

Mid-Term Evaluation of Achieving Planning and Land Rights Project in Area C, West Bank, Palestine (2019 – 2023)



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Acronyms and Abbreviations

ACCT	Area C National Coordination Team
CBOs	Community Based Organisations
COVID-19	Corona Virus Disease 2019
DRO	Representative Office of Denmark
ECP	Economic Cluster Plan
EU	European Union
EUREP	Office of the European Union Representative
GEC	Gender Evaluation Criteria
GIS	Geographic Information System
GLTN	Global Land Tool Network
HJC	High Judicial Court
HLP	Housing, Land, and Property
HRIAM	Human Rights Impact Assessment Mechanism
ICA	Israeli Civil Administration
IDB	Islamic Development Bank
IEU	Independent Evaluation Unit (UN-Habitat)
JPC	Joint Planning Committee
LGUs	Local Government Units
LMA SWG	Land Management and Administration Sector Working Group
LOPs	Local Outline Plans
LWSC	Land and Water Settlement Commission
MDLF	Municipal Development and Lending Fund
MoA	Ministry of Agriculture
MoF	Ministry of Finance
MoLG	Ministry of Local Government
MoU	Memorandum of Understanding
NDP	National Development Plan
NGOs	Non-Government Organisations
NNU	An-Najah National University
NRC	Norwegian Refugee Council
NPA	National Policy Agenda
NSP	National Spatial Plan
NUP	National Urban Policy
oPt	occupied Palestinian territory
PA	Palestinian Authority
PLA	Palestinian Land Authority
PMO	Office of Prime Minister
ROAS	Regional Office for Arab States
ROM	Results-Oriented Monitoring
RPG	Rural Planning Guidelines
SHSPPP	Special Human Settlements Programme for the Palestinian People
STDm	Social Tenure Domain Model
ToC	Theory of Change
UAWC	Union of Agricultural Works Committees
UN-Habitat	United Nations Human Settlements Programme

Executive Summary

Background

The midterm-project evaluation of “Achieving Planning and Land Rights in Area C”, West Bank, Palestine for the period 2019-2023 is mandated by the donor, the European Union (EU), and in-line with UN-Habitat Evaluation Policy (2013) and the Revised UN-Habitat Evaluation Framework (2016). The mid-term evaluation was conducted during the months of August and September 2021 by the independent consultant Mr. Marwan Durzi.

The project is funded by the EU under contribution agreement No. [ENI/2019/408-287] with a total funding of Euro 4 million and implemented in partnership with the Ministry of Local Government (MoLG), the Land and Water Settlement Commission (LWSC), and other local, national, and international partners, including the Palestinian Land Authority (PLA), Office of Prime Minister (PMO), and the World Bank, amongst others.

The project overall objective is to improve the resilience of Palestinian communities in Area C through achieving planning and land rights in partnership with MoLG and LWSC. More specifically, the project aims to achieve the following expected accomplishments (outcomes):

1. Improved resilience and tenure security of Palestinian communities in “Area C” through spatial economic planning and mapping of land rights
2. Strengthened capacity of Palestinian institutions to perform land-based functions and delivery of essential services in “Area C”

Coordinated advocacy for changes in the restrictive land-planning system of Area C based on a comprehensive information and monitoring system is being supported and mainstreamed.

Evaluation Purpose, Objectives and Scope

The midterm-project evaluation serves both accountability and learning purposes. It is intended to provide accountability on what has been achieved so far by the project at objectives, expected accomplishment (outcomes) and output levels by assessing the achievements, challenges and opportunities of the project through measurement and analysis of all the phases of the project management cycle in relation to its results chain and the project’s logical framework. It is also intended to enhance learning by identifying what is working, what needs improvement, gaps and where adjustments are needed, lessons learned and recommendations in order to improve the implementation of the project in the remaining period of its delivery.

In addition to assessing the status of the achievement of the planned results, the evaluation will assess the project against the evaluation criteria of relevance, efficiency, effectiveness, sustainability, and coherence. The main target audience of this evaluation is the project team, UN-Habitat Management, the MoLG, LWSC, EU, international and local implementing partners and other stakeholders.

The specific objectives of the evaluation as specified in the Terms of Reference were:

1. To assess the project’s performance in terms of achievement of results at objective, expected accomplishment (outcome) and output levels;

2. To assess the relevance, efficiency, effectiveness, sustainability and coherence of the project in improving the conditions of Palestinian communities in Area C in terms of planning and land issues to protect and ensure their right to an adequate standard of living;
3. To assess project management modalities, appropriateness of partnerships, working arrangements, adequacy of resources and how these may have impacted the effectiveness of the project;
4. Assess the project's implementation strategy in terms of the project's visibility and information and communication tools;
5. To assess how cross-cutting issues such as gender equality, climate change, youth and human rights were integrated into the project as well as how they impacted the achievements of the project, and provide tangible recommendations for enhancing the performance of the project in terms of these cross-cutting issues;
6. Identify lessons learned and make strategic, programmatic and management recommendations on what further needs to be done to effectively promote and develop sustainable spatial planning and good land governance in Area C and the Palestinian territory; and
7. Identify if the project was nimble to the needs and aspirations of the beneficiaries, especially after the eruption of the COVID-19 pandemic.

The evaluation covers Palestinian communities in the West Bank, with focus on the Israeli controlled Area C that comprises more than 61 per cent of the West Bank territory. As a mid-term evaluation, the focus is mainly on the appropriateness of the project design, its coordination, implementation reporting mechanisms and performance in terms of being on track or off track of achieving its planned outputs, outcomes and objectives.

Approach and Methodology

The evaluation was conducted in line with the United Nations Evaluation Group norms and standards for the evaluation in the United Nations system. A results-based approach - Theory of Change (ToC), participatory and utilization approaches were applied. Main emphasis was on **project performance and delivery** (including partnership and collaboration). The objectives of the evaluation and key questions under each evaluation criteria provided the analytical framework for the evaluation.

The main methods for the data and information collection was documentation review of progress and monitoring reports; organizational information systems, financial records; remote and structured interviews with the key stakeholders, including MoLG, LWSC, PLA, Local Government Units (LGUs) at the local level, MoLG Directorates and LWSC's local field offices; representatives of the local communities and beneficiaries; UN-Habitat staff, donor representatives, and implementing partners; participation in the land settlement workshop with partners on 7 September 2021 and at expert group meeting on housing, land, and property rights on 14-15 September 2021, both conducted in-person and virtually.

A limitation to the evaluation was the COVID-19 pandemic, which resulted in limitation of group meetings, requiring physical distancing, which limited the number of field visits and did not allow to organize focus group discussions with various stakeholders and beneficiaries at a sample group of communities. The limited timeline of the assignment as well as the continued threat of the pandemic has also led to limiting the number of stakeholders to interview.

Main Findings

A. Performance of the project in terms of the results achieved

In general, the project is being implemented as originally planned and the implementation modality and project's activities are contributing to the overall objective "to promote inclusive and sustainable economic development within a better functioning Palestinian democracy". The project is building on achievements of previous EU-funded project in partnership with UN-Habitat, namely: "Spatial Planning Support Programme for Palestinian Communities in Area C (2013-2015)" (EU I) and "Fostering Tenure Security and Resilience of Palestinian Communities through Spatial-Economic Planning Interventions in Area C (2017-2020) (EU II)", as well as being implemented in harmony with national priorities: National Development Plan (NDP) (2021-2023), Land Sector Strategy (2021-2023), Local Government Sector Strategy (2021-2023), Area C Strategic Framework and Action Plan (2018-2019) and government's work in Area C. The below tables show performance of the project at objective and outcome levels, as well as results and outputs.

Table A: Performance of the project at objective and outcome levels

KEY		On Track	Somewhat on Track	Not on track		
	Results	Indicator	Baseline	Target	Achievements to date	Assessment status
Overall Objective	To promote inclusive and sustainable economic development within a better functioning Palestinian democracy	Macro indicators on (i) the ownership status of occupants of Palestinian Communities in "Area C" and (ii) Socio-economic conditions	N/A	-	Indications of the outputs produced; outcomes being achieved will contribute to the overall objective	
		To improve the social and economic conditions of Palestinian communities in "Area C"	# of dunums (area) coverage of land-based information related ownership, uses, etc.	100,000 dunums of land surveyed in terms of ownership in "Area C", year 2017	170,000	150,707 dunums
# of dunums (area) coverage about management of agricultural and public lands to sustain livelihood and increases local	20,000 dunums of agricultural lands with high and medium value surveyed and managed, 2017		40,000	30,592 dunums - Major parts have been already covered by the survey work. Records show that 55 per cent of the target "high" and "medium" agricultural land surveyed	On track	
# of direct beneficiaries that have access to basic services	40,000, 2018		55,000	181,299 of which 83,837 (46 per cent) are females 320 per cent of target	Exceeded the target	

Table B: Performance of the project at results and output level

Expected accomplishment	Planned outputs	Actual produced - Achievements	Assessment status
Result 1: Improved resilience and tenure security of Palestinian communities in "Area C" through spatial economic planning and mapping of land rights	20 planned of Local (Detailed) Outline Plans are consolidated in close consultation with local communities to advance discussions with the ICA	The process of consolidating the 18 LOPs commenced (number decreased from 20 and 18 and was approved by the donor EU). The diagnostic reports for the targeted communities were prepared, the planning boundaries (bluelines) were updated based on the future expansion needs of the local communities, and the development vision of the plans were formulated involving the local communities. According to UN-Habitat informants, the detailed plans and the action plans for the targeted communities are being updated and will be concluded by end of the project implementation period	Somewhat on Track
	100 sectoral meetings with technical specialists	57 meetings under the planning component (LOPs and Cluster Plans)	On track
	70,000 of dunums in Tables of 'land register' are identified and endorsed by targeted local communities	34,275 dunums; 6% in Tables of Rights	Somewhat on Track
	35% of persons with ownership rights to land are women	17% of land parcels under the project - Women ownership of land in the targeted communities is lower than the national average due to traditional community views towards inheritance. LWSC said that a designated awareness plan has been designed with UN-Habitat to respond to the low attainment of women land rights in the targeted communities	Somewhat on Track
Result 2: Strengthened capacity of Palestinian institutions to perform land-based functions and delivery of essential services in "Area C"	1 designated thematic working group is established	1 Land Management and Administration Sector Working Group (LMA SWG) established in February 2020 and met for the first time in July 2021	On track

- Overall and despite effects of COVID-19 the project is on track of achieving its planned objectives and outcomes. Measured by indicators of achievement, two indicators are on track of meeting the targets and one indicator has already exceeded the target. Most outputs are somehow on track or on track to be delivered by the end of the project.
- The outputs are contributing to the planning and land sectors, through protection and strengthening of tenure security, community participation, resilience and substantiate claims to planning and land rights. For the land component, while 52 per cent of overall land surveyed, the subsequent phase of land settlement showed percentage of completion ranging from 1 per cent to 22 per cent (early stages). For the planning component, progress is noticeable with regards to completion of 18 outline plans, and level of achievements ranges from 16 per cent (early stages) to 67 per cent (near completion). The level of achievement for the regional planning reached 50 per cent.

- All stakeholders interviewed including national partners and LGUs are supportive to the project and commended the way the project is being implemented.

B. Performance based on evaluation criteria and questions

Relevance

- The project is considered highly relevant as it is responding to both national and local needs of the Palestinian people. The targeted communities were selected based on poverty and marginalization criteria. The fact that the targeted communities are facing continuous risks from the Israeli occupation, the planning intervention provided, as confirmed by local stakeholders, protection to their communities and assets. The land component, including issuance of land titles, would provide another layer of protection as well as strengthen tenure security. According to local stakeholders and beneficiaries interviewed by the Evaluator, land settlement clarifies ownership, protects land against confiscation and un-locks development potentials, including access to capital. Both land and planning components are in line with the needs of the targeted communities.
- The planning component of the project was elaborated in close cooperation with the MoLG, and built on the experience and lessons learned from the previously EU funded project “Spatial Planning Support Programme for Palestinian Communities in Area C (2013 – 2015)” and “Fostering Tenure Security and Resilience of Palestinian Communities through Spatial-Economic Planning Interventions in Area C (May 2017 - May 2020)”. The inclusion of the land settlement component is considered a unique and advanced thinking pertaining to the land development sector in Palestine. The project was also developed in partnership with the LWSC so as to focus on Area C and expand the envelope of socio-economic development and tenure security of Palestinians beyond the boundaries of Local Outline Plans (LOPs).
- The role of national and local key stakeholders, such as MoLG, LWSC, PLA and LGUs are critical in facilitating and supporting the implementation of the project. Individuals interviewed by the Evaluator confirmed that the project managed the flow of information and implementation among all parties at local and central levels, and at the same time, they coordinated and promoted project’s activities among targeted beneficiaries.
- The project and its objectives are in line with various national strategies: the newly developed Land Sector Strategy (2021 – 2023) and National Development Plan (2021 – 2023), the Palestinian National Policy Agenda (NPA) (2017– 2022) and the Area C Strategic Framework and Action Plan (2018-2019). The project is also aligned with the UN-Habitat’s Strategic Plan (2020-2023), 2030 Agenda for Sustainable Development and Pillar Fiche N°5: Sustainable Economic Development” of the European Joint Strategy in Support of Palestine (2017-2020).
- While the Evaluator could not find details about the Economic Cluster Plan (ECP) of the government (e.g. geographic boundaries, sectors’ objectives, responsible parties, coordination and implementation mechanisms, etc.), the regional spatial-economic plans in the Jordan Valley constitute a major ground work of the ECP and the results of which should be utilized so as to avoid duplication of work as well as expedite development and protection efforts in the Jordan Valley.

- UN-Habitat is a technical agency, its comparative advantage in relation to this project comes from the technical support it provides to line ministries working in Area C on urban management, spatial planning, and land management.
- The fact that UN-Habitat is acting as the Technical Advisor at the LMA SWG is considered an important role in bringing about operational and policy issues pertaining to both planning and land which adds to the comparative advantage of UN-Habitat compared with other UN agencies operating in the area.
- This project is within the scope of the integrated vision per the signed Memorandum of Understanding (MoU) between UN-Habitat and the Palestinian Authority, represented by MoLG. The scope of which includes supporting institutional capacity development on urban management, spatial planning, and land management implemented through the project.

Effectiveness

- Overall, the project is somehow on track of achieving its planned expected accomplishments and related outputs. Per the progress of the project, outputs are contributing to the planning and land sectors, through protection and strengthening of tenure security, community participation, resilience and substantiate claims to planning and land rights. For the land component, while 52 per cent of overall land surveyed, the subsequent phase of land settlement showed percentage of completion ranging from 1 per cent (early stages of the settlement process) to 22 per cent (land settlement of targeted basins). For the planning component, progress is noticeable with regards to completion of 18 outline plans, and level of achievements ranges from 16 per cent (early stages) to 67 per cent (near completion). The level of achievement for the regional planning reached 50 per cent.
- The project is proving successful in terms of ownership. The Deputy Minister of MoLG indicated that the Palestinian government has funded (from its own budget) various projects within regional and cluster plans at a magnitude higher than the funded projects by the donors indicating strong leadership and ownership. This has been achieved partially with technical support provided under this project. While the MoLG had a long-term successful partnership with UN-Habitat regarding planning the new partnership established under this project with the LWSC proved to be successful due to the strong leadership and professionalism of the LWSC and vested interest in expanding land settlement in Area C. Moreover, local ownership of the LGUs is instrumental in leading the implementation of planning and land interventions in their respective communities. The alignment of interests between local actors (mainly LGUs) and national organizations contributed to strengthening ownership and effectiveness of the project, and at the same time, minimized implementation risks. As noticed by the Evaluator during the field visits, the low rate of objections received at the land settlement local offices is an indicator of effective targeting and engagement of beneficiaries.
- Despite progress in land surveying and the organizational set up of land settlement for communities, there are delays in legal verification of claims due to staff limitations at LWSC which is considered a bottleneck for completion of the land settlement process.
- In addition to contracting planning and land surveying private and not-for-profit organizations, the hardware support provided by the project to upgrade the technical capacity of the LWSC GIS department was instrumental in expediting the technical and GIS verification of claims

channelled from all field offices. Technical support to the GIS department was coordinated with the World Bank so as to avoid duplication and utilize resources efficiently.

- The project as being implemented contributes to range of cross cutting issues. Using the STDM and GEC land tools contribute to poverty alleviation through land reform, improved land management and security of tenure particularly through the development and dissemination of pro-poor and gender-aware approaches that are fit-for-purpose to the Palestinian context. As evident from the interviews done during this evaluation, national stakeholders acknowledge the increasing role that land plays in the realization of the 2030 Agenda for Sustainable Development, specifically the land-related targets and indicators under SDGs 1, 2, 5, 11 and 15 are being integrated in national plans and strategies. Head of PLA said during the meeting with him that good land governance contributes to the achievement of human rights, as well, including right to adequate housing; right to be protected from forced evictions; and right to own property, amongst others. Within this framework, UN-Habitat work include the most vulnerable communities in Area C that were started by a set of spatial planning interventions during the past eight years to respond to the demolition crisis in place.

Efficiency

- The project's logical framework is reflective of the Theory of Change as it establishes causal links among inputs, outputs (short-to-medium term goals) and outcomes (long-term goals). In response to protection needs of Palestinian residents of communities in Area C and weakened efficacy of land information system the interventions (land and planning) are contributing to improved resilience and tenure security of Palestinians as well as strengthened institutions to perform land-based functions and delivery of essential services in Area C. The beforementioned short-to-medium term goals are important levers to the long-term goal (outcome) of promoting inclusive and sustainable economic development within a better functioning Palestinian democracy. Spatial economic planning and mapping of land rights are the foundations of any critical investments in socio-economic development, such as agriculture, basic services, access to finance, water, electricity, etc.
- The resources allocated to the planning and land components are adequate to the interventions. This is supported by evidence from previous experiences done by UN-Habitat and national partners.
- The project under evaluation builds on the achievements of previous EU funded projects. The design of the planning component is similar to previous projects that focused on outline, cluster and regional plans. The land component added into this project follows the design of the land settlement model led by the LWSC, with changes in approaches related to incorporation of the STDM and GEC and the contracting of not-for-profit organizations.
- Overall, the expected results of the project are being reached within reasonable costs. The resources allocated to the planning land settlement component (77 per cent of the budget) was adequate and efficient. In fact, as indicated at the first progress report, the cost of land survey is within the national average despite the characteristics of the marginalized targeted area with respect to distance and proximity to Israeli settlements.
- Activities are found to be contributing to the outputs and results identified in the Logical Framework.

- The capacity of national and local partners to implement the project is considered evident. The MoLG has accumulated significant experience in spatial planning. The LWSC is considered an active public institution that performs land settlement following a decentralized and localized approach with strong quality assurance at the central level. Public servants at the two institutions are experienced, professional and committed staff. For instance, the support provided to the GIS department at the LWSC is considered a critical investment that with the relatively small amount of the hardware and software support it is expected that the processing rate of technical data associated with land claims is significantly increased and hence reduce the overall cost of land settlement. Likewise, the on-the-job training facilitated by UN-Habitat and the Global Land Tool Network (GLTN) to the local implementing partners under the land component was well received by the local implementing partners, especially on using the STDm.
- The project is responsive to external factors and needs of the community, for example the addition of a new regional plan in the middle of the Jordan Valley was an important addition to the original design which has not compromised any of the other results. The new addition reflected a lean structure and strategy as the timing of the new regional plan was politically crucial in light of the announced Israeli annexation plans.
- The NUP is another area where the governance and operation structure of the planning function would be strengthened and hence strengthen the relationship among local, cluster, regional and national planning on one hand, and with development planning on the other.
- In terms of the management structure, the project is being administered by a professional and dedicated team. The support provided by UN-Habitat team is well received and commended by the national partners, MoLG and LWSC. PMO stated that the work delivered under this project is being achieved in alignment with the governmental structures in place, and it consolidates the work of the government strongly.
- The Project Manager, the Senior Urban Programme Officer, is responsible for management of the stakeholder's relationship including national partners as well as providing leadership and oversight. The Project Manager reports to the Head of Country Programme who follows up on the major achievements and strategic issues. The Head of the Country Programme commenced the mid-term evaluation assignment by meeting with the Evaluator and provided overall view over UN-Habitat's portfolio as well as its strategic view. He was also present during the Expert Group Meeting attended by heads of LWSC and PLA, along with the Regional Representative of UN-Habitat based in Cairo, Egypt.
- The split of the Project Coordinator position into Project Coordinator and Community Mobilizer reflected a flexible and efficient modality. Both incumbents are professional and dedicated staff who showed strong leadership and hands on management over their components.
- The Spatial Planner and GIS Officer located at the MoLG provide support to the project as well as to the Area C monitoring system. MoLG expressed their satisfaction to their role in supporting the planning function within the Survey and GIS Unit.

- The project management communicates regularly with MoLG, LWSC and PLA. It was noted that national partners are fully aware of the details of the project including progress made and challenges faced.
- Along with the inclusion of the land settlement component, the resulting load in terms of procurement is noticeable. This load was managed effectively by the operations officer with support from the Regional Office for Arab States (ROAS) and Headquarters in Nairobi, Kenya that contributed to alignment of the component with the original workplan.
- The Evaluator reviewed the expenditure versus the budget and found that the current level of expenditure is consistent with the progress made on all results.
- 66 per cent of the budget is allocated to “Planning and Land Interventions/Sub-contracts”, and the current level of expenditure of this item is 65 per cent, which is consistent with rate of implementation.
- The “Equipment and Furniture” budget item shows overspending by 78 per cent, which was caused by the actual needs of the LWSC in terms of powerful computers and servers. The extra budget was utilized from recovery costs available under the sub-contracts budget line.
- COVID-19 has minimally impacted the project, where lockdowns occurred during the inception and scoping stage rather than the implementation stage. The impact was mainly on the access to the beneficiaries for the purposes of awareness raising and consultations, where several field visits, including high level visits, were rescheduled. However, field visits and awareness raising sessions were intensified after easing of lockdowns, overachieving on planned sessions and visits to communities. Additionally, in response to COVID-19, two additional activities were implemented, a recovery plan and a rapid assessment of the LGUs engaged under the planning and land components.

Sustainability

- The sustainability of land settlement is in the handing over of the data to the PLA. While the land settlement component is part of a limited programme of settling land within a limited time period through LWSC, the results of land settlement within the project contribute to supporting the role and leadership of LGUs and in handing over the mapped land rights to the PLA and including it in the land information system under preparation at the bequest of the World Bank. The World Bank emphasized that UN-Habitat and GLTN are coordinating with their technical teams on the integration of the data collected.
- The land settlement process under the project and outputs also contribute to social cohesion as well as identification of public spaces that could be utilized for public use or basic services. This supports the sustainability of local development.
- The LGUs accumulated significant experience in managing their LOPs in light of the results of the land settlement work inside their communities is important to ensure local ownership and sustainability of project activities.
- At the central level, the Evaluator noticed that the staff at LWSC are taking a lead on dealing with land settlement activities as well as providing guidance to the project’s team. The

leadership and ownership of LWSC were also noticeable during the Land Settlement workshop and the Expert Group Meeting. The Head of the Commission and the technical team showed strong dedication to finalization of land settlement in all of the West Bank and seem open to learn about good practices.

- The capacity is developed to ensure sustainability. MoLG is well familiar with administering the planning function and the staff at the Survey and GIS department seem capable in managing the various technical details, including supporting MoLG's efforts in monitoring Area C planning projects. The incorporation of project's details into main databases of the MoLG and LWSC and the requirements for timely reporting (e.g. ownership by gender) are evident to the capacities that are being developed. Also, the policy dialogue triggered by the project is contributing to sustainability of both planning and land related results.
- Considering the existence of similar needs in other areas, progress that is being achieved under this project and existence of strong institutional set up and partnerships, the project constitutes a unique model that is replicable in other marginalized areas in the West Bank.
- The project has engagement with beneficiaries. The beneficiaries interviewed said that the plan-making processes and land settlement work are being managed by the LGUs at the local level and in coordination with local actors, including CBOs and CSOs, thus increasing the local ownership and ensure sustainability aspects. Both the planning and land components are implemented in collaboration with designated local committees from the target communities that cover representatives from different sectors at the local level, including men and women. LGUs and governorate level offices of MoLG and LWSC are fully aware of the project and the progress made. Also, during the Land Settlement Workshop all parties, including LGUs, LWSC and MoLG local offices and national partners, met and discussed their experience, shared lessons learnt and success stories and discussed means of facilitating and expediting land settlement in general.
- In addition to the two-project staff located at the MoLG, the RPG and NUP are considered important results that contribute to the capacity building of the MoLG.
- The results of the NUP are expected to be crucial with regards to linking all planning dimensions, and its process of preparation will contribute to ownership. Considering the fact that the NUP will be implemented by relevant ministries, it is expected that MoLG works closely with relevant ministries and government bodies during its elaboration, as well as capitalize on the already abundant experience with regards to outline, cluster and regional planning on one hand and other sectors, e.g. agriculture, water, housing, etc on the other hand.
- The project pilots two internationally developed innovative land tools by GLTN: STDM will be incorporated into the LWSC land management system, which will be transferred to the PLA, ensuring the continuous use and availability of the collected data on urbanization, land use, population, etc. Such data is crucial to assess long-term impact and improve the design of future interventions; and the use of the GEC incorporates a criterion on upscaling and sustainability of tools being assessed, ensuring that they are considered.

Project Coherence / Complementarity

- For the planning component, there are no other ongoing planning programmes being implemented in the same geographical areas of the project. Nevertheless, other development partners are building on the outputs of this project, including the EU, Islamic Development Bank amongst others.
- UN-Habitat is coordinating with other agencies such as the World Bank to support LWSC and PLA. The coordinated efforts are clear in terms of the support to the LWSC's database and gender related information.
- The project showed coherence and complementarity with local and national initiatives. Communities visited emphasized that land settlement in their communities will significantly contribute to social cohesion, tenure security and protection of their properties against demolitions, coupled with enhancing their opportunities for land investment, which can support their economic wellbeing.
- This project is in line with the [Habitat Country Programme Document 2018 – 2022](#) signed off by UN-Habitat and the government, and is anchored in the United Nations Development Assistance Framework (UNDAF) 2018 – 2022, and the EU Joint Strategy.

Community Value Added

- The project incorporates the Human Rights Based Approach, incorporating participatory and non-discriminatory procedures. Under the planning component it was evident that the [Human Rights Impact Assessment Mechanism](#) endorsed by MoLG in 2016 reflects on community added value by leading the plan-making processes at the local level based on the “do no harm” imperative, but even “to do better”.
- The targeted communities have accumulated experience with regard to identifying their human capital and natural resources as well as the boundaries of their communities and the risks environment.
- The LOP-making process involves community mapping and engagement of various community groups. The addition of the land settlement component along with its associated awareness raising, open and public application process and its linkages with the previously prepared outline plans was reflected with the strong support to the project's activities, as indicated by various stakeholders.
- Village councils are noticed to be energetic by community leaders who have the experience in expressing the needs of their communities. LGUs have also the experience in relating specific community needs, e.g. water network, roads, agriculture, etc with the outline plan. An indication to this as noted by the Evaluator is the directives given by LGUs to widen main roads and allocate public lands in parallel to the land settlement process in their communities.
- As whether the project brought added value by involving UN-Habitat and partners, people interviewed including at MoLG and LWSC confirmed that the UN-Habitat is professionally managing the project including careful attention to details, close follow up with all parties, including implementing partners, sharing of information, facilitate transfer of experience from the region and globally, results-based management, etc.

Visibility

- The Evaluator noticed that all stakeholders and beneficiaries interviewed are aware that the project being implemented is funded by the EU.
- The Project's communication and visibility plan was implemented in line with the EU requirement and published guidelines and was well developed and strictly followed by UN-Habitat and partners.
- The EU-UN-Habitat visibility was promoted via various tools and settings. At the targeted communities, and during awareness raising and community workshops project staff make sure to present EU as the donor and UN-Habitat as the implementing partner of the project. Brochures and newsletters are also circulated at the LGUs, LWSC, MoLG and PLA.
- During the Land Settlement workshop and the Expert Group Meeting, the roll-up and branding of both the EU and UN-Habitat was very visible. Also, the field visit organized in July 2021 was managed in a way that reflected EU visibility and UN as a whole.
- The Evaluator reviewed the four newsletters and one brochure issued by the project and found that the EU visibility is clear and information provided is important.
- UN-Habitat utilizes their electronic pages (UN-Habitat Palestine [Facebook page](#)/, UN-Habitat Palestine [YouTube channel](#), UN-Habitat Global Website) in promoting project's activities. The number of followers at UN-Habitat's Facebook and YouTube pages are low (4,195 for the Facebook page and 6 subscribers for YouTube).
- In order to increase the visibility of the project, EU and UN-Habitat, it is recommended to utilize short videos promoting and explaining the work of land settlement to be used during the awareness raising phase at targeted communities and reduce the quantities of printed material. Short videos including animated ones can be shared easily via social media.
- As noted by the Head of the Al Walaja village council, many land-owners live in the diaspora who are looking for details concerning the land settlement process. Short videos (with English and Arabic) can be easily shared among the Palestinians in the diaspora, which would support the overall settlement work as well as improve the visibility of the EU and UN-Habitat in Palestine and abroad.
- It was stated by UN-Habitat informants that a dedicated awareness plan in partnership with LWSC was prepared and local implementing partners will be selected to support awareness raising activities, including short videos production.

C. Project management modalities, including partnerships and working arrangements

- UN-Habitat liaises with MoLG and LWSC on daily bases at local/district and central level.
- UN-Habitat is acting as the Technical Advisor at the LMA SWG is considered an important role in bringing about operational and policy issues pertaining to both planning and land. UN-Habitat is a member of the Local Government Sector Working Group and has an active MoU with MoLG with focus on providing technical support in issues related to urban management.

- The implementation modality including the careful attention to cross-cutting issues, most importantly, gender is contributing to enhanced local ownership, strengthened the capacity of LGUs, improved sense of security (including tenure security) and strengthened community relation with the central government.
- UN-Habitat's engagement specially with the land settlement component contributed to credibility and quality assurance before local communities.
- Project's results along with the knowledge and lessons learned accumulated during previous phases and the current phase would pave the ground for operationalization of the government's economic cluster plans in the West Bank. The culmination of previous results of needs assessments inside communities towards completion of land settlement inside and outside outline plans is strengthening the accuracy and responsiveness of the planning process.
- Partners interviewed are up to date with the project's activities and progress, which reflected a close, transparent and regular reporting and coordination channel.
- While both MoLG and LWSC are pleased with the institutional arrangements, the engagement of the two parties at one project management committee could be more beneficial and effective.

D. Integration of cross-cutting issues

Gender and STDM

- During the meetings with staff at LWSC, it was noted that the experience gained from the field with regards to recording of ownership of women will be integrated into the LWSC's database, as the staff acknowledges the importance of recording such information.
- After finetuning the tool based on the Palestinian context, the STDM is used by the LWSC in collection of data during the surveying phase.
- UN-Habitat through a group of interns (60 per cent female) to disaggregate women land rights and link them spatially for the +1,000,000 dunums surveyed already by LWSC across the West Bank.
- The data collection sheet provides anecdotal evidence needed to propose new policy changes to the ongoing procedures of land settlement across the West Bank, including Area C. It promises to cover customary and use rights along with formal rights to land and natural resources to foster the tenure security of Palestinian communities and groups across the occupied West Bank.
- The gender component in this project is quite strong and evident across all activities and during all phases: before, during and after. Under the land component, the GEC tool provides promising results as it is used by UN-Habitat Palestine to mainstream gender issues. The GEC is used as a programmatic based tool to benchmark gender issues during the planning, implementation, and management of land-based activities.

- Gender disaggregated data is mainstreamed throughout the project, including in the attendance sheets and data forms. It is noted that female percentage of staff under the project is 60 per cent, and 40 per cent in the LWSC settlement offices.
- UN-Habitat worked with LWSC in incorporating reference to gender in the claims' forms collected by land officers during the land settlement process. This is an important procedural change that was accomplished under this project.
- It was also noted that the settlement verification process involves scrutinizing legal documents presented as part of individual claims, e.g. inheritance certificates, so as to make sure that all names appearing on inheritance document have a clear and legal share.
- Important to note here that the percentage of ownership of women although might reach 33 per cent (as indicated by LWSC) the size and value of land owned by women is of equal importance. The Head of GIS department at LWSC indicated that the Commission acknowledges that in many cases women owned land of low value or located behind the Separation Barrier.

Human rights

- The Project followed a human-rights based approach, as elaborated in what is referred to as the HRIAM prepared with support from UN-Habitat and the EU and adopted by MoLG and LGUs in Area C-based spatial plans. The human rights-based approach used as outlined in the HRIAM supported the documentation of the adverse impacts on human rights which resulted from the prevailing practice of spatial planning interventions based on the engagement with the ICA, including the right to adequate standard of living.
- The project provided policy analysis to vulnerable groups, including Bedouins and non-Bedouin pastoralists.
- The land component as evident in the STDM tool would collect information on formal and informal rights and thus advocate for individual and collective rights to land, properties and natural resources.

Climate change

- As in the case for planning, land settlement confirms the allocation of sensitive cultural and environmental assets, risks and sensitive areas, including high value land, water and forests.
- The inclusion of basic land use data during the land settlement process is also important to confirm registered land that safeguards land use functions.
- Technical adjustments are needed as part of specifying corresponding land use of registered land so as to strengthen ties with the existing outline plan. This requires agreement between technical teams from MoLG and LWSC and is considered beyond the project under evaluation.
- All spatial plans prepared under this project are in harmony with the protection plan of Palestine that protects sensitive agricultural areas, water resources, etc. Furthermore, the NUP under preparation would consolidate the National Spatial Plan being developed by MoLG

and other national partners, with focus on protecting natural resources and contributing to sustainable urbanization in Palestine that is green and climate resilient.

Assumptions and risks

- All assumptions and risk assessments at results level are adequate and valid. The implementing partners are fully aware of Area C context and are able to deal with the security situation on the ground.
- Government parties and local communities are supportive to the project.
- Minor deviation to the original plan was made due to challenges facing implementation. In fact, because of the project national parties, mainly MoLG and LWSC, were able to be exposed to operational experience that would require to be dealt with at both the policy and technical levels, e.g. accuracy of LOPs, overlap between boundaries of governorates, etc.
- Stakeholders interviewed explained that in ideal terms land settlement should proceed planning of a community so as to avoid such discrepancies. Combining land settlement with planning (outline and cluster) under this project is a unique opportunity to update the outline plan with regards to its boundaries, streets, public land, basis services, etc.

Conclusions

Considering the analysis provided as part of this report, the project is on track and proceeding well and supported by the strong community and ministerial ownership. The project is considered an important and unique pilot that builds on previous achievements and incorporates land management component. Key conclusions can be drawn as follow:

1. The project including its design is still valid with regards to its strategic support to Palestinians living in Area C in protecting their rights and its interventions respond to people's needs. The project is relevant at a strategic level through conformity with the Palestinian NPA (2017–2022), NDP (2021-2023) and the Land Sector Strategy in addition to Local Government sector strategy. Local communities and national partners confirm that planning and land settlement are key to strengthen resilience of Palestinians in Area C as well as improve the protection of their properties. While joint planning committees are being established in line with the Area C Strategic Framework to implement projects inside outline, cluster and regional plans, the approval of previously prepared outline plans would contribute to shared vision among government and non-government actors. During the evaluation, the government indicated that it is already implementing various projects despite of the fiscal challenges, and this is considered an important signalling of ownership and leadership that necessitate further support from the international community.
2. Building on the results and achievements of previous EU funded projects, this project has capitalized on the progress made by the LWSC in land settlements in Areas A and B by smartly incorporating land settlement with local outline planning as an important protection element and socio-economic catalyst.
3. The addition of a regional plan covering the middle of the Jordan Valley indicated a flexible project design that responded to the Israeli annexation plans of the Jordan Valley. The

geographical coverage of the regional plan also supports the Economic Cluster Plan of the Palestinian government targeting the Jordan Valley as well as other areas in the West Bank.

4. Cluster and regional planning provide planning, decision making and monitoring tools to engage various governmental and non-governmental actors as well as to converge with the economic cluster plans by defining needs and priorities in various sectors at a territorial level. While the NUP provides a unique evolution to strengthen the relationships among outline, cluster, regional and governorate plans, it is important to facilitate effective coordination among government entities. The issues emerging from the intersection between land settlement and planning is a starting point to clarify synergies. At the same time, documentation of success stories and results emerging from the planning function at various levels is important to advance supportive policies and strengthen the capacity of the government. For example, monitoring the impact of outline plans with regard to agricultural development, housing, population, etc is crucial to assess the effectiveness of such projects. Also, it would be interesting to compare the effects of land settlement in an ICA approved outline plan such as Imneizil, Hebron targeted under this project with other communities.
5. The land settlement work in the West Bank is mainly funded by both the government and the local community as the current implementation modality is based on LGUs requests for land settlement. Marginalized communities labelled with high poverty rates will not be able to fund settlement work even though many communities are facing risks from the illegal settlement enterprise. Donor funded land settlement work will still be needed to complete land settlement in marginalized communities. At the same time, several technical issues are emerging with regards to the overlap between previously planned communities (and submitted to ICA) and land settlement, e.g. accuracy of roads and public spaces, location of roads and land use. However, land settlement is considered an opportunity to update the outline plans and technical coordination will be needed to capitalize on previous results since once land settlement is complete land ownership become irreversible.

Lessons learned

Main lessons learned can be summarized as follows:

1. This project was built on the achievements of previous EU funded projects and it is clear that there exists a noticeable evolution in terms of pushing the development envelope in Area C. Utilizing the expertise of UN-Habitat by national partners is crucial to maintain the momentum as well as synthesize various strategies, e.g. spatial planning and land management effectively.
2. Ideally, land settlement should start before local outline planning; however, considering Area C and the primary need for protection land settlement constitutes an opportunity to update LOPs and mobilize local communities around public interests.
3. Close monitoring and follow up of activities by project management team in close coordination with national partners (MoLG and LWSC in this project) both at local and central levels is key in implementing the project according to the workplan.
4. Holding regular meetings of the LMA SWG are important for exchanging ideas and successes as well as sharing project results of implementing partners with national partners.
5. To identify the most suitable communication methods related to planning and land settlement work based on the community needs and aspirations, community profiles including

stakeholders mapping should include a communication assessment part for each community, to learn more about the LGUs and CBOs level of activity, mapping of community leaders and positive deviants, and community dynamics, access to services including internet and level of use, etc.

6. Awareness-raising and community mobilization efforts should be led by the LWSC at a national level via mass media channels to raise awareness on the national land settlement project and its political, social and economic importance. This should be compounded by community-focused awareness raising efforts as being done by the project under evaluation.
7. Gender-responsive planning is an iterative process rather than a linear process. This is being tested using the GEC tool under this project. Given the complex dynamics relating to rigid gender roles and behaviours within the Palestinian context, it is important to invest in a nation-wide, longer term, community mobilization interventions that would bring about positive social transformation, and support adapting to sudden changes on the ground.
8. Allocation of more resources to support the operational work of weak LGUs, i.e. Local Village Councils, in the provision of furniture, equipment and human resources to both the LGU and Land Settlement Offices is needed.

Recommendations

Recommendations to MoLG:

1. MoLG should make sure that all master plans prepared for Palestinian communities in Area C of the West Bank are shared and endorsed by line ministries. This should entail discussing these plans by the Higher Planning Council, chaired by the Minister of Local Government with membership of main line ministries. Approving previously prepared master plans will reinforce the work of land settlement while allowing a room for finetuning the plans based on the consequences of land settlements (e.g access roads to land, main road network, etc).
2. Reinforce the work of the JPCs so as to issue permits according to cluster and outline plans and monitor implementation to avoid nonconformities.
3. Strengthen technical coordination existing at present between MoLG from one side and other governmental bodies and ministries from the other side, especially LWSC and MoA on issues pertaining to land use, land tenure, and land development. Regular technical meetings should be maintained under the recently established LMA SWG under the framework of this project.
4. The ministerial committee on land, chaired by MoLG should prepare and endorse a policy with regards to fees collected by the LGUs in terms of ceiling amount, exemptions, ownership, etc. so as to assure equity among all communities.
5. MoLG should start planning with development partners to implement projects for public purpose inside communities targeted with planning and settlement so as to strengthen the role of LGUs and social cohesion. This should provide quick wins to the local communities. A good example is the placemaking interventions (public spaces) done previously with support from the EU.

Recommendations to LWSC:

6. To make sure that the land settlement work led by LWSC is completed on time under this project, LWSC should expedite the process of legal verification of objections by increasing the number legal researchers working in the 12 field offices and coordinate with the HJC to increase number of settlement courts.
7. Engage more technical staff from MoLG, PLA, MoA and other governmental bodies at the expert group meetings organized under this project and other specialized workshops

discussing local, regional and international experience, and gathering lessons learned and adaptability potential to the Palestinian context, etc.

8. Review progress and revise LWSC Recovery Plan from COVID-19 prepared under this project, and activate planned strategies and workplans, including plans to increase and optimise technical staff, review procedures and finance settlement work.
9. Incorporate and standardize gender procedures into all phases of the settlement works starting from the awareness raising phase until the issuance of land titles, mainstream the collection, use and production of gender disaggregated data, and initiate the legal process to update the Table of Rights to include gender information as collected by the STDM forms under this project.
10. Provide full support to the volunteers' work supported under this project to reflect women's land ownership, including information on size, location and value of land owned by women as listed in the Tables of Rights.
11. Ensure that settlement offices are meeting the minimum number of staff, including the inclusion in each office community mobilisers and legal counsellors, especially in traditional and Bedouin communities, to facilitate women's access to land rights, and implement gender training to all settlement office staff.

Recommendations to the EU:

12. In light of the increasing need for supporting the LWSC work, and the initial signs of support to these efforts by the EU and other development partners, it is important to continue discussions with national and international partners to agree on a plan of action to further support the land settlement work in the West Bank, including Area C. The current modality through UN-Habitat offers many comparative advantages to all, especially to beneficiaries on the ground. This would guarantee momentum to the work already achieved.
13. It is important that the EU as one of the largest donors to Area C of the West Bank, to maintain policy discussions and support advocacy efforts on spatial planning and land tenure issues. The participation in the designated sector working groups on local governance and land management and administration is recommended to be sustained.

Recommendations to UN-Habitat:

14. Accelerate the implementation and delivery of project's activities, with focus on the NUP with full engagement with all stakeholders and interlocuters.
15. Coordinate with PMO with regard to the projects' monitoring system under development and include the planning and settlement work to the database so as to strengthen the utilization of planning (at all levels) for strategic planning purposes.
16. Utilize the social media and video production to promote the visibility of the project, national partners' work and EU strategy, in addition to raising awareness of people about planning and land settlement, including gender.

1. Introduction

The United Nations Human Settlements Programme (UN-Habitat) is the United Nations agency for human settlements. UN-Habitat's mission is to promote transformative change in cities and human settlements through knowledge, policy advice, technical assistance and collaborative action to leave no one and no place behind. UN-Habitat works through multiple year strategy approach. The Strategic Plan 2020-2023 has the overarching objective of advancing sustainable urbanization as a driver of development and peace, to improve living conditions for all.

The organization implements its mandate through implementation of normative and operational work at global, regional and country levels. The Special Human Settlements Programme for the Palestinian People (SHSPPP) (UN-Habitat, Palestine) was established following the adoption of UN-Habitat Governing Council resolution 19/18 by governments in 2003. During the 23rd session of the Governing Council in 2011, a new resolution 23/2 was adopted, providing a clearer and more focused mandate for the SHSPPP, requesting UN-Habitat "to further focus its operations on planning, land and housing issues in view of improving the housing and human settlement conditions of Palestinians". Further, during the 26th session of the Governing Council (now UN-Habitat Assembly) in 2017, a resolution was adopted calling UN-Habitat "to continue to focus its work where there are acute humanitarian and development needs as identified through technical assessments by UN-Habitat".

The spatial planning support programme for Palestinian communities in Area C, West Bank is one of the programmes implemented under the SHSPPP. In close collaboration with MoLG and funding from the EU; UN-Habitat has provided spatial planning support to the Palestinian communities through the following projects: "Spatial Planning Support Programme for Palestinian Communities in Area C (2013-2015) (EU I)"; "Fostering Tenure Security and Resilience of Palestinian Communities through Spatial-Economic Planning Interventions in Area C (2017-2020) (EU II)"; and the on-going project Achieving Planning and Land Rights in Area C (2019-2023) (EU III)", which is the subject for this evaluation. The evaluation of the 2017-2020 project ([Link](#)) found that projects in Area C continue to be relevant and respond to the needs and rights of the Palestinian people and strongly contributes to the Palestinian NPA 2017-2022 and the recently endorsed Palestinian NDP 2021-2023.

Support to planning and development activities in Area C of the West Bank through MoLG has received financial support from many donors and members of the international community. The support was kickstarted by the British Government in April 2009 and sustained till 2015. Subsequently, the spatial planning work in Area C was consolidated between August 2013 and September 2015 by support funding of the EU. Between February 2013 and March 2015, the Belgium Government supported more spatial planning interventions in Area C, especially the preparation of LOPs, and then replicated its support during August 2018 and December 2019. In parallel, UN-Habitat and in collaboration with MoLG and other Palestinian stakeholders received financial support from the French Government (December 2012 – September 2015), UK/Department for International Development (February 2014, -June 2016), and EU (May 2017 - May 2020) to substantially contribute with a wide-range of spatial planning interventions, including statutory and non-statutory plans, along with advocacy work to defend the planning and building rights of Palestinian communities in Area C.

UN-Habitat has leveraged its spatial planning interventions in Area C by working closely with Palestinian partners, especially MoLG, and the Area C National Coordination Team (ACCT) affiliated to the PMO. Development and planning of Area C is defined as a priority in the Palestinian NDP (2021-2023) dubbed “Steadfast Resilience, Disengagement, and Cluster Development Towards Independence” and in line with the [Local Government Sector Strategy \(2021-2023\)](#). Likewise, since its establishment in 2016, the LWSC received technical and financial support from development partners, mainly the World Bank and the EU through UN-Habitat to support the Road Map for Reforming Palestinian Land Sector (2017) and the recently endorsed [Land Sector Strategy \(2021-2023\)](#).

2. Project Description

The mid-term evaluation at hand is focused on the ongoing EU-funded project: “Achieving Planning and Land Rights in Area C”, which is implemented by UN-Habitat in close partnership with MoLG and LWSC between 2019 and 2023; total funding amounts to Euro 4 Million. The project’s overall objective is “to promote inclusive and sustainable economic development within a better functioning Palestinian democracy”. More specifically, the project aims to achieve the following specific objective: “to improve the social and economic conditions of Palestinian communities in Area C. The two results of the project are:

1. Improved resilience and tenure security of Palestinian communities in Area C through spatial economic planning and mapping of land rights;
2. Strengthened capacity of the Palestinian institutions to perform land-based function in Area C and deliver essential social and public infrastructure in Area C.

The outputs (including targets) of the above-mentioned outputs are:

3. 20 LOPs (Detailed) consolidated to advance discussions with the ICA
4. Two Cluster Plans in North West Jenin and North Tubas consolidated for a group of local Palestinian communities in Area C, and support to the established JPCs to monitor and oversee the implementation of the prepared plans
5. More than 70,000 dunums of land settlement for Palestinian communities in Area C is accomplished
6. Coordinated Advocacy and Capacity Development - Information monitoring and advocacy statements and visibility activities are delivered
7. A NUP and RPG are prepared and adopted

Project Components:

This project has two interconnected components aimed at improving resilience, tenure security, and national capacities.

Component 1: Mapping of land rights component

This component focuses and will be achieved through (i) upgrading the national and local capacities to implement and document participatory land settlement; (ii) providing comprehensive technical support and equipment to LWSC; (iii) providing expert recommendations on policy change and implementation; (iv) conducting high-level coordination highlighting the importance of land administration and management; and (v) piloting land

settlement in selected areas in marginalized communities in Hebron and Bethlehem governorates utilizing the STDM and GEC. The project also promotes Housing, Land, and Property (HLP) rights, especially those of women and the most marginalized, through: (i) awareness raising and access to information; (ii) research, knowledge management and documentation of lessons learnt and best practices; (iii) advocacy efforts related to safeguarding the rights of the most marginalized and good governance; (iv) establishing synergies; and (v) promoting better use of public and state land. The Global Land Tool Network (GLTN) headquartered at UN-Habitat is providing technical support in this component, especially in terms of the employed GLTN's tools, namely the STDM and GEC.

Component 2: spatial planning focusing on the provision of support to Palestinian communities in Area C to respond to the demolition crisis in place and enable local spatial development interventions.

This component will be achieved through consolidation and development of Local Outline Plans (LOPs) and cluster plans, adoption of the NUP, and development of the RPG. It promotes good governance on the local and central levels, participatory decision making, and aims to coordinate investments spatially, to create synergies between investments in different sectors, to connect urban and rural areas into functional economic units, to build consensus amongst stakeholders and to chart a development path that is respectful of local needs and cultures.

The key stakeholders in the project are MoLG including its directorates in the governorates of Hebron, Bethlehem, Jericho, Nablus and Jenin; the targeted LGUs; the LWSC, including its local field offices in the governorates of Hebron and Bethlehem; PLA; PMO; representatives of the local communities; beneficiaries; local and international non-governmental organizations (NGOs); community-based organizations (CBOs), donors and UN-Habitat.

The project is in conformity with the UN-Habitat Strategic Plan 2020-2023 and ROAS's Regional Strategic Plan 2020-2023. Furthermore, the strategic interventions identified in the project contribute and cut across a number of the key elements identified in the Action Framework for Implementation of New Urban Agenda, and the 2030 Agenda for Sustainable Development, with focus on Goal 11- sustainable cities and communities.

The main local implementing partners involved in the project:

- An Najah National University (NNU) based in Nablus.
- NNU and Universal Group for Engineering and Consulting based in Nablus.
- NNU and Al Rafedain Engineering Office
- Palestine Polytechnic University based in Hebron.
- Hassan Abu Shalbak based in Ramallah.
- Beit Sahour Municipality.
- Shadi Engineering Office based in Beit Sahour.
- Al Rafedain Engineering Office based in Ramallah and Taha Surveying Office based in Hebron.
- The Union of Agricultural Works Committees (UAWC) based in Ramallah and Mousa Alqam Company based in Hebron.

3. Evaluation Purpose and Objectivities

This midterm-project evaluation of “Achieving Planning and Land Rights in Area C” is mandated by the donor, the EU, and in-line with UN-Habitat Evaluation Policy (2013) and the Revised UN-Habitat Evaluation Framework (2016) that mandate all projects over USD 1 million to have an evaluation conducted by external consultant.

The midterm-project evaluation serves both accountability and learning purposes. It is intended to provide evidence on what was achieved so far by the project at objectives, expected accomplishment (outcomes) and output levels by assessing the achievements, challenges and opportunities of the project through measurement and analysis of all the phases of the project management cycle in relation to its results chain and the project’s logical framework. It is also intended to enhance learning by identifying gaps and where adjustments are needed, constraints, lessons learned and recommendations that may be the basis of decision-making for UN-Habitat’s scheduled programming under this project.

In addition to assessing the status of the achievement of the planned results, the evaluation will assess the project against the evaluation criteria of relevance, efficiency, effectiveness, sustainability, and coherence. The main target audience of this evaluation is the project team, UN-Habitat Management, the MoLG, LWSC, EU, international and local implementing partners and other stakeholders.

The specific objectives of the evaluation are:

1. To assess the project’s performance in terms of achievement of results at objective, expected accomplishment (outcome) and output levels;
2. To assess the relevance, efficiency, effectiveness, sustainability and coherence of the project in improving the conditions of Palestinian communities in Area C in terms of planning and land issues to protect and ensure their right to an adequate standard of living;
3. To assess project management modalities, appropriateness of partnerships, working arrangements, adequacy of resources and how these may have impacted the effectiveness of the project;
4. Assess the project’s implementation strategy in terms of: the project’s visibility and information and communication;
5. To assess how cross-cutting issues such as gender equality, climate change, youth and human rights were integrated into the project as well as how they impacted the achievements of the project, and provide tangible recommendations for enhancing the performance of the project in terms of these cross-cutting issues;
6. Identify lessons learned and make strategic, programmatic and management recommendations on what further needs to be done to effectively promote and develop sustainable spatial planning and good land governance in Area C and the Palestinian territory; and
7. Identify if the project was nimble to the needs and aspirations of the beneficiaries, especially after the eruption of the COVID-19 pandemic.

The evaluation will focus on the passed life cycle of the project, covering the period from September 2019 and until July 2021. It will assess the planning, funding, implementation achievements, monitoring and reporting on the project.

The suggested evaluation questions have been elaborated in the inception report based on the Terms of Reference and are considered indicative ones based on the evaluation criteria. The consultant modified or included relevant questions based on the reconstructed Theory of Change of the project that guided the design and questions for this evaluation.

4. Evaluation Approach and Methodology

4.1 Approach

The evaluation approach is following a results-based approach (ToC).

The main emphasis is placed on project delivery (including partnership and collaboration); achievement of results; lessons learned including critical gaps; and recommendations. Findings in the evaluation are evidence-based with clear identification of the sources of information.

A variety of methodologies have been applied to collect information during the evaluation (multi-method and multi-source approach) so as to allow examining findings from different angles and thereby leads to more robust and valid findings.

These methodologies include the following elements:

- Review of documents relevant to the project. The following tentative list of documents and resources have been reviewed:
 1. Project document, EU-UN-Habitat contract, 1st progress report, contracts with implementing partners, Memorandum of Understandings (MoUs) with MoLG, LWSC and other national partners and newsletters.
 2. End-term project evaluation and Results-Oriented Monitoring review report (ROM) of “Fostering Tenure Security and Resilience of Palestinian Communities through Spatial-Economic Planning Interventions in Area C” West Bank, Palestine (May 2017 - May 2020).
 3. EU Joint Strategy (2017-2020), and Mid- term Evaluation of the European Union Programme in Area C, West Bank, Palestine (2019).
 4. Road Map for Reforming Palestinian Land Sector of 2017 and the Land Sector Strategy (2021-2023).
 5. Palestinian NPA (2017– 2022); Area C Strategic Framework and Action Plan (2018-2019); and NDP (2021-2023).
 6. Local Government Sector strategy (2021-2023), and other relevant documents.
- Key informant interviews and consultations, conducted with key stakeholders, including each of the implementing partners. Please see Annex 2 for the list of questions per key informant / stakeholder.
- Field visits conducted in line with COVID-19 public health protocols to assess selected activities of the project and interview beneficiaries.

4.2 Theory of Change

The Theory of Change for this project (Figure 1) is that if **inputs**, including project funds and project team, are provided timely and planned activities implemented involving Palestinian communities to have local ownership, **then** the activities carried out will result in production of planned outputs of 20 local plans, two cluster plans, land settlement for Palestinian communities and increase capacity. If these outputs are effectively used and plans implemented, by local Palestinian communities working closely with key stakeholders in the *plan-making* and *land settlements* processes in Area C of the West Bank, **then** they will contribute to: (i) improved resilience and land tenure of Palestinian communities, (ii) strengthened capacity of Palestine institutions to perform land-based functions and (iii) improved land-planning system in Area C. These outcomes will ultimately contribute to the overall objective of territorial economic development and spatial equity in Area C. This hypothetical theory is ideally how this project is supposed to work under underlying assumptions and risks as detailed in the figure below. During the evaluation, the ToC have been used to test if in implementation this theory holds true.

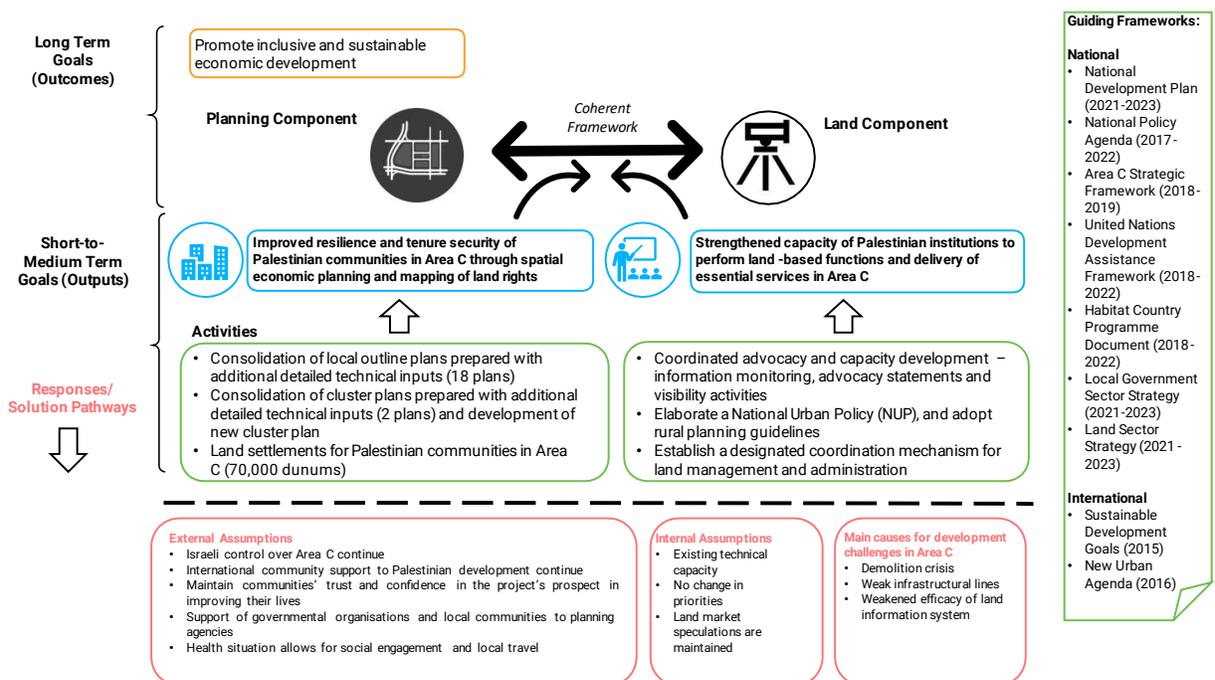


Figure 1: Theory of Change diagram

Based on the theory of change, this evaluation answered the overarching question of: Are planning and land settlement ongoing interventions contributing to supporting planning and land rights and strengthening the resilience of Palestinian communities in Area C?

- ✓ Evaluation questions, interviews and analysis of relevant documents have been guided and framed by the ToC and followed the intervention logic from responses/solutions to impact and vice-versa.
- ✓ The consultant also looked at the set of indicators both at outcome and output levels to determine changes and results achieved.

√ At output level the indicators are:

1. About 70,000 dunums of land surveyed in terms of ownership in Area C, 2021.
2. 20,000 dunums of agricultural lands with high and medium value surveyed and managed, 2021.
3. Over 70,000 dunums of land settled and registered
4. 18 Local Outline Plans are ready for approval
5. Over 35 per cent of registered land owned by women.
6. Main national partners (LWSC, PLA, Ministry of Finance (MoF)) are engaged in a collaborative discussion with development and resources partners – a designated thematic working group is established.

4.3 Methodology

The methodology adopted by the Evaluator took into consideration the latest health related guidance as the State of Palestine was facing a surge in number of COVID-19 cases as well as the limited time allocated for the evaluation. Additionally, the methodology took into consideration the two components of the project, namely land and planning, which go hand in hand, are interlinked and shared results have been evident. This included, inter alia, the official parties involved at local and central levels, implementing partners, national partners, community participation, etc. Consequently, the above-mentioned evaluation questions were slightly adjusted so as to be able to capture the progress of activities related to the two components in various settings.

The primary elements of the methodology included desk review, field visit and meetings with LGUs, implementing partners, representatives of MoLG directorates, LWSC field staff and beneficiaries. The various people interviewed were met during the field visit on 30 August 2021 and during the two workshops organized by the UN-Habitat, namely the Land Settlement Workshop on 7 September 2021 and the Expert Group Meeting on 14 September 2021. The Evaluator utilized structured interviews with stakeholders interviewed during the field visit as well as technical and policy focused meetings (a total of three).

Below is a detailed listing of the approaches:

1. Desk review and analysis of the programmatic, coordination and institutional progression of the planning and land components.
2. Desk review of the project-related information, such as the project document, the first progress report (23 September 2019 - 22 September 2020), expenditures versus budget, newsletters, log-frame, the EU Area C mid-term Evaluation and the ROM Reports, contribution agreement, etc. several interviews were held with UN-Habitat team so as to assess progress versus workplan.
3. Structured interviews and meetings during the field visit to three targeted communities on 30 August 2021. Stakeholders represented the LGUs, MoLG directorates in Hebron, LWSC local staff, surveying companies and beneficiaries.
4. Structured interviews with key stakeholders, such as PMO, MoLG, PLA and LWSC's officials.

5. Interviews with gender experts and Norwegian Refugee Council (NRC) lawyer during the participation at the Land Settlement workshop and Expert Group Meeting organized by UN-Habitat so as to inquire about effective community development models to ensure gender equality and the impact of land settlement on legal protection of residents in Area C.
6. Participation at the two abovementioned workshops and listening to speakers' presentations and Q&A sessions. This allowed to validate some information collected under other approaches in addition to link operational data with policy positions.
7. Structured interview with a World Bank personnel responsible over the [Real Estate Registration Project](#) with PLA and the LWSC.
8. Meeting with UN-Habitat's Independent Evaluation Unit so as to finetune the Evaluator's introductory knowledge about the project and assignment and emphasize the requested methodology. The Evaluator has also met (virtually) with the GLTN team in order to inquire about their support to the project particularly related to the STDM and GEC.
9. Meeting with the Municipal Development and Lending Fund (MDLF) team to inquire about their support to communities with LOPs, cluster plans, and settled land ownerships.

The Evaluator has met representatives of MoLG and LWSC more than once (**Error! Reference source not found.**). The first meeting with each was introductory and basic that followed the original list of questions, but the subsequent meetings focused on specific issues. The below list summarizes the areas of focus:

- The synergy between planning and land settlement: at policy and operational levels.
- Existence of implementation plans.
- Challenges faced during implementation and problem-solving mechanisms.
- Equity related policies.
- Position towards the coordination with ICA.



Figure 2: Field visits and meetings with stakeholders, implementing partners and targeted communities within the project

4.4 Limitations to the Evaluation

There are few minor limitations to the mid-term evaluation assignment that can be summarized as below:

1. During the preparation of the assignment, the State of Palestine faced a surge in the number of COVID-19 cases after which the government prohibited social gatherings. This in addition to the limited timeline of the assignment which did not enable the project nor the Evaluator to organize 3-4 focus group discussions with stakeholders and beneficiaries at 3-4 communities.
2. The Evaluator could not meet with several stakeholders due to their busy schedule and the inability to schedule meetings beyond the timeline of the assignment.

5. Main Findings

Building on the achievements of previous projects, the current project is continuing the implementation of successful interventions, mainly regarding the planning component. As indicated at the End-term project evaluation of EU II: “At the local level, the 35 LOPs are designed to contribute to freezing 1,125 out of 18,711 demolition orders¹”, the protection element of the planning component is expected to continue, considering the relatively similar political and occupation related policies. The addition of the land component under this project is interesting and thoughtful as it reflects a systematic progression to the achievements of the Palestinian government and its local and international partners in Area C and along the strategic aims of incorporating Area C into Areas A and B (**Error! Reference source not found.**).

¹ End-term Project Evaluation Report of EU II, p27.

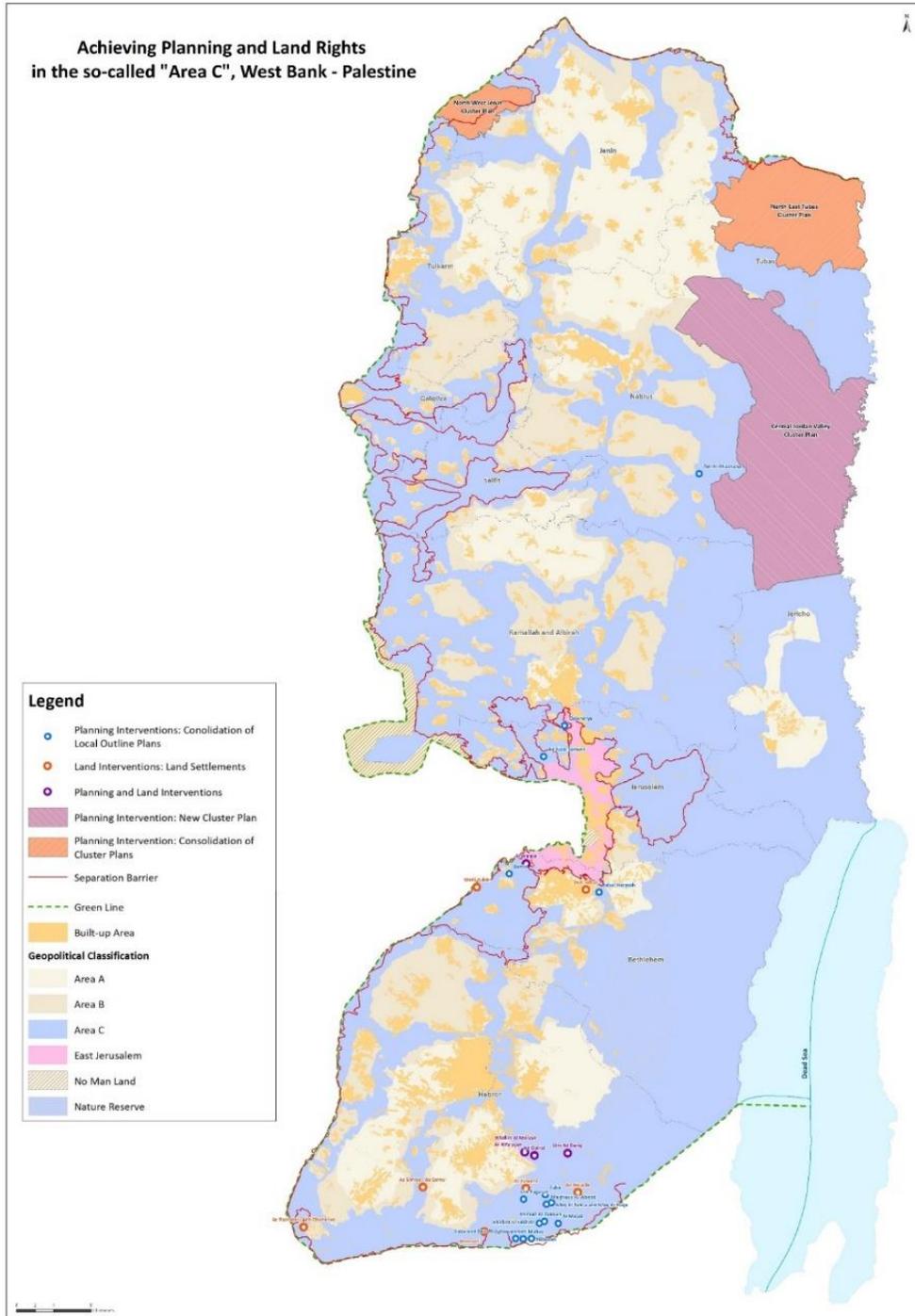


Figure 3: Location map for the planning and land interventions within the project

After reviewing the project document and the first financial and narrative progress report and its associated deliverables (e.g. plans, land settlement, newsletters and brochures, national workshops, etc), and after meeting with various stakeholders at the local and national levels, the following is a snapshot of the status of the project with regards to achievement of results (**Error! Reference source not found.**1), (Table 2), (Table 3), and (Table 4):

Table 1: Performance of the project at outcome level

KEY		On Track	Somewhat on Track	Not on track		
	Results	Indicator	Baseline	Target	Achievements to date	Assessment status
Overall Objective	To promote inclusive and sustainable economic development within a better functioning Palestinian democracy	Macro indicators on (i) the ownership status of occupants of Palestinian Communities in "Area C" and (ii) Socio-economic conditions	N/A	-	Indications of the outputs produced; outcomes being achieved will contribute to the overall objective	
Outcome (Specific Objective)	To improve the social and economic conditions of Palestinian communities in "Area C"	# of dunums (area) coverage of land-based information related ownership, uses, etc.	100,000 dunums of land surveyed in terms of ownership in "Area C", year 2017	170,000	150,707 dunums	On track
		# of dunums (area) coverage about management of agricultural and public lands to sustain livelihood and increases local	20,000 dunums of agricultural lands with high and medium value surveyed and managed, 2017	40,000	30,592 dunums - Major parts have been already covered by the survey work. Records show that 55 per cent of the target "high" and "medium" agricultural land surveyed	On track
		# of direct beneficiaries that have access to basic services	40,000, 2018	55,000	181,299 of which 83,837 (46 per cent) are females 320 per cent of target	Exceeded the target

Table 2: Performance of the project at output level

Expected accomplishment	Planned outputs	Actual produced - Achievements	Assessment status
Result 1: Improved resilience and tenure security of Palestinian communities in "Area C" through spatial economic planning and mapping of land rights	20 planned of Local (Detailed) Outline Plans are consolidated in close consultation with local communities to advance discussions with the ICA	The process of consolidating the 18 LOPs commenced (number decreased from 20 and 18 and was approved by the donor EU). The diagnostic reports for the targeted communities were prepared, the planning boundaries (bluelines) were updated based on the future expansion needs of the local communities, and the development vision of the plans were formulated involving the local communities. According to UN-Habitat informants, the detailed plans and the action plans for the targeted communities are being updated and will be concluded by end of the project implementation period	Somewhat on Track

Expected accomplishment	Planned outputs	Actual produced - Achievements	Assessment status
	100 sectoral meetings with technical specialists	57 meetings under the planning component (LOPs and Cluster Plans)	On track
	70,000 of dunums in Tables of 'land register' are identified and endorsed by targeted local communities	34,275 dunums; 6% in Tables of Rights	Somewhat on Track
	35% of persons with ownership rights to land are women	17% of land parcels under the project - Women ownership of land in the targeted communities is lower than the national average due to traditional community views towards inheritance. LWSC said that a designated awareness plan has been designed with UN-Habitat to respond to the low attainment of women land rights in the targeted communities	Somewhat on Track
Result 2: Strengthened capacity of Palestinian institutions to perform land-based functions and delivery of essential services in "Area C"	1 designated thematic working group is established	1 Land Management and Administration Sector Working Group (LMA SWG) established in February 2020 and met for the first time in July 2021	On track

- All stakeholders interviewed including national partners and LGUs are supportive to the project and commended the way the project is being implemented.
- Per the progress of the project, outputs are contributing to the planning and land sectors, through protection and strengthening of tenure security, community participation, resilience and substantiate claims to planning and land rights. Overall, the project is on track of achieving its planned expected accomplishments and related outputs. For the land component, while 52 per cent of overall land surveyed, the subsequent phase of land settlement showed percentage of completion ranging from 1-22 per cent. For the planning component, progress is noticeable with regards to completion of 18 outline plans, and level of achievements ranges from 16 per cent (early stages) to 67 per cent (near completion). The level of achievement for the regional planning reached 50 per cent.
- The set of indicators that measure the contribution to the specific objective of the project can be summarized as follows:

1. About 70,000 dunums of land surveyed in terms of ownership in Area C, 2023

52 per cent of total land surveyed. Prior to land settlement, surveying of land (the most difficult phase) at the 12 targeted communities has to be completed. Based on the field trips and the documents reviewed at land settlement offices, the surveying phase is proceeding well and based on UN-Habitat's records, in average 52 per cent of targeted land has been surveyed. The data collected indicates that the process of land settlement is proceeding well in parallel to the surveying phase.

2. 20,000 dunums of agricultural lands with high and medium value surveyed and managed, 2023

Major parts have been already covered by the survey work, where surveying is expected to be completed by end of the project. According to the reports delivered by UN-Habitat and verified by LWSC, 55 per cent of the target “high” and “medium” agricultural land surveyed equalling 10,592.89 dunums.

3. Number of direct beneficiaries that have access to basic services

According to the updated progress reports provided by UN-Habitat, verified by MoLG and LWSC, about 320 per cent of target beneficiaries have been targeted so far (total number of direct beneficiaries 181,299; 46 per cent are females).

4. Over 70,000 dunums of land settled and registered, 2023

According to the figures received from UN-Habitat and LWSC, 4,275 dunums are settled and ready for registration, it is expected that the target of 70,000 dunums settled will be registered in the last year of the project.

5. 18 Local Outline Plans are ready for approval

The process of consolidating the 18 LOPs commenced (number decreased from 20 and 18 and was approved by the donor, EU as outlined in the first progress report), and the diagnostic reports for the targeted communities were prepared, the planning boundaries (bluelines) were updated based on the future expansion needs of the local communities, and the development vision of the plans were formulated by involving the local communities. According to UN-Habitat informants, the detailed plans and the action plans for the targeted communities are being updated and will be concluded by end of the project implementation period, with an average progress of 50 per cent at present.

6. 100 sectoral meetings with technical specialists

According to UN-Habitat and MoLG records, 57 technical meetings so far were carried out with the local communities under the planning component.

7. Over 35 per cent of registered land owned by women

The national baseline is at 33 per cent, however, it is not foreseen to increase the national average to the target of 35 per cent despite national and project efforts due to deeply embedded traditional beliefs regarding women’s inheritance. LWSC stated that they are focusing with support from UN-Habitat on raising awareness and developing advocacy messages on women access to land and natural resources at present.

8. The Management and Administration Sector Working Group (LMA SWG) established including national and local partners, donors and UN organisations, and the private sector, for high level coordination.

The first LMA SWG meeting has been held and the next meeting has been scheduled for October 2021. It was made clear by the chair of the LMA SWG, Palestinian Land Authority that this forum will be catalytic in the roll out of the Land Sector Strategy 2021 -2023.

Table 3: Planning Component – Progress per community

Community	Planned Area (dunams)	Percentage of Completion
Al Majaz	161	33%
Halaweh	192	33%
Isfey Al Tahta and Isfey Al Fuqa	183	33%
Jinba and Beir Al Ghawanmeh	50	33%
Um Fagarah	154	33%
Khirbet Al Fakheit	142	33%
Khirbet At Tabban	95	33%
Maghayir Al-Abeed	64	33%
Mirkez	164	33%
Tuba	78	33%
Om Adaraj	1132	50%
Ad Deirat & Ar Rifa'yyah	968	50%
Al Walaja	658	67%
Battir	3564	67%
Jabal Harasah	1184	67%
An Nabi Samwil	229	17%
Qalandiya	244	50%
Tell Al Khashaba	768	50%
Total	10,030	

Table 4: Land Component – Progress per community

Community	Target (dunams)		Percentage of Completion		% of Target A, B and C	% of Target inside and outside Outline Plan*	No of dunums medium and high agriculture land
	Survey	Settlement**	Survey	Settlement			
Om Adaraj	7,489	5,242.3	43%	15%	100% C	9%	3,441
At Tuwani	12,146	8,502.2	30%	3%	100% C	4%	783
An Najada	6,464	4,524.8	64%	22%	100% C	17%	0
Imneizil	3,140	2,198	58%	0%	100% C	13%	672
	13,592	9,514.4	43%	2%	76% A and 24% C	2%	6,109
Al Karmil							
Khallet Al Maiyya	4,146	2,902.2	71%	17%	48% A and 52% C	27%	337
	4,350	3,045	49%	0%	3% B and 97% C	19%	
Al Walaja							1,634
Wadi Fukin	3,817	2,671.9	96%	0%	7% A and 93% C	31%	734

Ar Ramadin	6,400	4,480	78%	0%	5% B and 95% A	44%	3,076.50
Ad Dhahriye	12,500	8,750	33%	0%	22% B and 28% C	0%	2,732.50
As Samu'	21,503.8	15,052.66	50%	1%	4% A, 17% B and 79% C	2%	2,282.50
Beit Sahour	2,096	1,467.2	52%	4%	25% A and 75% C	4%	255.4
Total/Average	97,643.8	68,350.7	49%	5%		14%	22,056.9

* Data for already surveyed basins in Area C LoPs

**Baseline rate at the drafting of the project of land surveying vs land settlement (70%).

5.1 Relevance

The project is considered highly relevant as it is responding to both national and local needs of the Palestinian people. The targeted communities were selected based on poverty and marginalization criteria. The fact that the targeted communities are facing continuous risks from the Israeli occupation, the planning intervention provided, as confirmed by local stakeholders, provide protection to their communities and assets. The land component, including issuance of land titles, would provide another layer of protection as well as strengthen tenure security. According to local stakeholders and beneficiaries interviewed by the Evaluator, land settlement clarifies ownership, protects land against confiscation and un-locks development options. Both spatial economic planning and mapping of land rights are the foundations of any critical investments in socio-economic development, such as agriculture, basic services, access to finance, water, electricity, etc. The design of the land and planning components are in line with the needs of the targeted communities.

Notwithstanding the fact that the planning component of the project was elaborated in close cooperation with the PA, mainly the MoLG, and built on the experience and lessons learned from the previously EU funded project 'Spatial Planning Support Programme for Palestinian Communities in Area C (2013 – 2015)' and 'Fostering Tenure Security and Resilience of Palestinian Communities through Spatial-Economic Planning Interventions in Area C (May 2017 - May 2020)', the inclusion of the land settlement component is considered a unique and reflects an advanced thinking pertaining to the land development sector in Palestine. In addition to the MoLG, the project was also developed in partnership with the LWSC so as to focus on Area C and expand the envelope of socio-economic development and tenure security of Palestinians beyond the boundaries of outline plans.

Considering the involvement of few partners, the role of national and local key stakeholders, such as MoLG, LWSC, PLA and LGUs are critical in facilitating and supporting the implementation of the project. Individuals interviewed by the Evaluator confirmed that the project managed the flow of information and implementation among all parties at local and central levels, and, at the same time, they coordinated and promoted project's activities among targeted beneficiaries. The low rate of objections received at the land settlement local offices is an indicator of effective targeting and engagement.

Furthermore, the project is fully aligned with the land sector strategy and the Palestinian NPA (2017– 2022) to develop the most vulnerable communities in Palestine and is in harmony with the Area C Strategic Framework and Action Plan (2018-2019). The project is also aligned with the UN-Habitat's Strategic Plan (2020-2023), mainly, domain of change 1 "Reduced spatial inequality and poverty in communities across the urban–rural continuum", and domain of change 2 "Enhanced shared prosperity of cities and regions", 2030 Agenda for Sustainable Development and Pillar Fiche N°5: Sustainable Economic Development" of the European Joint Strategy in Support of Palestine (2017-2020).

On the other hand, when inquired about the implementation plan of the Jordan Valley's Economic Cluster Plans (ECP) of the Government, the Evaluator found that little details are available pertaining to geographic boundaries, sectors' objectives, responsible parties, coordination and implementation mechanisms, etc. The regional spatial-economic plans prepared under this project constitute a major groundwork of the ECP and the results of which should be utilized so as to avoid duplication of work as well as expedite development and protection efforts in the Jordan Valley.

The Evaluator asked the various stakeholders interviewed about the importance and relevance of the implemented activities to their major policies, strategies and needs as they contribute to protection and strengthening of tenure security, community participation, resilience and substantiate claims to planning and land rights in Area C. All parties interviewed agreed that the implemented activities were not only relevant but also constitute a priority for them. Being supported by the EU and implemented by the UN-Habitat, the project was perceived well by stakeholders, mainly direct beneficiaries of the land component, as it added to the previously visible role of the EU and other implementing agencies in protecting rights of Palestinians and their properties and assets.

Finally, the fact that UN-Habitat is acting as the Technical Advisor at the LMA SWG is considered an important role in bringing about operational and policy issues pertaining to both planning and land which is a comparative advantage of UN-Habitat compared with other UN agencies operating in the area.

5.2 Effectiveness

Overall, the project is on track of achieving its planned expected accomplishments and related outputs. Per the progress of the project, outputs are contributing to the planning and land sectors, through protection and strengthening of tenure security, community participation, resilience and substantiate claims to planning and land rights. Since land settlement work is done based on basins and since there are few basins per community, overall land settlement work commences once land survey, the time intensive phase, of each basin is complete. From the table above, the land surveying works started in all communities and percentage of completion indicates good progress. While 52 per cent of overall land surveyed, the subsequent phase of land settlement showed percentage of completion ranging from 1 per cent (early stages of the settlement process) to 22 per cent (land settlement at targeted basins). For the planning component, progress is noticeable with regards to completion of 18 outline plans, and level of achievements ranges from 16 per cent (early stages) to 67 per cent (near completion). The level of achievement for the regional planning reached 50 per cent.

Despite the good momentum achieved with regards to land surveying and the organizational set up of land settlement at all communities, it was noted that the legal verification of claims is considered a bottleneck for completion of the land settlement process. The legal procedure of verification of claims is the responsibility of the LWSC and is done in coordination with the central level. Expediting this phase would significantly increase the percentage of completion of land settlement in all communities. Lastly, and based on the law of land settlement, there exist another legal step that enables citizens to revoke final decision (i.e. issuance of land titles) taken by the LWSC and PLA. The Higher Judicial Council is responsible of administering settlement courts, and several stakeholders indicated that litigation of legal claims and related cases are taking a long time.

Stakeholders interviewed commended the project including the land settlement component as it clarifies ownership, protects land against confiscation and un-lock development options, including access to capital. Moreover, the Head of the PLA added that land settlement and registration in Area C is very important as land registration is much beneficial than collective land ownership as it decreases, albeit doesn't stop, the chances of being leaked to the illegal settlement bodies. He also added that it reduces community conflicts, reduces time needed by the court system to determine ownership and land boundaries as the corresponding legal cases represent 25-30 per cent of all incoming legal cases.

As for the consolidation of 20 LOPs, the process of consolidating the 18 LOPs commenced (change in number of plans was reported and agreed by EU), and the diagnostic reports for the targeted communities were prepared, the planning boundaries (bluelines) were updated based on the future expansion needs of the local communities, and the development vision of the plans were formulated by the local communities. According to UN-Habitat, the detailed plans and the action plans for the targeted communities are being updated and will be concluded in the next reporting period. Please see Tables above captioned for more details. Percentage of completion ranges from 16 per cent (early stages) to 67 per cent (near completion). One LOP has already been discussed with the ICA, with future plans to discuss the rest once finalized with the communities at the local level. The current political situation doesn't prohibit engagement with ICA and as per MoLG, the ministry will support communities in advancing discussions on these plans once completed by the project.

As for the two Cluster Plans in North West Jenin and North Tubas that are planned to be consolidated for a group of local Palestinian communities in Area C, in addition to supporting the established joint planning committees, MoLG indicated that the capacity needs of the JPC of North Tubas in terms of furniture and equipment were identified after the establishment of a joint planning committee in that area. As a result, according to UN-Habitat, the procurement process started to facilitate the daily activities of the JPC, and the procurement process will be concluded in the next reporting period as originally planned.

A new cluster plan for the central Jordan Valley was added to this project to meet the increasing needs to respond to the Israeli annexation plan of the Jordan Valley. The plan-making process was kicked off and it is expected to be concluded in the coming reporting period.

The administration of the cluster plans and the establishment of the JPC indicates a strong leadership by the MoLG in fostering development in these areas. The Deputy Minister of MoLG indicated that the Palestinian government has funded (from its own budget) various projects

within these plans at a magnitude higher than the funded projects by the donors indicating strong leadership and ownership. This has been achieved partially with technical support provided under this project. After clarifying the government policy related to engagement with ICA, the Deputy Minister indicated that these cluster plans will be submitted to ICA as ‘an image’ without providing details of the associated layers, reflecting a policy that circumvents technical discussions as the case in the LOPs.

While the MoLG had a long-term successful partnership with UN-Habitat regarding planning the new partnership established under this project with the LWSC proved to be successful due to the strong leadership and professionalism of the LWSC and vested interest in expanding land settlement in Area C. Furthermore, local ownership of the LGUs is instrumental in leading the implementation of planning and land interventions in their respective communities. The alignment of interests between local actors (mainly LGUs) and national organizations contributed in strengthening ownership and effectiveness of the project, and, at the same time, minimized implementation risks.

Table 5: Coordinated Advocacy and Capacity Development - Information monitoring and advocacy statements and visibility activities

Activity	Status
Scoping study and terms of reference for building a fit-for-purpose land information system based on STDM	Completed
On-the-job training for LWSC’s staff on the established land information system	In process
On-the-job training for MoLG’s staff	Not Yet
Support LWSC efforts in enhancing the monitoring system for land-based settlement progress to better inform advocacy activities	Procurement of office furniture and hardware, including powerful desktops and laptops is complete. The GIS database that will manage all settlement work and produce reports is in process of development. This activity is work in progress.
Support the LWSC/PLA’s participation in regional and international conference related to land, including the Arab Land Initiative	Completed
Briefing Notes; Brochures; Press releases; Newsletters	Underway
Advocacy events; Site visits; Exhibitions; Launching events; Inauguration events; Publications	Underway

During the meetings with staff at LWSC, it was noted that the experience gained from the field with regards to recording of ownership of women will be integrated into the LWSC’s database, as the staff acknowledges the importance of recording such information. Additionally, the upgrade of computers at LWSC GIS department was instrumental in expediting the technical and GIS verification of claims channelled from all field offices. The head of the GIS department indicated that the data related to land is big as it contains data on 1,250,000 dunums of 900,00 parcels, and the LWSC’s database records detailed information at parcel level, including aerial photos from 1967-2017. The newly procurement powerful desktops enhanced technical verification of GIS related data as well as support the commission in generating timely reports about settlement

activities. The head of the GIS department has also confirmed that the UN-Habitat’s support is aligned with the commission’s vision and plans, and the database is being designed in close coordination and harmony with the support provided by the World Bank.

Table 6: Inform policy reform in planning and support to the road map for the reform of the land sector

Activity	Status
Thematic Group on Land Governance within the Local Aid Coordination Structure is established	Complete and one meeting has already been held
Conduct expert group meetings in Palestine on HLP Rights and Women Access to Land	One meeting was organized in September 2021; the Evaluator attended it.
Prepare in a participatory way the NUP for the State of Palestine, considering the 2030 Agenda for Sustainable Development (2015) and the New Urban Agenda (2016)	Underway
Establish the RPG for sector LOPs	Postponed building on an ongoing activity led by MoLG in cooperation with GIZ

Despite that the LMA SWG was held once so far, the existence of two major projects supporting the land sector including land settlement, namely the UN-Habitat and World Bank, it was noted that there are many details and input from the two projects that require coordination and discussion within the LMA SWG. There exists bilateral coordination between the two projects on one hand, and between each project and the national counterpart on the other. However, the land settlement project involves not only the LWSC but also involves the PLA, MoLG and the MoA. For example, the World Bank project’s implementation modality is different than the EU-funded project. The former support land settlement in Areas A and B by refunding a percentage of cost to LWSC. That is, the LWSC funds settlement work from its budget and the World Bank project would refund a percentage of the cost based on milestones. Consequently, as in the case in other settlement work in the West Bank, the LGUs collect fees from citizens so as to cover the cost of land surveying in addition to generating revenue to the LGUs, whereas the LWSC would hire staff to manage land settlement locally (land settlement officer, lawyer, land survey engineer, etc). The issue of fees collected by LGUs from citizens constitutes a major difference to the EU-funded project, as the project doesn’t include collecting fees from citizens by the LGUs to cover the surveying works. Based on meetings with various stakeholders, the LGUs have a strong incentive to utilize land settlement work in their communities to generate additional revenue so as to cover operational cost associated with land settlement work, e.g. office, equipment, etc., as well as implement projects. The MoLG indicated that covering the cost of land settlement in some communities by donors (i.e. no fees collected from citizens) would raise the issue of equity among all communities, noting that it was noted by the Evaluator that the communities targeted by land settlement through LWSC have all been targeted previously by LOPs through MoLG, and they are considered vulnerable communities with high poverty rates. Moreover, it was noted that fees associated with land survey in other areas other than the EU-funded project’s communities range from USD 30/sqm to USD 290/sqm of land surveyed. This huge discrepancy is not based on the actual cost of surveying operations but its determined based on LGUs discretion. With regards to the legal reference to fees, the existing law, as explained by the head of the PLA,

doesn't provide LGUs with the ability to request fees from citizens, and added that there is an ample risk that a legal case against payment of fees by citizens would halt all settlement work. The Head of PLA reiterated the importance of having a clear law stipulating the legality of paying fees but at the same time, LGUs need to adhere to a fees structure that is reasonable and fair. This provides evidence that the first of its kind EU-funded project through UN-Habitat would provide basis for increased support that comes in alignment with the regulatory frameworks in place. Funded projects are also required to strike a balance between aid related contractual conditions and the financial burden imposed on LGUs. In other words, the funded projects should consider a complimentary support to the LGUs to cover operational costs associated with the land settlement work.

With regards to coordination with the PMO, stakeholders interviewed indicated that the ACCT of the PMO does not currently play a role in coordinating among implementing partners and government entities. The role of the PMO is crucial considering that it oversees the work of SWG as well as the ministerial meetings. As explained in other parts of this report, there exist various issues that require leadership and support from the PMO. Also, it was noted that the PMO is currently developing a database of projects implemented in Area C. In this regard, UN-Habitat should coordinate with PMO with regards to possible integration of the dashboards developed by the project into the PMO's database.

The Land Settlement workshop and the Expert Group Meeting on HLP Rights are important meetings that contributed to sharing of information and experience, in addition to being exposed to other regional and global experience. The participation at the two meetings was adequate despite COVID-19 related procedures, and participants indicated that the meetings were useful. It would have been more beneficial if additional staff from MoLG, MoA and PLA participated in the HLP meeting. The project is expected to produce a report about the HLP meeting and it would be beneficial for the project to share these reports among additional staff or even hold subsequent meetings with a small group of relevant public servants in the above-mentioned organizations. It was noted that the report from the HLP meeting will be presented and discussed in the next LMA SWG.

The NUP is being prepared. The NUP is of a unique importance as it is expected to define the relationship among outline, regional and national planning, as explained by the Head of Survey and GIS Unit at MoLG. While the outline planning is the responsibility of MoLG the regional and national planning is a collective responsibility that involves government bodies, and it is expected that the NUP would guide government bodies to implement projects according to the priorities at each sector. Accordingly, the NUP is considered an important mechanism to provide various territorial based development models, e.g. economic cluster plans, with territorial priorities in addition to working and policy relationships and be an input to the National Spatial Plan (NSP) under preparation.

Gender and STDM

Having reviewed the STDM, it is evident that this tool has been used by and large by UN-Habitat and GLTN partners in conflict zones. The UN-Habitat Palestine indicated that in 2017 they worked with LWSC on a designated on-the-job training on STDM to land settlement officers before the start of the EU-funded project to test its feasibility and applicability within the Palestinian context. The training included the translation of the STDM software into Arabic language to increase access of Palestinian stakeholders to this tool. Main elements of interest to Palestine have been prioritized and then translated into a data collection sheet after being reviewed and cleared by

LWSC (Annex 6). The data collection sheet provides anecdotal evidence needed to propose new policy changes to the ongoing procedures of land settlement across the West Bank, including Area C. A sample from the collected information can be found in Annex 6. In short, this tool promises to cover customary and use rights along with formal rights to land and natural resources to foster the tenure security of Palestinian communities and groups across the occupied West Bank.

The gender component in this project is quite strong and evident across all activities and during all phases: before, during and after. Under the land component, the GEC tool provides promising results as it is used by UN-Habitat Palestine to mainstream gender issues building on the global experience of GLTN. The GEC is used as a programmatic based tool to benchmark gender issues during the planning, implementation, and management of land-based activities. It is based on a set of questions that have been customized to the Palestinian context. An example on how the GEC is being rolled out in this project can be found in Annex 6, where external feedback has been secured on one of the project's activities/deliverables.

Gender disaggregated data is mainstreamed throughout the project, including in the attendance sheets and data forms. It is noted that female percentage of staff under the project is 60 per cent, and 40 per cent in the LWSC settlement offices. Important to refer to the work supported by UN-Habitat through a group of interns (60 per cent female) to disaggregate women land rights and link them spatially for the +1,000,000 dunums surveyed already by LWSC across the West Bank. Moreover, UN-Habitat worked with LWSC in incorporating reference to gender in the claims' forms collected by land officers during the land settlement process. This is an important procedural change that was accomplished under this project.

It was also noted that the settlement verification process involves scrutinizing legal documents presented as part of individual claims, e.g. inheritance certificates, so as to make sure that all names appearing on inheritance document have a clear and legal share. The resulting publicly published list of tentative tables of rights appearing at village councils visited by the Evaluator indicate the listing of female owners. Important to note here that the percentage of ownership of women although might reach 33 per cent (as indicated by LWSC) the size and value of land owned by women is of equal importance. The head of GIS department at LWSC indicated that the Commission acknowledges that in many cases women owned land of low value or located behind the Separation Barrier.

Human rights

The Project followed a human-rights based approach, as elaborated in what is referred to as the [HRIAM](#) prepared with support from UN-Habitat and the EU and adopted by MoLG and LGUs in Area C-based spatial plans. The project also provided policy analysis to vulnerable groups, including Bedouins and non-Bedouin pastoralists. The human rights-based approach used as outlined in the HRIAM supported the documentation of the adverse impacts on human rights which resulted from the prevailing practice of spatial planning interventions based on the engagement with the ICA, including the right to adequate standard of living. This includes details on how the spatial planning interventions are addressing and integrating human rights in a disaggregated form.

By the same token, the land component as evident in the STDM tool would collect information on formal and informal rights and thus advocate for individual and collective rights to land, properties and natural resources.

Climate change

As in the case for planning, land settlement confirms the allocation of sensitive cultural and environmental assets, risks and sensitive areas, including high value land, water and forests. The inclusion of basic land use data during the land settlement process is also important to confirm registered land that safeguards land use functions. However, technical adjustments are needed as part of specifying corresponding land use of registered land so as to strengthen ties with the existing outline plan. This requires agreement between technical teams from MoLG and LWSC and is considered beyond the project under evaluation.

Assumptions and risks

All assumptions and risk assessments at results level are adequate and valid. The implementing partners seem to be fully aware of Area C context and are able to deal with the security situation on the ground. Government parties and local communities were supportive to the project.

Minor deviation to the original plan was made due to challenges facing implementation. In fact, because of the project national parties, mainly MoLG and LWSC, were able to be exposed to operational experience that would require to be dealt with at both the policy and technical levels. In specific, the boundaries of Kisan and Al Minya villages overlapped and they were not officially identified. While the boundaries of the master plans are clear, the basins (the land extensions of the villages) extend beyond the plans. Such overlap requires central interventions beyond the capacity of the project, but at the same time the case revealed that the boundaries of the Governorates of Hebron and Bethlehem are not totally agreed.

Also, land settlement at the community level verifies the existing outline plans as boundaries of parcels are based on surveying activities. The latter revealed in various occasions that there are houses that are located at the main street. In other cases, the outline plans require modifications with regards to street network considering that land settlement assure the provision of a road access to each parcel, that is not a requirement for the outline plan.

Stakeholders interviewed explained that in ideal terms land settlement should proceed planning of a community so as to avoid such discrepancies. Combining land settlement with planning (outline and cluster) under this project is a unique opportunity to update the outline plan with regards to its boundaries, streets, public land, basic services, etc.

5.3 Efficiency

The project's logical framework is reflective of the Theory of Change as it establishes logical causal links among inputs, outputs (short-to-medium term goals) and outcomes (long-term goals). In response to protection needs of Palestinian residents of communities in Area C and weakened efficacy of land information system the interventions (land and planning) are contributing to improved resilience and tenure security of Palestinians as well as strengthened institutions to perform land-based functions and delivery of essential services in Area C. The beforementioned short-to-medium term goals are important levers to the long-term goal (outcome) of promoting inclusive and sustainable economic development within a better functioning Palestinian democracy. Spatial economic planning and mapping of land rights are the foundations of any critical investments in socio-economic development, such as agriculture, basic services, access to finance, water, electricity, etc. Moreover, and compared with the previous EU funded projects and the land settlement work of the LWSC, the resources allocated

to the planning and land components are adequate to the intervention design and consistent with previous experience.

The EU-funded project design including the logical framework and theory of change reflects a continuation to the experience and lessons learned accumulated during previous phases. The planning component focuses on alleviating the previous results by supporting the leadership of the MoLG in fostering socio-economic development in outline, cluster and regional plans. The Deputy Minister indicated that the Palestinian government has implemented many projects inside the cluster plans and the magnitude of which surpassed the support provided from international donors. This indicates a significant shift with regards to national ownership and sustainability. The addition of a new regional plan in the middle of the Jordan Valley was an important addition to the original design which have not compromised any of the other results. However, the new addition reflected a lean structure and strategy as the timing of the new regional plan was politically crucial in light of the announced Israeli annexation plans.

On the other hand, the land settlement component is also considered a unique progression and reflects a strategic and holistic overview of Area C. It follows the design of the land settlement model led by the LWSC, with minor changes related to incorporation of the STDM and GEC and the contracting of not-for-profit organizations. The resources allocated to this component was adequate and efficient. In fact, as indicated at the first progress report, the cost of land survey is within the national average despite the characteristics of the marginalized targeted area with respect to distance and proximity to settlements. The support provided to the GIS department at the LWSC is considered a critical investment that with the relatively small amount of the hardware and software support it is expected that the processing rate of technical data associated with land claims is significantly increased and hence reduce the overall cost of land settlement. Also, improving the capacity of the LWSC in generating reports and monitoring progress would reduce time needed to generate timely reports and analysis. The NUP is another area where the governance and operation structure of the planning function would be strengthened and hence strengthen the relationship among local, cluster, regional and national planning.

According to the Head of PLA, the land settlement and registration in Area C is very important as land registration is more beneficial than collective land ownership as it decreases, albeit doesn't stop, the chances of being leaked to the illegal settlement bodies. He also added that it reduces community conflicts, reduces time needed by the court system to determine ownership and land boundaries as the corresponding legal cases represent 25-30 per cent of all incoming legal cases.

In terms of the management structure, the project is being administered by a professional and dedicated team. The project manager, the Senior Urban Programme Officer, is responsible over management of the stakeholder's relationship including national partners as well as providing leadership and oversight. The project manager reports to the head of country programme who follows up on the major achievements and strategic issues. The head of the country programme commenced the mid-term evaluation assignment by meeting with the Evaluator and provided overall view over UN-Habitat's portfolio as well as its strategic view. He was also present during the Expert Group Meeting attended by heads of LWSC and PLA, along with the presence of the regional representative of UN-Habitat based in Cairo, Egypt.

The split of the project coordinator position into project coordinator and community mobilizer reflected a flexible and efficient modality. Both incumbents are professional and dedicated staff who showed strong leadership and hands on management over their components. Both have also

set up and run the two workshops. Stakeholders interviewed in the field and at MoLG and LWSC commended the professional work and dedication. The spatial planner and GIS officer located at the MoLG provides support to the project as well as to the Area C monitoring system. MoLG expressed their satisfaction to their role in supporting the planning function within the Survey and GIS unit. Along with the inclusion of the land settlement component, the resulting load in terms of procurement is noticeable. This load was managed effectively by the operation officer with support from the ROAS and headquarters in Nairobi, Kenya that contributed to alignment of the component with the original workplan.

The Evaluator received positive feedback from national partners, namely the PMO, PLA, LWSC and MoLG on UN-Habitat, its project manager and the team as a whole. Despite the fact that the land settlement component was relatively new to UN-Habitat in terms of operational level, the team seems to be capable in managing its various aspects as well as acknowledging the newly emerging issues of intersection between planning and land. Partners interviewed are up to date with the project's activities and progress, which reflected a close, transparent and regular reporting and coordination channel. It was noted, however, that the project manager is investing a lot of time exchanging information and challenges between the LWSC and MoLG. While both parties are pleased with the institutional arrangements, the engagement of the two parties at the project management committee could be more beneficial and effective. Considering the unique experience in dealing with planning and land at the same time, it is recommended that the exchange of challenges and successes are discussed and tackled at the project management committee level or another type of coordination committee, such as the newly established LMA SWG.

The capacity of national and local partners to implement the project is considered evident. The MoLG has accumulated significant experience in spatial planning. The LWSC is considered an active public institution that performs land settlement following a decentralized and localized approach with strong quality assurance at the central level. Public servants at the two institutions are experienced, professional and committed staff. For instance, the support provided to the GIS department at the LWSC is considered a critical investment that with the relatively small amount of the hardware and software support it is expected that the processing rate of technical data associated with land claims is significantly increased and hence reduce the overall cost of land settlement. Likewise, the on-the-job training facilitated by UN-Habitat and GLTN to the local implementing partners under the land component was well received by the local implementing partners, especially on using the Social Tenure Domain Model.

The Evaluator reviewed the expenditure versus the budget and found that the current level of expenditure is consistent with the progress made on all results. 66 per cent of the budget is allocated to 'Planning and Land Interventions/Sub-contracts', and the current level of expenditure of this item is 65 per cent, which is consistent with rate of implementation. The 'Equipment and Furniture' budget item shows overspending by 78 per cent, which was caused by the actual needs of the LWSC in terms of powerful computers and servers. The extra budget was utilized from recovery costs under the sub-contracts budget line and in line with the General Conditions of the EU contract. The below tables outline the budget breakdown summarizing the variances between the total budget approved and the total accumulative expenditure till September 2021 (**Error! Reference source not found.**) and graphically represents expenditure versus budget (Table 8).

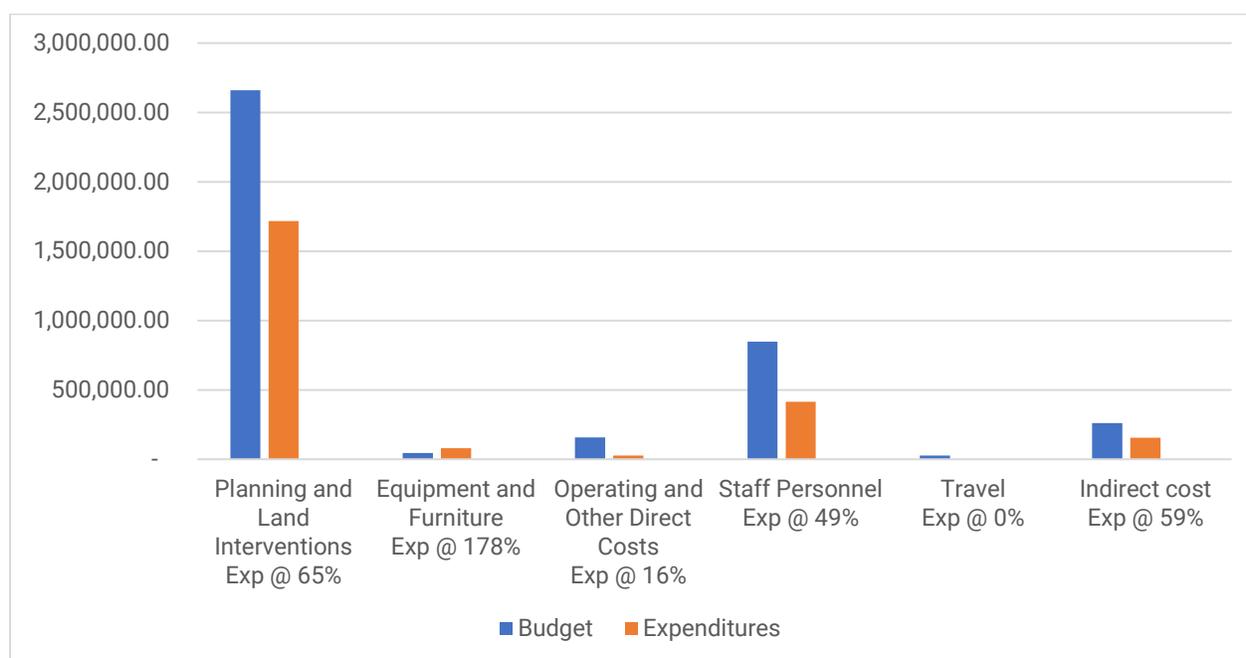
Finally, COVID-19 has minimally impacted the project, where lockdowns occurred during the inception and scoping stage rather than the implementation stage. The impact was mainly on the

access to the beneficiaries for the purposes of awareness raising and consultations, where several field visits, including high level visits, were rescheduled. However, field visits and awareness raising sessions were intensified after easing of lockdowns, overachieving on planned sessions and visits to communities. Additionally, in response to COVID-19, two additional activities were implemented, a recovery plan and a rapid assessment of the LGUs engaged under the planning and land components.

Table 7: Expenditures, Total Budget and Total Accumulative Expenditures for the Project

Total Amount Received	2,593,656 EUR		
Expenditures	Total Budget (EUR)	Total Accumulative Expenditures (EUR)	Variance (EUR)
Planning and Land Interventions/Sub-contracts	2,659,961.26	1,718,479.60	941,481.66
Equipment and Furniture	44,292.00	78,984.16	-34,692.16
Operating and Other Direct Costs	158,697.00	25,877.35	132,819.65
Staff Personnel	848,502.50	414,420.54	434,081.96
Travel	26,865.00	-	26,865.00
PSC	261,682.24	155,244.71	106,437.53
Total before contingency	4,000,000.00	2,393,006.36	1,606,993.64
Contingency Budget	-	-	-
Total Budget	4,000,000.00	2,393,006.36	1,606,993.64

Figure 4: Graphical representation of Expenditures versus Budget



5.4 Sustainability

Various elements can contribute to sustainability. While some of these elements could indicate progress towards sustainability during half-life cycle of the project, others are contingent to specific results. Local and institutional ownership of the project is considered vivid.

The sustainability of land settlement is in the handing over of the data to the PLA. While the land settlement component is part of a limited programme of settling land within a limited time period through LWSC, the results of land settlement within the project contribute to supporting the role and leadership of LGUs and in handing over the mapped land rights to the PLA and including it in the land information system under preparation at the bequest of the World Bank. The World Bank emphasized that UN-Habitat and GLTN are coordinating with their technical teams on the integration of the data collected.

Also, the results of land settlement within the project contribute to supporting the role and leadership of LGUs in planning and fostering socio-economic development inside their communities. The land settlement process and outputs also contribute to social cohesion as well as identification of public spaces that could be utilized for public use or basic services. The LGUs accumulated significant experience in managing their outline plans in light of the results of the land settlement work inside their communities. Adjustments to the outline plans are made with support from the LGUs which contribute to their technical experience. The Evaluator noticed that LGUs widened main streets taking the advantage of land settlement.

The capacity is developed to ensure sustainability. At the central level, the Evaluator noticed that the staff at LWSC are taking a lead on dealing with land settlement activities as well as providing guidance to the project's team. The leadership and ownership of LWSC were also noticeable during the Land Settlement workshop and the Expert Group Meeting. The Head of the commission and the technical team show strong dedication to finalization of land settlement in all of the West Bank and seem open to learn about good practices. During these workshops all parties, including LGUs, LWSC and MoLG local offices and national partners, met and discussed their experience, shared lessons learnt and success stories and discussed means of facilitating and expediting land settlement in general.

On the other hand, MoLG is well familiar with administering the planning function and the staff at the Survey and GIS department seem capable in managing the various technical details, including supporting MoLG's efforts in monitoring Area C planning projects. The incorporation of project's details into main databases of the MoLG and LWSC and the requirements for timely reporting (e.g. ownership by gender) are evident to the capacities that are being developed.

In addition to basic monitoring of planning interventions in Area C, the team at the GIS and Survey department at MoLG, in partnership with implementing partners, is expected to monitor and document development changes on the ground resulting from such projects, such as monitoring urbanization, agricultural investments, population, etc. Such data is crucial to assess long-term impact and improve the design of future interventions.

On the other hand, the land settlement component that is being managed by the LGUs at the local level seems to be causing some grey areas in terms of prerogatives and possible solutions, e.g. impact of land settlement on outline plans submitted to the ICA, existence of outline plans that

are not nationally endorsed and open to public objections, etc. MoLG and LWSC needs to centrally discuss these issues at the technical level across the West Bank interventions. In addition to the two-project staff located at the MoLG, the RPG and NUP are considered important results that contribute to the capacity building of the MoLG. The results of the NUP are expected to be crucial with regards to linking all planning dimensions, and its process of preparation will contribute to ownership. Considering the fact that the NUP will be implemented by relevant ministries, it is expected that MoLG works closely with relevant ministries and government bodies during its elaboration, as well as capitalize on the already abundant experience with regards to outline, cluster and regional planning on one hand and other sectors, e.g. agriculture, water, housing, etc on the other hand. This is particularly important as the land settlement in Area C will contribute to pushing the development envelop beyond the boundaries of the LOPs. It was noted that MoLG and UN-Habitat intends to launch the political consultation process with national stakeholders under the NUP on 31 October 2021 in celebration of the World Cities Day, along with two important national reports prepared with technical support from UN-Habitat: implementation of the New urban agenda and Voluntary National report on Goal 11 – sustainable cities and communities.

Considering the existence of similar needs in other areas, progress that is being achieved under this project and existence of strong institutional set up and partnerships, the project constitutes a unique model that is replicable in other marginalized areas in the West Bank. The policy dialogue pertaining to the intersection between planning and land settlement that has been triggered by the project is instrumental and the need to continue the policy dialogue and operational coordination is required.

Finally, the project pilots two internationally developed innovative land tools by GLTN: STDM will be incorporated into the LWSC land management system, which will be transferred to the PLA, ensuring the continuous use and availability of the collected data on urbanization, land use, population, etc. Such data is crucial to assess long-term impact and improve the design of future interventions; and the use of the Gender Evaluation Criteria (GEC) incorporates a criterion on upscaling and sustainability of tools being assessed, ensuring that they are considered.

5.5 Project Coherence / Complementarity

For the planning component, there are no other ongoing planning initiatives being implemented in the same geographical areas of the project. Nevertheless, other development partners are building on the outputs of this project, including the EU, Islamic Development Bank amongst others.

As indicated by UN-Habitat and MoLG, the project is building on previous phases as well as the achievements made by donors/programs as outline at the end-term project evaluation of EU II. With regards to the land settlement, UN-Habitat liaises with the World Bank with regards to support provide to LWSC and PLA. The coordinated efforts are clear in terms of the support to the LWSC's database and gender related information. Since the World Bank doesn't work in Area C there is no territorial overlap in terms of land settlement of the project and that of the World Bank. Also, there is no overlap between the EU-funded project (EU III) and the Dutch funded land settlement project that is implemented by the Land Research Center. As noted in the effectiveness section above, the LWSC and MoLG are expected to clear few technical discrepancies at the policy and operational levels so as to strengthen coherence of all projects

and foster socio-economic development benefiting from significant achievement at both land use and land development.

This project is in line with the [Habitat Country Programme Document 2018 – 2022](#) signed off by UN-Habitat and the government, and is anchored in the United Nations Development Assistance Framework (UNDAF) 2018 – 2022, and the EU Joint Strategy.

In continuation to previous projects, this project operates at local and central levels by strengthening the resilience of people in marginalized communities as well as expand the prospects of development beyond the boundaries of the LOPs via land settlement and cluster plans. The combination improves territorial integrity and contiguity and empowers local and national partners in challenging the permit regime in Area C.

The table below provides a summary of main highlights of complimentary efforts with development partners prompted under this Project with focus only on LOPs under consolidation. It is evident that a complimentary approach is in place as there is synergy with planning interventions funded by the government and humanitarian and development partners, including, Action Against Hunger (ACF), World Bank, Islamic Development Bank (IDB), Representative Office of Denmark (DRO), etc. (

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Table 8: Complimentary efforts with development partners at communities targeted by consolidation of LOPs within the Project

Governorate	No.	Local Outline Plan	Intervention	Donor	Budget (Euro)
Hebron	1	Al Majaz	Rehabilitation of internal roads - Masafer Yatta	MoLG - Development Budget	100,000
	2	Halaweh			
	3	Isfey Al Tahta and Isfey Al Fuqa			
	4	Jinba and Beir Al Ghawanmeh			
	5	Um Fagarah			
	6	Khirbet Al Fakheit			
	7	Khirbet At Tabban			
	8	Mirkez			
	9	Maghayir Al-Abeed	Supply of four water tanks (1.5m3)	ACF	-
	10	Tuba	Construction of water network	ACF	-
	11	Om Adaraj	Rehabilitation of internal roads	MoLG - World Bank	21,800
			Rehabilitation of electrical network	EU - DRO	70,000
12	Ad Deirat & Ar Rifa'yyah (Khallet Al Mayya)				
Bethlehem	13	Al Walaja	Rehabilitation of internal roads	MoLG - IDB	90,200
			Expansion of existing school	MoLG - MoF	87,500
	14	Battir	Establishment of electricity line and rehabilitation of internal road	MoLG - IDB	147,600
			Preservation of the core heritage area	UNESCO	-
15	Jabal Harasah				
Jerusalem	16	An Nabi Samwil	Establishment of electricity line	MoLG - IDB	32,800
	17	Qalandiya	Rehabilitation of internal roads	MoLG - IDB	121,000
Nablus	18	Tell Al Khashaba			

5.6 Community Value Added

The project incorporates the Human Rights Based Approach, incorporating participatory and non-discriminatory procedures. Under the planning component it was evident that the HRIAM endorsed by MoLG in 2016 reflects on community added value by leading the plan-making processes at the local level based on the “do no harm” imperative, but even “to do better”.

The targeted communities have accumulated experience with regard to identifying their human capital and natural resources as well as the boundaries of their communities and the risks environment. The outline planning process involved community mapping and engagement of various community groups. The addition of the land settlement component along with its associated awareness raising, open and public application process and its linkages with the previously prepared outline plans was reflected with the strong support to the project's activities, as indicated by various stakeholders.

Additionally, village councils are noticed to be energetic bodies led by community leaders who have the experience in expressing the needs of their communities. LGUs have also the experience in relating specific community needs, e.g. water network, roads, agriculture, etc with the outline plan. An indication to this as noted by the Evaluator is the directives given by LGUs to widen main roads and allocate public lands in parallel to the land settlement process in their communities. When asked about their ability to continue land settlement in their communities after the end of the project, almost all people interviewed confirmed that people are poor in their communities and they cannot afford funding the cost of land survey as the case in other villages or cities.

As whether the project brought added value by involving UN-Habitat and partners, people interviewed including at LWSC confirmed that the UN-Habitat is professionally managing the project including careful attention to details, close follow up with all parties, including implementing partners, sharing of information, facilitate transfer of experience from the region and the globe, results-based management, etc. For the LWSC, the experience derived from the field are documented and channelled in a professional way that enable the commission to develop and improve their work. Also, the close and day to day management of activities including follow up with all parties expedited the process of land settlement that otherwise would have taken much longer period. Most importantly, the linkages between planning and land settlement required a professional organization so as to be able to manage the overlap and generate technical solutions while bringing up the challenges that require policy intervention to central level. The head of the PLA commended the work of UN-Habitat particularly for their commitment to share regional and international experience and bringing new thinking and approaches to land management in general.

5.7 Visibility

The Evaluator noticed that all stakeholders and beneficiaries interviewed are aware that the project being implemented is funded by the EU. The Project's communication and visibility plan was implemented in line with the EU requirement and published guidelines and was well developed and strictly followed by UN-Habitat and partners. The EU-UN-Habitat visibility was promoted via various tools and settings. At the targeted communities, and during awareness raising and community workshops project staff make sure to present EU as the donor and UN-Habitat as the implementing partner of the project. Brochures and newsletters are also circulated at the LGUs, LWSC, MoLG and PLA. During the Land Settlement workshop and the Expert Group Meeting, the roll-up and branding of both the EU and UN-Habitat was very visible.

Also, the field visit organized in July 2021 was managed in a way that reflected EU visibility and UN as a whole. The Evaluator reviewed the four newsletters and one brochure issued by the project and found that the EU visibility is clear.

Finally, UN-Habitat utilizes their electronic pages (UN-Habitat Palestine [Facebook page](#)/, UN-Habitat Palestine [YouTube channel](#), UN-Habitat Global Website) in promoting project's activities. The number of followers at UN-Habitat's Facebook and YouTube pages are low (4,195 for the Facebook page and 6 subscribers for YouTube). In order to increase the visibility of the project, EU and UN-Habitat, it is recommended to utilize short videos promoting and explaining the work of land settlement to be used during the awareness raising phase at targeted communities and reduce the quantities of printed material. Short videos including animated ones can be shared easily via social media. Also, as noted by the head of the Al Walaja village council, many land-owners live in the diaspora who are looking for details concerning the land settlement process. Short videos (with English and Arabic) can be easily shared among the Palestinians in the diaspora, which would support the overall settlement work as well as improve the visibility of the EU and UN-Habitat in Palestine and abroad.

It was stated by UN-Habitat that a dedicated awareness plan in partnership with LWSC was prepared and local implementing partners will be selected to support awareness raising activities, including short videos production. The published terms of reference of this assignment stated: "develop a multi-level dissemination plan for both the motion-graphics and printed materials (identifying the main channels, timeframe and frequency of promotion) to ensure that the target locations are reached. This can include sponsored reach via social media and other tools via collaborations with non-governmental organizations (grassroots organizations), academia (local schools) and private sector (e.g. small businesses in the area, Mada TV, Jawwal, Bank of Palestine) – consultations with relevant stakeholders is needed."

6. Conclusions

Considering the analysis provided as part of this report the project is on track and proceeding well and supported by the strong community and ministerial ownership. The project is considered an important and unique pilot that builds on previous achievements and incorporates land management component. Key conclusions can be drawn as follow:

1. The project including its design is still valid with regards to its strategic support to Palestinians living in Area C in protecting their rights and it's interventions respond to people's needs. The project is relevant at a strategic level through conformity with the Palestinian NPA (2017–2022), NDP (2021-2023) and the Land Sector Strategy in addition to Local Government sector strategy. Local communities and national partners confirm that planning and land settlement are key to strengthen resilience of Palestinians in Area C as well as improve the protection of their properties. While joint planning committees are being established in line with the Area C Strategic Framework so as to implement projects inside outline, cluster and regional plans, the approval of previously prepared outline plans would contribute to shared vision among government and non-government actors. During the evaluation, the government indicated that it is already implementing various projects despite of the fiscal challenges, and this is considered an important signalling of ownership and leadership that necessitate further support from the international community.
2. Building on the results and achievements of previous EU funded projects, this project has capitalized on the progress made by the LWSC in land settlements in Areas A and B by smartly incorporating land settlement with local outline planning as an important protection element and socio-economic catalyst.

3. The addition of a regional plan covering the middle of the Jordan Valley indicated a flexible project design that responded to the Israeli annexation plans of the Jordan Valley. The geographical coverage of the regional plan also supports the Economic Cluster Plan of the Palestinian government targeting the Jordan Valley as well as other areas in the West Bank.
4. Cluster and regional planning provide planning, decision making and monitoring tools to engage various governmental and non-governmental actors as well as to converge with the economic cluster plans by defining needs and priorities in various sectors at a territorial level. While the NUP provides a unique evolution to strengthen the relationships among outline, cluster, regional and governorate plans, it is important to facilitate effective coordination among government entities. The issues emerging from the intersection between land settlement and planning is a starting point to clarify synergies. At the same time, documentation of success stories and results emerging from the planning function at various levels is important to advance supportive policies and strengthen the capacity of the government. For example, monitoring the impact of outline plans with regard to agricultural development, housing, population, etc is crucial to assess the effectiveness of such projects. Also, it would be interesting to compare the effects of land settlement in an ICA approved outline plan such as Imneizel, Hebron targeted under this project with other communities.
5. The land settlement work in the West Bank is mainly being funded by both the government and the local community as the current implementation modality is based on LGUs requests for land settlement. Marginalized communities labeled with high poverty rates will not be able to fund settlement work despite the fact that many communities are facing risks from the illegal settlement enterprise. Donor funded land settlement work will still be needed to complete land settlement in marginalized communities. At the same time, several technical issues are emerging with regards to the overlap between previously planned communities (and submitted to ICA) and land settlement, e.g. accuracy of roads and public spaces, location of roads and land use. However, land settlement is considered an opportunity to update the outline plans and technical coordination will be needed to capitalize on previous results since once land settlement is complete land ownership become irreversible.

7. Lessons Learned

Main lessons learned can be summarized as follows:

1. This project was built on the achievements of previous EU funded projects and it is clear that there exists a noticeable evolution in terms of pushing the development envelope in Area C. Utilizing the expertise of UN-Habitat by national partners is crucial to maintain the momentum as well as synthesize various strategies, e.g. spatial planning and land management effectively.
2. Ideally, land settlement should start before local outline planning; however, considering Area C and the primary need for protection land settlement constitutes an opportunity to update LOPs and mobilize local communities around public interests.
3. Close monitoring and follow up of activities by project management team in close coordination with national partners (MoLG and LWSC in this project) both at local and central levels is key in implementing the project according to the workplan.

4. Holding regular meetings of the LMA SWG are important for exchanging ideas and successes as well as sharing project results of implementing partners with national partners.
5. To identify the most suitable communication methods related to planning and land settlement work based on the community needs and aspirations, community profiles including stakeholders mapping should include a communication assessment part for each community, to learn more about the LGUs and CBOs level of activity, mapping of community leaders and positive deviants, and community dynamics, access to services including internet and level of use, etc.
6. Awareness-raising and community mobilization efforts should be led by the LWSC at a national level via mass media channels to raise awareness on the national land settlement project and its political, social and economic importance. This should be compounded by community-focused awareness raising efforts as being done by the project under evaluation.
7. Gender-responsive planning is an iterative process rather than a linear process. This is being tested using the GEC tool under this project. Given the complex dynamics relating to rigid gender roles and behaviors within the Palestinian context, it is important to invest in a nationwide, longer term, community mobilization interventions that would bring about positive social transformation, and support adapting to sudden changes on the ground.
8. Allocation of more resources to support the operational work of weak LGUs, i.e. Local Village Councils, in the provision of furniture, equipment and human resources to both the LGU and Land Settlement Offices is needed.

8. Recommendations

Recommendations to MoLG:

1. MoLG should make sure that all master plans prepared for Palestinian communities in Area C of the West Bank are shared and endorsed by line ministries. This should entail discussing these plans by the Higher Planning Council, chaired by the Minister of Local Government with membership of main line ministries. Approving previously prepared master plans will reinforce the work of land settlement while allowing a room for finetuning the plans based on the consequences of land settlements (e.g access roads to land, main road network, etc).
2. Reinforce the work of the JPCs so as to issue permits according to cluster and outline plans and monitor implementation to avoid nonconformities.
3. Strengthen technical coordination existing at present between MoLG from one side and other governmental bodies and ministries from the other side, especially LWSC and MoA on issues pertaining to land use, land tenure, and land development. Regular technical meetings should be maintained under the recently established LMA SWG under the framework of this project.
4. The ministerial committee on land, chaired by MoLG should prepare and endorse a policy with regards to fees collected by the LGUs in terms of ceiling amount, exemptions, ownership, etc. so as to assure equity among all communities.
5. MoLG should start planning with development partners to implement projects for public purpose inside communities targeted with planning and settlement so as to strengthen the role of LGUs and social cohesion. This should provide quick wins to the local communities. A good example is the placemaking interventions (public spaces) done previously with support from the EU.

Recommendations to LWSC:

6. To make sure that the land settlement work led by LWSC is completed on time under this project, LWSC should expedite the process of legal verification of objections by increasing the number legal researchers working in the 12 field offices and coordinate with the HJC to increase number of settlement courts.
7. Engage more technical staff from MoLG, PLA, MoA and other governmental bodies at the expert group meetings organized under this project and other specialized workshops discussing local, regional and international experience, and gathering lessons learned and adaptability potential to the Palestinian context, etc.
8. Review progress and revise LWSC Recovery Plan from COVID-19 prepared under this project, and activate planned strategies and workplans, including plans to increase and optimise technical staff, review procedures and finance settlement work.
9. Incorporate and standardize gender procedures into all phases of the settlement works starting from the awareness raising phase until the issuance of land titles, mainstream the collection, use and production of gender disaggregated data, and initiate the legal process to update the Table of Rights to include gender information as collected by the STDM forms under this project.
10. Provide full support to the volunteers' work supported under this project to reflect women's land ownership, including information on size, location and value of land owned by women as listed in the Tables of Rights.
11. Ensure that settlement offices are meeting the minimum number of staff, including the inclusion in each office community mobilisers and legal counsellors, especially in traditional and Bedouin communities, to facilitate women's access to land rights, and implement gender training to all settlement office staff.

Recommendations to the EU:

12. In light of the increasing need for supporting the LWSC work, and the initial signs of support to these efforts by the EU and other development partners, it is important to continue discussions with national and international partners to agree on a plan of action to further support the land settlement work in the West Bank, including Area C. The current modality through UN-Habitat offers many comparative advantages to all, especially to beneficiaries on the ground. This would guarantee momentum to the work already achieved.
13. It is important that the EU as one of the largest donors to Area C of the West Bank, to maintain policy discussions and support advocacy efforts on spatial planning and land tenure issues. The participation in the designated sector working groups on local governance and land management and administration is recommended to be sustained.

Recommendations to UN-Habitat:

14. Accelerate the implementation and delivery of project's activities, with focus on the NUP with full engagement with all stakeholders and interlocuters.
15. Coordinate with PMO with regard to the projects' monitoring system under development and include the planning and settlement work to the database so as to strengthen the utilization of planning (at all levels) for strategic planning purposes.
16. Utilize the social media and video production to promote the visibility of the project, national partners' work and EU strategy, in addition to raising awareness of people about planning and land settlement, including gender.

Annexes

Annex 1: Terms of Reference

1. General Information

Project Title:	Achieving Planning and Land Rights in Area C (2019-2023) [ENI/2019/408-287]
Title of Consultancy Job	External Evaluation Consultant
Duration of assignment	One paid month but the assignment is carried out over a period of two (2) calendar months
Name of Supervisor	Ahmad El-Atrash, Sr. Urban Programme Officer

2. Background and context

The United Nations Human Settlements Programme (UN-Habitat) is the United Nations agency for human settlements. UN-Habitat's mission is to promote transformative change in cities and human settlements through knowledge, policy advice, technical assistance and collaborative action to leave no one and no place behind. UN-Habitat works through multiple year strategy approach. The Strategic Plan 2020-2023 has the overarching objective of advancing sustainable urbanization as a driver of development and peace, to improve living conditions for all.

The organization implements its mandate through implementation of normative and operational work at global, regional and country levels. The Special Human Settlements Programme for the Palestinian People (SHSPPP) (UN-Habitat, Palestine) was established following the adoption of UN-Habitat Governing Council resolution 19/18 by governments in 2003. During the 23rd session of the Governing Council in 2011, a new resolution 23/2 was adopted, providing a clearer and more focused mandate for the SHSPPP, requesting UN-Habitat "to further focus its operations on planning, land and housing issues in view of improving the housing and human settlement conditions of Palestinians". Further, during the 26th session of the Governing Council (now UN-Habitat Assembly) in 2017, a resolution was adopted calling UN-Habitat "to continue to focus its work where there are acute humanitarian and development needs as identified through technical assessments by UN-Habitat".

The spatial planning support programme for Palestinian communities in Area C, West Bank is one of the programmes implemented under the SHSPPP. In close collaboration with the Ministry of Local Government (MoLG) and funding from the European Union (EU); UN-Habitat has provided spatial planning support to the Palestinian communities through the following projects: "*Spatial Planning Support Programme for Palestinian Communities in Area C (2013-2015)*"; "*Fostering Tenure Security and Resilience of Palestinian Communities through Spatial-Economic Planning Interventions in Area C (2017-2020)*"; and the on-going project *Achieving Planning and Land Rights in Area C (2019-2023)*", which is the subject for this evaluation. The evaluation of the 2017-2020 project ([Link](#)) found that projects in Area continue to be relevant and respond to the needs and rights of the Palestinian people and strongly contributes to the Palestinian National Policy Agenda of 2017-2022 and the Palestinian National Development Plan 2021-2023.

Support to planning and development activities in Area C of the West Bank through MoLG has received financial support from many donors and members of the international community. The support was kick started by the British Government in April 2009 and sustained till 2015. Subsequently, the spatial planning work in Area C was consolidated between August 2013 and

September 2015 by support funding of the European Union (EU). Between February 2013 and March 2015, the Belgium Government supported more spatial planning interventions in Area C, especially the preparation of LOPs, and then replicated its support during August 2018 and December 2019. In parallel, UN-Habitat and in collaboration with MoLG and other Palestinian stakeholders received financial support from the French Government (December 2012 – September 2015), UK/Department for International Development (DFID) (February 2014, -June 2016), and EU (May 2017 -May 2020) to substantially contribute with a wide-range of spatial planning interventions, including statutory and non-statutory plans, along with advocacy work to defend the planning and building rights of Palestinian communities in Area C.

UN-Habitat has leveraged its spatial planning interventions in Area C by working closely with the Palestinian partners, especially MoLG, and the Area C National Coordination Team affiliated to the Office of the Prime Minister. Development and planning of Area C is defined as a priority in the Palestinian National Development Plan (2021-2023) dubbed “Steadfast Resilience, Disengagement, and Cluster Development Towards Independence”. Likewise, since its establishment in 2016, the Land and Water settlement Commission (LWSC) received technical and financial support from development partners, mainly the World Bank and the EU through UN-Habitat to support the Road Map for Reforming Palestinian Land Sector (2017).

3. The Project description

The terms of reference at hand is for the mid-term evaluation of the current EU-funded project: “Achieving Planning and Land Rights in Area C”, which is implemented by UN-Habitat in close partnership with MoLG and LWSC between 2019 and 2023.. Total funding amounts to Euro 4 Million. The project overall objective is to improve the resilience of Palestinian communities in Area C through achieving planning and land rights in partnership with MoLG and LWSC. More specifically, the project aims to achieve the following expected accomplishments (outcomes)

1. Improved community mapping of land rights using the Social Tenure Domain Model – a pro-poor, gender responsive, participatory, and affordable land information system;
2. Enhanced capacity for performing land-based functions in Area C to build resilience through participation in land-based processes; and
3. Coordinated advocacy for changes in the restrictive land-planning system of Area C based on a comprehensive information and monitoring system.

At output level, the project aims to deliver the following outputs:

1. 20 Local (Detailed) Outline Plans consolidated to advance discussions with the Israeli Civil Administration (ICA)
2. Two Cluster Plans in North West Jenin and North Tubas consolidated for a group of local Palestinian communities in Area C, and support to the established joint planning committees to monitor and oversee the implementation of the prepared plans
3. More than 70,000 dunums of land settlement for Palestinian communities in Area C is accomplished
4. Coordinated Advocacy and Capacity Development - Information monitoring and advocacy statements and visibility activities are delivered
5. A national urban policy and rural planning guidelines are prepared and adopted

3.1 Project components

This project has two interconnected components aimed at improving resilience, tenure security, and national capacities.

Component 1: Mapping of land rights component

This component focuses and will be achieved through (i) upgrading the national and local capacities to implement and document participatory land settlement; (ii) providing comprehensive technical support and equipment to LWSC; (iii) providing expert recommendations on policy change and implementation; (iv) conducting high level coordination highlighting the importance of land administration and management; and (v) piloting land settlement in selected areas in marginalised communities in Hebron and Bethlehem governorates utilising the Social Tenure Domain Model (STDM) and Gender Evaluation Criteria (GEC). The project also promotes Housing, Land, and Property (HLP) rights, especially those of women and the most marginalised, through: (i) awareness raising and access to information; (ii) research, knowledge management and documentation of lessons learnt and best practices; (iii) advocacy efforts related to safeguarding the rights of the most marginalised and good governance; (iv) establishing synergies; and (v) promoting better use of public and state land. The Global Land Tool Network (GLTN) headquartered at UN-Habitat is providing technical support in this component, especially in terms of the employed GLTN's tools, namely the STDM and GEC.

Component 2: spatial planning focusing on the provision of support to Palestinian communities in Area C to respond to the demolition crisis in place and enable local spatial development interventions

This component will be achieved through consolidation and development of LOPs and cluster plans, adoption of a National Urban Policy, and development of Rural Planning Guidelines. It promotes good governance on the local and central levels, participatory decision making, and aims to coordinate investments spatially, to create synergies between investments in different sectors, to connect urban and rural areas into functional economic units, to build consensus amongst stakeholders and to chart a development path that is respectful of local needs and cultures.

3.2 Project alignment with UN-Habitat strategies and global Agendas

The project is in conformity with the UN-Habitat Strategic Plan 2020-2023 and Regional Office for Arab States (ROAS) Regional Strategic Plan 2020-2023. Furthermore, the strategic interventions identified in the project contribute and cut across a number of the key elements identified in the Action Framework for Implementation of New Urban Agenda, and the 2030 Agenda for Sustainable Development, with focus on Goal 11- sustainable cities and communities.

3.3 The main local implementing partners involved in the project

- An Najah National University (NNU) based in Nablus.
- NNU and Universal Group for Engineering and Consulting based in Nablus.
- Palestine Polytechnic University based in Hebron.
- Beit Sahour Municipality.
- Shadi Engineering Office based in Beit Sahour.

- Ar-Rafedain Engineering Office based in Ramallah and Taha Surveying Office based in Hebron.
- The Union of Agricultural Works Committees (UAWC) based in Ramallah and Mousa Alqam Company based in Hebron.

3.4 Monitoring and reporting on the project

The first progress report covering the period 23 September 2019 and 22 September 2020 under this project highlighted that four main issues have significantly impacted the situation of the Palestinian people, increasing the need for this project, and impacting the project implementation:

- **Israeli-Palestinian engagement:** The Israeli Civil Administration (ICA) continued its ordered moratorium regarding the approval of LOPs prepared and submitted by the Palestinian communities in Area C of the West Bank. No major approval on the submitted LOPs have been recorded recently although technical meetings continued to take place with the ICA till end of December 2019. The Palestinian Authority (PA) decided to cease submissions and discussions with the ICA for some time, but joint planning committee meetings were resumed afterwards in January 2021. It is noted that intensification of advocacy efforts to pressure the ICA are increasingly needed and will continue through this project.
- **The plans for the annexation of Area C by the Israeli government:** The second quarter of 2020 saw Israel's stated plans for annexation to extend sovereignty over most of the Jordan Valley and all of the Israeli settlements in the West Bank based on the American Peace to Prosperity Plan released in late January 2020. Palestinian leadership has reacted to the annexation plans by considering itself absolved of all bilateral agreements with Israel and the United States, including the suspension of security coordination with Israel and not accepting clearance revenues that Israel collects on its behalf. Official annexation has been suspended and security coordination resumed, although the facts on the ground reflect a noticeable increase in demolitions, displacements, settler violence, damage to property, settler outposts, clashes and arrests; further degrading the stability and achievement of rights of communities in Area C, and increasing the role and importance of this project.
- **The COVID-19 pandemic:** The globally spreading pandemic reached Palestine in the first quarter of the year 2020, initiating a State of Emergency declared on 5 March 2020 by the Palestinian President in order to contain the spread of COVID-19 following the World Health Organisation's (WHO) announcement on 30 January 2020 of a "public health emergency of international concern" updated on 11 March 2020 to a "global pandemic". As of 21 June 2021, a total of 341,514 cases were confirmed in Palestine, with 2,956 active cases, 3,819 recorded deaths². The imposed lockdowns, including curfews and restrictions aimed at preventing the spread of the disease resulted in negative socio-economic impacts which exacerbate the consequences on the already dire development situation especially in Palestinian communities in Area C. This prompted the response and recovery planning by the United Nations Country Team (UNCT) and national authorities to the COVID-19 pandemic including the newly developed Inter-Agency Plan for COVID-19 and the UN Development Response Plan in support of the PA. Throughout

² Palestinian Ministry of Health: CORONAVIRUS - COVID19 Surveillance System: <http://site.moh.ps/index/covid19/LanguageVersion/0/Language/ar>

the crisis, UN-Habitat staff continued working remotely, and through this project, a COVID-19 rapid assessment was done for eight out of the 11 targeted communities under the land component. Results of the assessment showed that Local Government Units (LGUs) are under great operational stress to provide critical and vital services to their communities, and their abilities to fund and manage land settlement and planning are further degraded, increasing the role and importance of this project. Support was also provided to LWSC and MoLG in the development of recovery and emergency plans that ensure the continuation of work and service provision to LGUs and the Palestinian communities in response to COVID-19.

- **Intensified demolitions and confiscations:** There is a conspicuous increase in demolitions and confiscations during the COVID-19 crisis and following the announcement of annexation plans. A statement by the former Humanitarian Coordinator/Resident Coordinator/Deputy Special Coordinator, Jamie McGoldrick, on 10 September 2020 on the spike of unlawful demolitions declares that “the period from March to August 2020 saw the demolition or confiscation of 389 Palestinian-owned structures in the West Bank, on average, 65 per month, the highest average destruction rate in four years”. There is also an increased use of Israeli Military Order 1797, which allows for demolitions within 96 hours of the issuance of a “removal order”. Through this project, the demolitions and displacements in Area C are monitored and feed into the development of LOPs to limit further degrading the stability and achievement of rights of communities in Area C.

4. Purpose and objectives of the evaluation

This midterm-project evaluation of “Achieving Planning and Land Rights in Area C” is mandated by the donor, the EU, and in-line with UN-Habitat Evaluation Policy (2013) and the Revised UN-Habitat Evaluation Framework (2016) that mandate all projects over USD 1 million to have an evaluation conducted by external consultant.

The midterm-project evaluation serves both accountability and learning purposes. It is intended to provide evidence on what was achieved so far by the project at objectives, expected accomplishment (outcomes) and output levels by assessing the achievements, challenges and opportunities of the project through measurement and analysis of all the phases of the project management cycle in relation to its results chain and the project’s logical framework. It is also intended to enhance learning by identifying gaps and where adjustments are needed, constraints, lessons learned and recommendations that may be the basis of decision-making for UN-Habitat’s scheduled programming under this project.

In addition to assessing the status of the achievement of the planned results, the evaluation will assess the project against the evaluation criteria of relevant, efficient, effective, sustainable, impact and coherence. The main target audience of this evaluation is the project team, UN-Habitat Management, the MoLG, LWSC, EU, international and local implementing partners and other stakeholders.

The specific objectives of the evaluation are:

1. To assess the project’s performance in terms of achievement of results at objective, expected accomplishment (outcome) and output levels;

2. To assess the relevance, efficiency, effectiveness, sustainability and coherence of the project in improving the conditions of Palestinian communities in Area C in terms of planning and land issues to protect and ensure their right to an adequate standard of living;
3. To assess project management modalities, appropriateness of partnerships, working arrangements, adequacy of resources and how these may have impacted the effectiveness of the project;
4. Assess the project's implementation strategy in terms of: the project's visibility and information and communication;
5. To assess how cross-cutting issues such as gender equality, climate change, youth and human rights were integrated into the project as well as how they impacted the achievements of the project, and provide tangible recommendations for enhancing the performance of the project in terms of these cross-cutting issues;
6. Identify lessons learned and make strategic, programmatic and management recommendations on what further needs to be done to effectively promote and develop sustainable spatial planning and good land governance in Area C and the Palestinian territory; and
7. Identify if the project was nimble to the needs and aspirations of the beneficiaries, especially after the eruption of the COVID-19 pandemic.

4.1 Scope of the evaluation

The evaluation will focus on the passed life cycle of the project, covering the period from September 2019 and until July 2021. It will assess the planning, funding, implementation achievements, monitoring and reporting on the project.

4.2 Key evaluation questions

The suggested evaluation questions below and indicative ones on the evaluation criteria. The consultant will modify or include relevant questions based on the reconstructed Theory of Change of the project that will guide the design and questions for this evaluation.

Relevance

To what extent was the project relevant to t to requirements/needs of the beneficiaries (national and local governments)?

To what extent was the implementation strategy responsive to the EU and UN-Habitat strategies?

To what extent were the project's intended outputs and outcome consistent with national and local policies and priorities, and the needs of target beneficiaries?

To what extent is UN-Habitat's comparative advantage in this area of work compared with other UN entities and key partners? To what extent were the identification of key stakeholders and target groups (including gender analysis and analysis of vulnerable groups) and of institutional capacity issues relevant?

Effectiveness

To what extent are project's planned results (outputs and outcome) are on track of being achieved how did UN-Habitat contribute towards these achievements?

What types of products and services were provided to beneficiaries through this project?

To what extent has the project proven to be successful in terms of ownership in relation to the local context and the needs of beneficiaries? To what extent and in what ways has ownership, or lack of it, impacted the effectiveness of the project?

To what extent were cross cutting issues of gender, human rights, youth, and climate change considered and integrated in the programme design and implementation of the project?

To what extent did the assumptions and risk assessments at results level turn out to be inadequate or invalid, or unforeseen external factors intervened, and how flexible the project's management has been to ensure that the results would still achieve the intended purpose?

Efficiency

To what extent is the appropriateness of the project design in terms of its logframe and Theory of Change.

To what extent did resources and management structure of the project support efficiency for project implementation?

To what extent did the project management and local partners have the capacity to implement the project?

To what extent are the institutional arrangements of UN-Habitat adequate for the project? What type of (administrative, financial and managerial) obstacles did the project face and to what extent has this affected the project?

To what extent did activities and outputs contribute to the expected accomplishments (outcomes) and objective of the project?

To what extent was monitoring and reporting on the project transparent and satisfied key stakeholders?

To what extent has Covid-19 affected the delivery of the project?

Sustainability

To what extent was capacity developed in order to ensure sustainability of the efforts and benefits?

To what extent did the project engage the participation of beneficiaries in design, implementation, monitoring, and reporting?

To what extent will the project be replicable or scaled up at national or local levels?

To what extent did the project foster innovative partnerships with local institutions and authorities and other development partners?

Coherence/complementarity

Was the project coherent and implemented in synergy other development programme/projects in the area?

Was the project coherent or complement with UN-Habitats' donors, and partners' policies?

Out of the interest of partners two additional criteria have been identified under this mid-term evaluation, namely:

Community value-added

The extent to which the intervention adds benefits to what would have resulted from development partners' interventions in the same context.

Has the project brought added value by involving UN-Habitat and partners?

What impact has this project made that would not have been possible without the intervention?

Visibility

The consultant should evaluate the media coverage, outreach, and impact of the different visibility and outreach activities and the extent of the EU exposure in both Palestinian and international media with regard to these activities. The consultant should provide recommendations on how to improve EU-UN-Habitat visibility and media coverage in this respect.

The Evaluator may expound on the evaluation questions, as necessary, in order to carry out the objectives of the evaluation.

5. Stakeholder engagement

It is expected that this evaluation will be participatory, involving key stakeholders. Stakeholders will be kept informed of the evaluation processes including design, information collection, and evaluation reporting and results dissemination to create a positive attitude for the evaluation and enhance its utilization. Relevant entities may participate through a questionnaire, interviews or focus group discussions. UN-Habitat will facilitate for the Evaluator the engagement with the main stakeholders including key government entities, implementing partners, and beneficiary communities. A stakeholder analysis should be prepared by the external evaluation expert/consultant at the inception phase of the assignment. All data collected, analysed and presented should be gender-, age- and community-disaggregated.

6. Evaluation Approach and Methodology

The evaluation approach will be a results-based approach (Theory of Change). It will be independent, carried out by external consultant, and conducted in line with the evaluation norms and standards of the United Nations System and UN-Habitat Policy. The main emphasis will be placed on project delivery (including partnership and collaboration); achievement of results; lessons learned including critical gaps; and recommendations. Findings in the evaluation should be evidence-based with clear identification of the sources of information.

A variety of methodologies will be applied to collect information during the evaluation. These methodologies include the following elements:

- Review of documents relevant to the project. Documents to be provided by the UN-Habitat country office, donor and partners, include but are not limited to the following: project documents, results-oriented monitoring review report, progress reports to donor, final deliverables, etc.
- Key informant interviews and consultations, including focus group discussions, will be conducted with key stakeholders, including each of the implementing partners.
- Field visits, if deemed feasible with currently COVID-19 crisis to assess selected activities of the project and interview beneficiaries.

7. Accountability and responsibilities

This is a decentralized evaluation. The UN-Habitat country office in Palestine will commission and manage the evaluation. It will hire a suitable consultant to conduct the evaluation and will be responsible for sharing the evaluation products with key stakeholders, including the donor and other implementing partners.

UN-Habitat Independent Evaluation Unit will support the evaluation on quality assurance through providing support to the main evaluation products including the ToR, the inception report and the draft evaluation report.

The evaluation will be conducted by one consultant. The Evaluator is responsible for meeting professional and ethical standards in planning and conducting the evaluation and producing the expected deliverables. The consultant, in close consultation with UN-Habitat team, is responsible for and will fulfil the following tasks:

1. Review the project document and contract (and other supporting documents) and evaluate the project's outputs (planning documents/reports);
2. Develop the evaluation and assessment tools (questionnaires, interview questions, etc.) in line with the evaluation norms and standards of the United Nations System;
3. Organize interviews, consultations, and discussions with key Palestinian and other relevant stakeholders, UN-Habitat, other UN agencies, project beneficiaries, and civil society organizations in order to evaluate the project activities in line with the key objectives of this project's evaluation (as outlined in Section 3 of this Terms of Reference); and
4. Produce inception report, draft report for feedback and final evaluation report in a timely manner.

8. Primary deliverables

The three (3) primary deliverables for this evaluation are:

1. **Inception report** with evaluation detailed work plan, and a stakeholder mapping analysis, and a clear timeframe for all the evaluation activities and reports submissions. Once approved, it will become the key management document for the evaluation, guiding evaluation delivery in accordance with UN-Habitat's expectations and standards for evaluation reports. The inception report shall include background and context, evaluation purpose and objectives, theory of change, evaluation matrix, approach and methods to be used, limitations or constraints to the evaluation, proposed outline of the evaluation report, as well as work schedule and delivery dates of key evaluation deliverables.
2. **Draft evaluation report.** The Evaluator will prepare the draft evaluation report in line with the proposed timeframe, to be reviewed by UN-Habitat. The draft should follow UN-Habitat's standard format for evaluation reports (the format will be provided). The format is intended to help guide the structure and main contents of evaluation reports formulated by UN-Habitat.
3. **Final evaluation report** including executive summary and appendices will be prepared in English and follow UN-Habitat's standard format of an evaluation report. The report should not exceed *20 pages, excluding the executive summary and annexes*. The report should be technically and linguistically easy to comprehend for non-evaluation specialists.

9. Duration of assignment

The duration of the evaluation is 22 working days over a period of two (2) calendar months. The exact start date will be agreed with UN-Habitat and partners (especially, donor and governmental

institutions), and in consideration of the COVID-19 public health crisis. The work schedule for the assignment is summarized in the table below.

Work schedule	No. of Days Billed	Anticipated Dates
Milestone 1: Meeting with UN-Habitat team to discuss the work plan	1 working day	TBD
Milestone 2: Review the project document and contract and evaluate project outputs (planning documents/reports)	4 working days	TBD
Milestone 3: Submit/discuss the inception report, including tentative table of contents of the evaluation report (Deliverable 1)	3 working days	TBD
Milestone 4: Organize interviews, consultations, and discussions with key Palestinian and other relevant stakeholders and civil society organizations aiming to evaluate the project activities and performance	9 working days	TBD
Milestone 5: Draft the project evaluation report and submit for comments (Deliverable 2)	3 working days	TBD
Milestone 6: Produce the final document project evaluation report including final comments and feedback (Deliverable 3)	2 working days	TBD
Total	22 working days	

10. Technical and financial evaluation

Technical evaluation

- Experience of the consultant in the field of project evaluation 25 points
- Qualifications and competency of the consultant to complete the assignment 40 points
- Compliance of the proposed plan and methodology with the ToR 30 points
- Women candidate 5 points

Financial evaluation

Upon completion of the technical evaluation, the financial assessment will be carried out as follows:

1. The technical evaluation will weigh 70 per cent, while 30 per cent will be allocated for the financial offer.
2. Financial offers from bidders with a total technical score of 75 points or more will only be considered. Bidders with a total technical score of less than 75 points will be excluded and the financial offers will not be opened.
3. The financial assessment points will be calculated for each bidder whose financial offer has been opened according to the following formula:

The financial evaluation of the consultant: $\frac{\text{Lowest price} \times 30\%}{\text{Consultant fees/price}}$

4. The technical and financial evaluation points will be combined for each offer that has not been excluded. The tender will be then offered to the consultant with the highest number of financial and technical evaluation points, and as agreed by UN-Habitat.
5. The consultant will not be provided with daily subsistence allowance/per diems. UN-Habitat will provide logistical support, including local transportation, where needed.

11. Payment schedule

The payments for undertaking the evaluation assignment shall be paid to the consultant, according to the following:

- First instalment: 15 per cent of the value of the contract after signing the agreement and submission of the inception plan, including work plan and stakeholder analysis and approval by UN-Habitat.
- Second instalment: 60 per cent of the contract value after the delivery of the draft evaluation report and approval by UN-Habitat.
- Third (final) instalment: 25 per cent of the value of the contract after delivery of the final evaluation report and all deliverables (documents and reports) and approval by UN-Habitat.

12. Qualifications of the Evaluator

Education

- At least a master's degree in Urban and Regional/Spatial Planning, Local Governance, Land Management and Administration, Development Studies, Public Policy, Urban Geography, or other relevant discipline.

Work experience and other requirements

- Extensive and proven evaluation experience. The consultant should have ability to present credible findings derived from evidence and putting conclusions and recommendations supported by the findings.
- A minimum of seven years' professional practical experience in results-based management working with projects/ programmes in the field of spatial planning and land governance.
- Very good knowledge of international experience and best practices regarding institutional change management and human resource development, planning, sustainable urban development, and land governance.
- Very good knowledge of cross-cutting issues and their relation to spatial planning and land management projects, including gender equality, climate change, and youth and human rights.
- Understanding of and experience with demand-driven processes and methodologies of capacity building required.
- Good understanding of planning, development and governance and the associated responsibilities at municipal level.
- Familiarity with and loyalty to the goals of the United Nations and UN-Habitat's mandate
- Knowledge of municipal legal, spatial and economic drivers.

Language

- Excellent proficiency in spoken Arabic, spoken and written English is required.

Annex 2: List of Persons Interviewed/Consulted

Name	Organization	Date
Zeyad Elshakra and Ahmad Al Atrash	UN-Habitat Palestine	25/8/2021
Martin Barugahare, Chief, Independent Evaluation Unit Alexander Kikenya; Eric Kaibere; Lucy Omondi, Independent Evaluation Unit	UN-Habitat Independent Evaluation Unit	27/8/2021
Khallet Al Maiyya Hala Jbour, Settlement Officer Majdi Al Adra, Head of village council Mohammed Abu Aram, MoLG Hebron Directorate Om Adaraj Hasan Basayta, Head of village council Issa Dibes, Settlement Officer Jameel Ghannam, Surveying company Beneficiary (male) Al Walaja Khader el Araj, Head of village council Khalil Muammar, MoLG Bethlehem Directorate Walid Musa, Settlement Officer Ms. Wafa Hijazi, female beneficiary Ms. Amneh Al Araj, female beneficiary	LGUs, surveying companies, beneficiaries, MoLG and LWSC during a field visit to Khallet Al Maiyya, Om Adaraj and Al Walaja	30/8/2021
Ombretta Tempra, Human Settlement Officer – Land Specialist John Gitau, Land Information Officer	Global Land Tool Network	30/8/2021
Jihad Rabaya, Head of Survey and GIS Unit – Focal point for the EU-funded project (spatial planning component in Area C)	MoLG	31/8/2021 and 13/9/2021
Amr Nasser, Advisor to Head of LWSC – Focal point for the EU-funded project (land settlement component in Area C) Mona Berat, Head of GIS Department, LWSC	LWSC	1/9/2021 and 20/9/2021
Ammar Al Khatib, Programme Manager	EUREP	2/9/2021
Tawfiq Al Budeiri, Deputy Minister	MoLG	5/9/2021
Rafeef Abdel Razek	World Bank	6/9/2021
Adv. Ala, female participant and resource specialist	Gender Lawyer	7/9/2021 (land settlement workshop)

Mohammed Al Ramahi, Director General Nizar Samhan, Manager of Strategic Planning Department / M&E Specialist	MDLF	9/9/2021
Judge Mohammed Ghanim, Head	PLA	9/9/2021
Rasha Abbas	Lawyer at NRC	14/9/2021 (Expert Group Meeting)
Mohammad Sharaka, Head Amr Nasser, Advisor to the Head	LWSC	27/9/2021

Annex 3: Evaluation Matrix Inclusive of Key Stakeholders

Relevance

Question	UN-Habitat	MoLG	LWSC	EU	LGUs	IPs	Other donors and UN agencies	Other stakeholders
To what extent was the project relevant to requirements/needs of the beneficiaries (national and local governments)?		*	*	*	*	*	*	
To what extent was the implementation strategy responsive to the EU and UN-Habitat strategies?	*			*				*
To what extent were the project's intended outputs and outcome consistent with national and local policies and priorities, and the needs of target beneficiaries?		*	*		*		*	
To what extent is UN-Habitat's comparative advantage in this area of work compared with other UN entities and key partners?	*	*	*	*	*		*	
To what extent were the identification of key stakeholders and target groups (including gender analysis and analysis of vulnerable groups) and of institutional capacity issues relevant?	*	*	*	*	*	*	*	*

Effectiveness

Question	UN-Habitat	MoLG	LWSC	EU	LGUs	IPs	Other donors and UN agencies	Other stakeholders
To what extent are project's planned results (outputs and outcome) are on track of being achieved how did UN-Habitat contribute towards these achievements?	*	*	*	*				
What types of products and services were provided to beneficiaries through this project?	*	*	*	*	*	*		

To what extent has the project proven to be successful in terms of ownership in relation to the local context and the needs of beneficiaries? To what extent and in what ways has ownership, or lack of it, impacted the effectiveness of the project?	*	*	*		*		*	*
To what extent were cross cutting issues of gender, human rights, youth, and climate change considered and integrated in the programme design and implementation of the project?	*	*	*		*	*		
To what extent did the assumptions and risk assessments at results level turn out to be inadequate or invalid, or unforeseen external factors intervened, and how flexible the project's management has been to ensure that the results would still achieve the intended purpose?	*			*	*	*		

Efficiency

Question	UN-Habitat	MoLG	LWSC	EU	LGUs	IPs	Other donors and UN agencies	Other stakeholders
To what extent is the appropriateness of the project design in terms of its logframe and Theory of Change.		*	*			*		
To what extent did resources and management structure of the project support efficiency for project implementation?	*	*		*				
To what extent did the project management and local partners have the capacity to implement the project?	*	*	*		*	*		*
To what extent are the institutional arrangements of UN-Habitat adequate for the project? What type of (administrative, financial and managerial) obstacles did	*	*	*					

the project face and to what extent has this affected the project?								
To what extent did activities and outputs contribute to the expected accomplishments (outcomes) and objective of the project?	*	*	*	*	*		*	
To what extent was monitoring and reporting on the project transparent and satisfied key stakeholders?	*	*	*	*				
To what extent has Covid-19 affected the delivery of the project?	*	*	*	*	*	*	*	*

Sustainability

Question	UN-Habitat	MoLG	LWSC	EU	LGUs	IPs	Other donors and UN agencies	Other stakeholders
To what extent was capacity developed in order to ensure sustainability of the efforts and benefits?	*	*	*			*	*	
To what extent did the project engage the participation of beneficiaries in design, implementation, monitoring, and reporting?	*	*	*	*				*
To what extent will the project be replicable or scaled up at national or local levels?	*	*	*	*		*	*	
To what extent did the project foster innovative partnerships with local institutions and authorities and other development partners?	*	*	*	*	*	*		*

Coherence/complementarity

Question	UN-Habitat	MoLG	LWSC	EU	LGUs	IPs	Other donors and UN agencies	Other stakeholders
Was the project coherent and implemented in synergy other development programme/projects in the area?	*	*	*	*			*	*
Was the project coherent or complement with UN-Habitats' donors, and partners' policies?	*	*	*	*			*	

Community value-added

Question	UN-Habitat	MoLG	LWSC	EU	LGUs	IPs	Other donors and UN agencies	Other stakeholders
Has the project brought added value by involving UN-Habitat and partners?		*	*	*	*	*		*
What impact has this project made that would not have been possible without the intervention?	*	*	*	*	*		*	
The extent to which the intervention adds benefits to what would have resulted from development partners' interventions in the same context.	*	*	*	*	*		*	*

Visibility

Question	UN-Habitat	MoLG	LWSC	EU	LGUs	IPs	Other donors and UN agencies	Other stakeholders
The consultant should evaluate the media coverage, outreach, and impact of the different visibility and outreach activities and the extent of the EU exposure in both Palestinian and international media with regard to these activities. The consultant should provide recommendations on how to improve EU-UN-Habitat visibility and media coverage in this respect.	*	*	*	*	*		*	*

Annex 4: Key Documents Reviewed

Number	Document	Publication Date
1	APLR Project Document	September 2019
2	LWSC's Achievements	August 2019
3	Land Sector Strategy	2021
4	Contracts with implementing partners (Land and Planning)	2020
5	Midterm and End-term Evaluation Report of EU II	November 2020
6	ROM EU Evaluation of EU II	
7	Spatial Planning in Area C of the Israeli occupied West Bank of the Palestinian territory: Report of an International Advisory Board	May 2015
8	Memorandum of Understanding with Ministry of Local Government (MoLG) and Land and Water Settlement Commission (LWSC)	September 2015 and January 2020
9	Area C Strategic Framework and Action Plan 2018-2019	December 2017
10	UN-Habitat Country Programme Document 2018-2022	October 2018
11	Mid-term Evaluation of the European Union Programme in Area C, West Bank, Palestine	March 2019
12	5 Newsletters and brochures about the project's activities	March 2019
13	Placemaking Toolkit: Designing People Places	April 2020
14	First Interim Report of the Project	September 2020
15	EU-UN-Habitat Contribution Agreement	September 2019

Annex 6: GEC Sample

Form 4	Criteria	GEC Question #	Publication/ Document Assessment	Information to be collected	Assessor	Public	
Criteria 1: Equal participation/ Gender responsive governance		1	Does the document demand and generate political understanding and will to positively implement a gender balanced approach?	Levels of understanding and improvement in governance bodies, i.e. attendance of workshops on women and land/ inclusion of gender in plans	Change in agreement with sentences that support women's equality, increase of inclusion of gender aspects in documents/publications of governance bodies	good focus on the old/young committees groups, people with disability, LGBT, Spc. Ind.	
		2	Is the decision making process in developing the document, and within the document itself, transparent and inclusive for both women and men?	Participation in meetings/ workshops to develop the document	% of women	The document is based on two previous studies but needs to include capacity building with the target community.	
		3	Does the document rely or require relying on gender disaggregated data?	References used and presented in scoping phase	% of gender disaggregated data	Yes	
		3	Does the document provide or require gender disaggregated data?	Is data produced always disaggregated by gender?	% of gender disaggregated data	Yes	
Criteria 2: Capacity building/ Law/ access		4	Does the document demand positive results for women from public and private bodies responsible for land management?	Whether the roles of public and private bodies are addressed	Number of media/ social media posts	The various raising show of transkei trib actions by public and private bodies?	
		6	Does the document promote media coverage on women's land issues?	Information published in electronic or print form	Yes/No	good media coverage and age of such media	
		7	Does the document demand information from government departments and non-governmental organizations with related mandates?	Specifying information dealing with gender aspects requested	# of new/ different types of information requested	There needs to be involvement of other government partners (MOT, MOW, MOWD) for implementation of such	
		8	Does the document promote financial resources explicitly allocated for capacity building of both women and men to benefit?	Where a budget is necessary, whether it includes capacity building	% of budget allocated to capacity building	Capacity building is not evident and needs to be specified	
Criteria 3: Legal and institutional		9	Does the document take into consideration the capacity gaps between women and men?	Whether talking into consideration that men have more understanding and experience due to exposure, while women may require more lessons of capacity building to catch up	% of budget allocated to women	Issues of capacity needs to be considered specially for women, elderly, disability	
		10	Is the information in the document easily understandable by both women and men?	Recommendations are addressed from both gender perspectives taking into consideration both men and women	Yes/No	Yes	
		11	Does the document identify existing gender-related policy and implementation weaknesses?	Whether the scoping includes policy level assessments	Yes/No	on main issue identified is the issue of women's access but to clear response	
		12	Does the document connect with other sectors impacting land tenure rights?	The socio-economic, legal, cultural, political, environmental, etc. crosscutting issues are addressed	Yes/No	Yes but more focus should be on identifying cross-cutting and integrating bodies	
Criteria 4: Social and cultural		13	Does the document promote the protection of women's land tenure rights?	Whether it promotes ending discrimination based on gender in legal and institutional frameworks and provides recommendations on how to support strengthening women's tenure	Yes/No	This should be the next phase after the bodies are raising the product campaign and policy dialogues	
		14	Does the document acknowledge conflict of interests and how the different gender-sensitive dispute resolution and taking into consideration conflict of interest, influence and pressure women and men are facing from their community?	Inclusion of analysis on different actual or perceived conflicts of interest	Yes/No	Need to have campaigns to address women's rights which present women's demands that need to be heard, not just part of the support work	
		15	Does the document provide different tenure options, recognizing the continuum of rights?	Inclusion of methods of curtailing influence or pressure on women	Yes/No	Yes	
		16	Does the document take into consideration statutory laws affecting women's land rights?	Addressing complexities associated with multiple parties owning the same property and both the legal and social tenure options	Yes/No	Yes/No	
Criteria 4: Social and cultural		17	Does the document promote or spread the understanding on the need for and benefits of gender equality on the community, and correct the misconceptions about religious and cultural norms?	Discussing the law vs. implementation in relation to women	Yes/No	No, the how is not clear or outside the scope	
		18	Does the document take into account women's different needs (including safety) and existing gaps?	Whether women's needs and protection are addressed	Yes/No	No, Addressing women's needs is not included	
		19	Does the document demand positive results for women particularly in the context of customary land structures?	Discussing the customary law and practices in relation to women	# of changes (objectives)	Yes	
		20					

15	21	Does the document promote innovation in economic models to favour women's benefit of land?	Identification of economic models and access to markets that benefit women	Yes/No	0	No, not factored by scope of work
	22	Does the document identify or promote identifying gender gaps?	Differences between treatment, opportunities, access, revenues, decision making, value of land, financing, etc. between men and women when it comes to land	Yes/No	1	Yes
	23	Does the document promote real improvement for women (rather than discrimination them)?	Does the document identify and promote law and financing options to be considerate of women's needs, male influences, conflicts of interest, and abilities	Yes/No	1	Supporting women as getting their rights to land, etc. things however what needs are the land might be a worthy issue
Criteria 3: Economic	16	Does the document identify or promote identifying gender gaps?	Other sectors that impact land are taken into consideration	Yes/No	1	NO
	20	Does the document identify or promote identifying gender gaps?	Document is in line with and contributes to national and international frameworks	# of frameworks	1	Not part of the scope of work
	21	Does the document promote formal engagement between communities and local/national governments?	Whether the document is utilized by both local and national authorities	Yes/No	1	More engagement of my time (2 years is required. (Newark, MOSD))
	22	Does the document promote formal engagement between communities and local/national governments?				