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Resettlement Action Plan for *Fecal Sludge Treatment Plant Subproject for Arba Minch Town*

Second Urban Water Supply and Sanitation Project

Assessment Final Report



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List of Acronyms

AfDB	Africa Development Bank
AMT	Arba Minch Town
AMTWSSE/WSSE	Arba Minch Town Water Supply Sewerage Enterprise (office)
BPD	Before Physical Displacement
CIS	Corrugated Iron Sheet
CSA	Central Statistical Agency
EEU	Ethiopian Electric Utility
EFDB	Existing Fecal Drying Bed
ESIA	Environmental and Social Impact Assessment
ESMF	Environmental and Social Management Framework
FDRE	Federal Democratic Republic Of Ethiopia
FGDs	Focus Group Discussions
FS	Fecal Sludge
FSTP	Fecal Sludge Treatment Plant
GoE	Government of Ethiopia
GPS	Global Positioning System
GRC	Grievance Resolution Committees
GSEMC	Green Sober Environmental Management Consultants
MoWE	Ministry of Water and Energy
LPRT	Land Preparation and Relocation Team
LRT	Livelihood Restoration Team
OP	Operational Policy
PAD	Project Appraisal Document
PAHs	Project affected Household
PAPs	Project Affected Persons
PD	Physical Displacement
PIM	Project Implementation Manual
PVC	Property Valuation Committee
RAP	Resettlement Action Plan
RIC	Resettlement Implementation Committee
RPF	Resettlement Policy Framework
SER	Southern Ethiopia Region
ToR	Terms of Reference
USAID	United States Agency for International Development
UWSSP-II	Second Urban Water Supply and Sanitation Program
WASH	Water, Sanitation and Hygiene
WB	World Bank
WMEB	Water, Mines and Energy Bureau

Definition of Terms

Table 1: Definition of Terms

Terminologies	Definition
Assets	Comprises land, houses and structures, crops, trees, unless otherwise more contextually defined.
Census	Means a field survey carried out to identify and determine the number of PAPs families/households/persons affected by a project or displaced persons due to a project. The meaning of the word also embraces the criteria for eligibility for compensation, resettlement and other measures that result from consultation with PAPs.
Cut-Off Date	The cut-off date is the date of commencement of the census of PAPs or Displaced Persons within the sub project area boundary. This is the date on and beyond which any person whose land is occupied for project will not be eligible for compensation. Similarly, fixed assets established after the cutoff date are not eligible for compensation.
Displacement Compensation	It is a payment to be made to a land holder for the loss of his use right on the land as a result of expropriation.
Economic Displacement	Loss of income streams or means of livelihood resulting from land acquisition or obstructed access to resources (land, water or forest) caused by the construction or operation of the project or its associated facilities. Not all economically displaced people need to relocate due to the Project.
Eligibility	All PAPs living in the Project area before the cut-off date will be considered for compensation for their losses and/or rehabilitation assistance.
Host population	people living in or around areas to which people physically or economically displaced by the sub- project will be resettled who, in turn may be affected by the resettlement.
Income Restoration	Reestablishing income sources and livelihood of PAPs.
Land Expropriation	Process whereby a public authority requires a person, household or community to relinquish rights to land that it occupies
Peri-Urban Area	It is a non-urban landscape that is located around or next to a town/city
Physical Displacement	Loss of shelter and assets resulting from the acquisition of land associated with the Project that requires the affected person(s) to move to another location.
Project Impacts	Any impact directly related to biophysical resources, socio-cultural resources, land acquisition or legal limits in land use of the selected land area or reserved area. People directly affected by acquisition might lose their house, farming land, business operation opportunity or other livelihood means.
Project-Affected Household (PAH):	A PAH is usually including a head of household, his/her spouse and their children, but may also include other dependents living in the same dwelling or set of dwellings, like close relatives (e.g., parents, grandchildren).
Project-Affected Person (PAP)	Any person who, as a result of the implementation of the Project, loses the right to own, use, or otherwise benefit from a built structure, land (residential, agricultural, or pasture), annual or perennial crops and trees, or any other fixed or moveable asset, either in full or in part, permanently or temporarily. PAPs may include: i) Physically Displaced People, i.e. people subject to Physical Displacement and ii) Economically Displaced People, i.e. people subject to Economic Displacement.
Property Compensation	Payment in cash or in-kind at replacement value for an asset or a resource that is acquired or affected by the Project at the time the assets need to be replaced.

Rehabilitation	Reestablishing incomes, livelihoods, living and integration with social system.
Resettlement Assistance	Support provided to people who are physically displaced by the Project. Assistance may include transportation, and social or other services that are provided to affected people during their relocation. Assistance may also include cash allowances that compensate affected people for the inconvenience associated with resettlement and defray the expenses of a transition to a new locale, such as moving expenses and lost workdays.
Sub-project	A sanitation and/or water supply project within the UWSS project benefiting one particular urban area or town.
Vulnerable Groups	includes, orphan children, pregnant and lactating mothers, elderly households, people without shelter, street dwellers, beggars, persons with disabilities, commercial sex workers, unemployed Youth, elders, Households headed by women who are labour-poor that depend on sons, brothers, high-risk households with sick individuals, such as people living with HIV and AIDS, and the majority of female-headed households with young children

Executive Summary

Background: Second Urban Water Supply and Sanitation Project (SUWSSP- P156433) is a World Bank and Government of Ethiopia (GoE) financed project intended to increase access to enhanced water supply and sanitation services in an operationally efficient manner in Addis Ababa and selected 22 secondary towns of the country including Arba Minch town. Thus, as part of the objective of UWSSP-II, Fecal Sludge Treatment Plant (FSTP) is proposed to be constructed in Arba Minch town.

The total plot of land required for the Arba Minch FSTP construction including 400-meter buffer zone is 48.68ha. Out of this area, the construction area 2.0 ha was already developed and covered with dry beds with a financial support from AfDB. On the other hand, out of the total area 17 ha was owned by 356 PAHs. Thus, compensation was needed for those PAHs both in cash and kind. The public owned the remaining 29.48 hectares, which included gorges, roads, and open spaces.

Project Description: As revealed by the ESIA (draft), about 8.6 hectares of land was required for the project construction with 50 meters distance buffer zone. Later, about 48.68 hectares of land is required as the buffer zone is recommended to be expanded to 400 meters distance surrounding the place where the proposed project is expected to lay. The widening of the buffer zone also leads for the increment of PAHs. Accordingly, 356 households with a total family size of 1,412 will be affected due to the proposed project.

Objective of RAP: Ensuring the construction and rehabilitation of FSTP and facilities associated with the project do not have a negative impact on the lives and livelihood of the impacted community was the main objective behind the preparation of the RAP.

Approach and Methodology: A mixed research approach was employed, utilizing both quantitative and qualitative data collection methods. A desk review was conducted to analyze relevant literature, which included documents such as the Project Appraisal Document (PAD), Environmental and Social Management Framework (ESMF), RPF of UWSSP-II, FSTP ESIA reports of Arba Minch town, World Bank Involuntary Resettlement Policy, national legislations on expropriation of properties for public purposes and compensation payments and other relevant legal documents. These documents provided a foundational knowledge base for understanding the legal frameworks governing property expropriation and compensation payments.

Furthermore, a socioeconomic census survey involving 356 Project-Affected Households (PAHs) was executed to gather detailed demographic and livelihood information. This quantitative data was complemented by qualitative findings gathered through stakeholder consultations with local government officials, community members, and various committees. The consultations were designed to elicit comments, concerns, and opinions from participants about their experiences and expectations regarding resettlement. The establishment of a Property Valuation Committee further facilitated data collection on asset valuation under professional supervision. Field observations were also integral to this study; they provided firsthand insights into housing conditions, land topography, and infrastructure at relocation sites. Such qualitative observations enrich the findings by adding depth to the numerical data collected. The analysis employed descriptive statistics for quantitative data while thematic analysis was utilized for qualitative content. This dual approach ensured that both types of data informed conclusions effectively while enhancing the rigor of the study's outcomes.

Policy, Legal and Institutional Framework: In the policy, legal and institutional framework Federal Democratic Republic of Ethiopia (FDRE) policies and guidelines pertinent to the project are reviewed and discussed; World Bank Operational Policies including Involuntary Resettlement (OP/BP 4.12) are also discussed. Similarly, UWSSP-II Resettlement Policy Framework (RPF) is also reviewed and discussed in the preparation of this RAP.

Similarly, the review of sub-articles in the proclamations regulating expropriation of land holdings for public purposes, payments of compensation and resettlement (Proclamation No. 1161/2019), regulation issued by the Council of Ministers (regulation No. 472/2020), which details and basis on the payment of compensation for property situated on land holdings expropriated for public purposes were made to guide the RAP.

Public and Stakeholder Consultations: In the first round, about seven consultations have been held with key stakeholders, property valuation committee members and PAPs to develop plans for appropriate mitigation of the potential impacts of the project induced resettlement. Doing so, in turn, was helpful to take the concerns of both PAPs and key stakeholders in to account while preparing the RAP report. The consultations were held from December 11-26 December 2023. The consultation addressed issues such as asset inventory, legal entitlement and eligibility for compensation, cut-off date declaration, property valuation and compensation computation,

relocation sites, and stakeholder roles. In the second round, which took into account the World Bank's comments, six consultations took place between August 23 and September 23, 2024.

Socio-economic Characteristics of PAs: Out of a total of 356 households surveyed, 90.45 percent (322 households) were male-headed, while only 9.55 percent (34 households) were female-headed. Of the total 1,412 household members, males constituted 54 percent (762 individuals), whereas females represented only 46 percent (650 individuals). Age wise, among the 356 affected households, the majority part consists of youths aged 15-29 years followed by adult households. Among them, 47.19 percent (146 households) are youths. Adults make up 57.97 percent (185) households, while children and elderly individuals represent a mere 0.84 percent (three households).

Education: Specifically, 32.87 percent of the surveyed households have an elementary education status, while 17.13 percent are illiterate. Only 25 percent of the households have a high school level education, and the remaining 25 percent attended tertiary education. However, a significant member of household (465 = 32.93%) and some households (61 = 17.13%) were less educated illiterates and requires intervention on financial literacy to support them in sustainable livelihood restoration plan.

Marital Status, Religion, and Occupation: Majority of PAs are married, protestant followers, and farmers. According to census data, approximately 65.73 percent were married, while about 30.90 percent were single. Divorced households constitute 2.25 percent, while widowed households make up the remaining 1.12 percent. In terms of religion, Protestants account for 74.16 percent of the PAs in the project site, while Orthodox account for 25.84 percent. Farmers account for the biggest share of households, accounting for 45.79 percent, while public servants account for 15.17 percent, students account for 14.04 percent, and businessmen/women account for around 13.03 percent.

Physical and Economic Displacement: Out of 356 PAs, just 50 PAs, or 14.05% of the total, were fully residing in the project site. This means that in addition to being economically affected by the project, they will also experience physical displacement. Because they are not residents of the project site and merely own assets there, 85.95% of total PAs (306 PAs) will be economically affected but will not experience a physical displacement.

Impact on Housing and Related Structures: There were 110 houses there, 60 of which were corrugated iron sheet (CIS)-roofed and 50 thatched, but only 50 of them were with residents. There were also 47 kitchens, 38 chicken houses, 30 barns, and 18 toilets on-site, as well as about 5,815 meters of fences constructed by different PAHs using locally available materials. According to the statistics, the impact on houses and related structures is also minimal.

Land Acquisition: Totally 48.68-hectare area of land was delineated for the project activities including the buffer zone. Of this total, 2.20 hectares are occupied by existing structures. About 29.48 hectares area was an open space owned by public and local government entities, including gorges and allocated roadways. The remaining 17 hectares are privately owned land by 356 households. This means that on average, each household has a land holding size of 477.53 square meters, with a minimum size of 143 square meters and a maximum size of 1045 square meters.

Impact on Crops and livestock: It affects only 0.28 hectares of maize, 0.56 hectares of sorghum, 1002 cassava trees, 216 chili plants, 181 moringa trees, 123 soybean plants, 35 avocado trees, 32 mango trees, 23 coffee trees, 422 bamboo trees, 29 woyra trees, 658 woybeta trees, and 2008 different seedlings. Moreover, a total of 43 oxen, 59 cows, 94 goats, 252 chickens, and 11 traditional bee hives will be directly affected by this project.

Interruption of Social Institutions and Access to Infrastructure: No churches, power lines, roads, schools, health centers, or other infrastructure that will be displaced as a result of the project's construction. From the social points of view, only 50 PAHs out of 356 are really living on the project site, so there is a good opportunity that all PAHs will be relocated at adjacent of their original place, preventing social bonds from breaking up and moral damage.

Cut-Off Date: The cut-off date is the date when the affected persons (households) and their properties begin to be assessed. In the project site, in the first round, 14 December 2023 was declared as a cut-off date and it was communicated with the community via a meeting. In the second round, the 12th of August 2024 was set as a cut-off date. Both rounds involved effective communication, clarification, and agreement with project affected persons on the cut-off date.

Eligibility for Compensation: A total of 338 PAHs had a “Receipt” indicating that households had paid taxes for using that particular parcel of land. This suggests that these households have legal ownership or at least the right to use the land they occupy. Only 25 households, however, were unable to provide such documentation for the time being due to being imprisoned in other

cases, losing their receipts, and having difficulty in acquiring new documents from local authorities in a timely manner. Despite their inability to provide the documents on time, the kebele administration acknowledged their lawful possession and included them in the census survey. Accordingly, all 356 identified project-affected households are eligible for compensation for land and property on the land.

Asset Inventory, Pricing, and Property Valuation: Asset inventory and property valuation have been undertaken by the Property Valuation Committee (PVC), which consists of experts from the consultant, Arba Minch Town Administration, and Arba Minch Zuriya Woreda Administration. It was also revised in the second round in August 2024. First, an asset inventory was conducted to identify all relevant properties that would be affected by the expropriation. Once this inventory was agreed upon, a market assessment was conducted to determine a fair price for compensation. Then, property valuation was conducted.

Estimation of Compensation: Compensation has been summarized under two categories: compensation for property and compensation for land. Accordingly, the estimated amount of compensation for property is sixteen million eighteen thousand one hundred ninety-nine Ethiopian birr and thirty-seven cents/16,018,192.37 birr/. Three alternatives have been provided for compensation of land.

- a) **Alternative 1: Land-to-Land:** At the bare minimum, comparable replacement land should be provided.
- b) **Alternative 2: Land-to-Money:** It is recommended to pay an average amount of 175,000.00 Birr per parcel of land, with a minimum payment of 150,000.00 Birr per parcel. The total estimated amount of compensation for 356 households is 62,300,000.00 Birr.
- c) **Alternative 3: Land-to-Land and Money:** This option is to provide 100 square meters of land for each household by organizing them in a housing cooperative. To implement this option, a total of 3.56 hectares of land will be required (excluding roads & other spaces).

The PAPs chose the first alternative, and as a result, a relocation site was prepared in the same village close to the edge of the Arba Minch-Jinak main asphalt road. This is because of the fact that the proposed location is in the same village as the original location, which prevents social

networks and ties from breaking down, has a higher land value than the original location, and the proposed land size for each projected affected person is comparable to his/her original land size.

Livelihood Restoration Plan (LRP): For 50 households, a five-month food aid, development assistance in poultry and goat production, technical training, vaccination and treatment services for animals, health insurance coverage, land pavement for house construction in relocation site, and primary job opportunities for unemployed PAPs are proposed as livelihood restoration packages. A budget of 3,287,950.00 Birr has been proposed to implement these measures. The bodies in charge of carrying it out were listed in Table (20).

Vulnerable Groups: The census and asset inventory survey findings have revealed the existence of 16 unemployed, 2 elderly, and 3 disabled headed-households in the project site. To support them, packages such as food aid, transportation cost subsidies, development assistance in poultry and goat production, as well as health insurance coverage have been proposed. An estimated 61,900.00 Birr will be spent by the Arba Minch town mayor's office to implement these packages (see Table 22).

Grievance Resolution Mechanism: Grievance resolution mechanism has been properly installed, and a grievance committee has been formed, trained, and has been collecting and resolving complaints in a manner that is fair and impartial. However, revising the committee to include an adequate number of representatives from PAPs and Arba Minch Zuriya woreda officials is more advisable for this specific RAP execution. As a result, capacity-building trainings on grievance tools and their implementation techniques are necessary. It is proposed to be given by the Arba Minch town water supply and sewerage service office.

Institutional Arrangement for RAP Implementation: Key stakeholders for execution of the RAP are MoWE, South Ethiopia Regional Water, Mines, and Energy Bureau, Gamo zone administration, Arba Minch Town (AMT) administrations and sectors, AMT Water Supply and Sanitation Service Enterprise, Arba Minch Zuriya Woreda, Kanta Kanchama Kebele, PAPs, and ad hoc committees. Consequently, based on listed stakeholders, the consultant proposed an organizational structure for RAP implementation and attempts to define their role in the RAP implementation process.

Monitoring, Evaluation, and Reporting: Monitoring will be required for ensuring the restoration or improvement of the standard of living for affected individuals, tracking progress

and timelines, assessing compensation and rehabilitation measures, identifying problems or potential issues, and monitoring compliance with objectives and methods. On the other hand, evaluation is advised to assess the mid- and long-term impacts of the plan on affected households' livelihoods, environment, local capacities, economic development, and settlement.

Budget for RAP Implementation: The implementation of RAP requires a budget to ensure its successful execution. A total budget 26,135,694.61 birr for the implementation of the RAP has been prepared, with the following breakdown: total compensation = 16,018,192.37 birr; total resettlement budget = 4,391,680.00 birr; additional mitigations = 3,085,850.00 birr; running costs = 264,000.00 birr; and contingency (10%) = 2,375,972.37 birr.

Implementation Schedule: To avoid project implementation delays, it is necessary to take out resettlement efforts ahead of time. The RAP is expected to be implemented in two months, September - October, 2024. Respecting the required time in law, as stated in Proclamation No. 1161/2019 and Regulation No. 472/2020, is crucial when dealing with compensation payment, grievances, appeals to the Ombudsman and regular court.

In conclusion: A successful implementation of RAP requires stakeholder commitment, on-time execution of tasks, as well as decisions/actions that respect PAPs consent and comply with relevant laws.

1. Introduction

1.1 Background of the RAP

Ethiopia has made remarkable strides in ensuring access to safe drinking water over the past 20 years, but still faces challenges in overall Water, Sanitation and Hygiene (WASH) coverage. Up to 80% of communicable diseases are still attributed to limited access to safe water and inadequate sanitation and hygiene practices which negatively impact health and nutrition. The diarrheal disease is still the second cause of hospital admission and death among children under five years (USAID, 2020).

The Government of Ethiopia strives to promote delivery of household and public sanitation facilities, which has resulted in better access to sanitation (about 28%) in urban areas and 20% overall the country (Belay Desye et al., 2022, Demsash et al., 2023), which is still below the Sub-Saharan Africa average (30%). The rapid rate urbanization is worsening the already inadequate water supply and sanitation system of the urban Ethiopia.

In response to the aforementioned problems, the Second Urban Water Supply and Sanitation Project (SUWSSP- P156433) is under execution for which World Bank and Government of Ethiopia (GoE) are financing with a total cost of US\$ 505 million (US\$ 445 million IDA and US\$ 60 million GoE). The objective of the project is to increase access to enhanced water supply and sanitation services in an operationally efficient manner in Addis Ababa and selected 22 secondary cities including Arba Minch town.

For the FSTP to be constructed in Arba Minch town, about 13.2 hectares of land is required for the proposed FSTP to be constructed on, excluding lands to be reserved for road and other infrastructures. The proposed project site is located in the southwest direction of the city; a locality named “Gizola”. And the previously conducted ESIA study for the proposed project indicated that some social and economic adverse impacts are going to be emerged in the place where the project is proposed to be constructed on, as a result of the upcoming project. The ESIA recommends for the need to minimize such impacts and set mitigation measures to make the project environmentally safe and socially acceptable. The ESIA also shows that there are PAHs in the proposed project site which leads for the requirement of RAP to be conducted. Without proper Resettlement Action Plan (RAP) and management, the project may result in severe economic, social and environmental impacts on the PAPs. Hence, the RAP was prepared in response to WB’s OP 4.12 requirements and taking the recommendations set on UWSSP-II, RPF and ESIA in to consideration.

As part of fulfilling the mitigation action on the attainment of the ESIA's recommendation, the Federal Democratic Republic of Ethiopia's (FDRE) and Ministry of Water and Energy (MoWE) contracted to get the services of Green Sober Environmental Consultant PLC to provide Consultancy Services in Preparation of a Resettlement Action Plan (RAP) for Project Affected People (PAP) in Arba Minch town.

The RAP study was started in December 2023. However, its completion was notably delayed, extending over a nine-month period until August 2024. The project area was located in a pre-urban area under the structural plan jurisdiction of Arba Minch Town while remaining administratively tethered to Arba Minch Zuriya. This dual jurisdiction necessitated extensive negotiations among various stakeholders, including the Arba Minch Zuriya Woreda, Arba Minch Town authorities, Gamo Zone officials, and local community members. Ultimately, through wide-ranging negotiations and mutual understanding, these bodies reached an agreement on administrative matters. This consensus not only facilitated the completion of the RAP in August 2024 but also established a conducive environment for subsequent phases of the project. Moreover, no substantial negative impact on project affected persons was observed because, fortunately, the delay in the RAP study allowed the PAPs to harvest crops from the garden, and they continued to use perennial crops until the second round of the RAP study.

1.2 Project Description of UWSSP-II

Ethiopia's rapid urbanization is putting stress on the already inadequate water supply and sanitation (WSS) system in urban areas. The capacity of urban centers to adequately dispose wastewater is low, exposing natural resources to pollution and posing a risk to human health. In light of these challenges, the UWSSP-II is launched primarily to improve urban sanitation holistically and equitably in the urban space and provide assistance to improve operational efficiency in 22 Ethiopian cities. To achieve its development objectives, the project is financing the following components in 22 selected cities/towns including Addis Ababa.

Component 1: Urban Sanitation: The component will finance construction of centralized and decentralized water born sewer systems, construction of appropriate waste water treatment facilities, hygiene and sanitation promotion activities, and supply of equipment for urban sanitation. Review of urban studies and detail designs, institutional strengthening and capacity building, will also be supported under this component. Key priority areas have already been identified which include (i) construction and management of public and communal sanitation facilities in public places and Low-Income Areas; (ii) construction and management of fecal

sludge treatment systems, simplified decentralized sewerage systems where appropriate and feasible; and (iii) procurement of desludging vacuum trucks and mobile toilets.

Component 2: Operational Efficiency of Water and Sewerage Utilities: This component will finance targeted interventions to modernize utility service provision and management. This will be achieved through reduction and management of NRW (commercial loss and physical leaks), improve staff productivity, asset management, customers handling, financial management, and billing and collection efficiency, as well as to improve water quality management, and supporting water conservation and source protection activities. Training and other capacity building packages will be tailor made to the specific utility based on identified gaps through capacity need assessment. Specifically the component financing includes: (i) procurement of bulk meters, flow meters, pressure reducing and control valves, pipes and fittings, maintenance equipment, computers and other office equipment, (ii) repair, replacement and rehabilitation of pumps, generators, valves etc, (iii) water supply expansion to unserved areas (iv) TA and studies for assessment of NRW, development of billing and accounting system, (v) Capacity building and trainings on; billing and accounting, customer data base and handling citizen engagement, gender and management training for town water Boards, (v) piloting of modern meter reading and collection technologies and other efficiency improving interventions for possible scale up and (vi) public awareness creation activities for proper demand management

Component 3: Institutional Strengthening and Project Management: Funding will be provided to enhance the capacity of participating water board members and water utility staffs to effectively manage their water supply and sanitation facilities. This will include capacity building activities such as staff training, exposure visits and study tours, provision of equipment to strengthen the management capacity of boards and utilities, support Ministry of Health and the Urban Health Extension workers on urban sanitation, and support for preparation of business plans. This component will also, building on experience in the region and ongoing studies in the country, provide finance to undertake studies for the improvement of the sector performance in selected key areas including:

- Review and identification of possible options for public private partnership and developing implementation road map and piloting preferred option;
- Support for establishment/strengthening and maintenance of strong data collection and monitoring system and performance-based agreement/monitoring;
- The project will support a comprehensive study towards establishment of independent body/bodies to regulate performance of the urban water supply and sanitation utilities;

- Emerging needs for applied research, technology choice, waste reuse and others.
- Provision of capacity building and community development initiatives

Thus, as part of the objective of UWSSP-II, component 1 of the project aimed at the construction of Fecal Sludge Treatment Plants (FSTP) in the 22 towns including Arba Minch Town (AMT).

1.2.1 FSTP Project Location and Site Description

The project is planned to be implemented in Arba Minch town (AMT) which was founded in the early 1955 E.C by Fitawrari Aemero Selasie. The town is situated at the base of the Abaya-Chamo sub-basin of the Great Rift Valley, gets its name from the forty springs (found within the Nech Sar National Park) that feed the groundwater forest and the Kulfo River. AMT has a total urban area about 5,556 hectares (56 km²). AMT is one of rapidly expanding town in south Ethiopia region. AMT has a total population of 200,373 in 2017 according to the CSA's (2007) census estimate. AMT is located to the southern part of the Addis Ababa at distance of 505km and southwestern part of Hawassa at a distance of 280km. Geographic coordinates of the town is 60⁰40' north latitude and 36⁰4' east longitude. AMT has complex topography and the surrounding terrain. The town itself lies on an altitude that ranges between 1,150 and 1500 m.a.s.l. The average altitude is 1,285 meters above sea level. In addition, AMT endowed with national parks, aquatic environment, fruit and fish farms. The proposed sub project includes the development of fecal sludge treatment plant and rehabilitation of the existing drying bed. The sub projects are described as follow: -

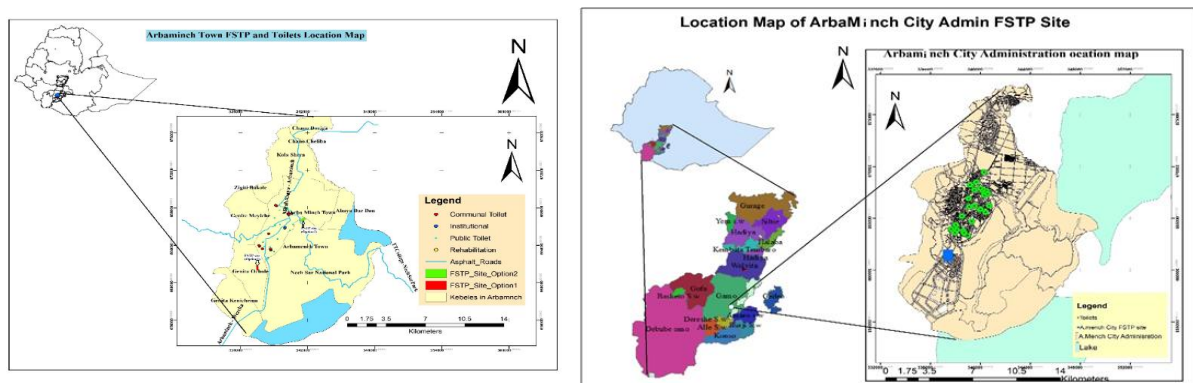


Figure 1: Location Map of the Sub Project Area in AMT, by the Consultant (Scale: 1: 7,000)

1.2.1.1 Fecal Sludge Treatment Plant (EFTP) Construction Land Area

The proposed FSTP site is located nearby of the Existing Fecal Drying Bed /EFDB/ at Gizola locality which is approximately 1.21 kilometers on the right side of the main route from Arba Minch to Konso town, near to Ethiopian Electric Utility (EEU) electric power poles production site. EFDB infrastructure was built in 2018 by SMEC international Ltd with the financial support

obtained from African Development Bank (AfDB). The scheme was designed and developed as a component of the "Improved Sanitation Value Chain in AMT" project. EFDB has about two hectares of land is composed of a concrete slab with a 1% slope to the drainage outlet at the bottom with four rows of ten beds. The drying bed has two outlet channels, one for each bed.



Figure 2: Partial View of Existing Drying Beds Structural Problems AMT, Photo by the Consultant

The new FSTP requires a total of 48.68has including 400-meter buffer zone. Of this total, 2.20 hectares are occupied by existing structures. About 29.48 hectares area was an open space owned by public and local government entities, including gorges and allocated roadways. The remaining 17 hectares are privately owned land by 356 households (only 50 households were residents in the project site). This means that on average, each household has a land holding size of 477.53 square meters, with a minimum size of 143 square meters and a maximum size of 1045 square meters.

The suggested site is the most economically advantageous location for the Arba Minch Town (AMT)'s FSTP because the already constructed one contains all-weather access roads and bridges, a guard house, an office, a fence, and all other essential facilities. The project site is conveniently connected to the major road and is far from lakes and rivers, which could enhance the site's suitability for a fecal sludge treatment facility. Prior to 2019, all the existing fecal drying bed (EFDB) adjacent plot of land was communal land. Since then, Arab Minch Zuria Woreda settled residents by giving 600m² of area of land for each household to build houses on. According to the socio-economic and census survey, 356 household heads with total family size of 1,412 will be affected as a result of the proposed project. Out of 356 total project affected households, 110 households (50 inhabited and 60 uninhabited) will lose their homes, 86 households will only lose their crops, and 160 households will only lose their land. And about 17 hectares of land will be lost, including places to be reserved for road and other infrastructure.

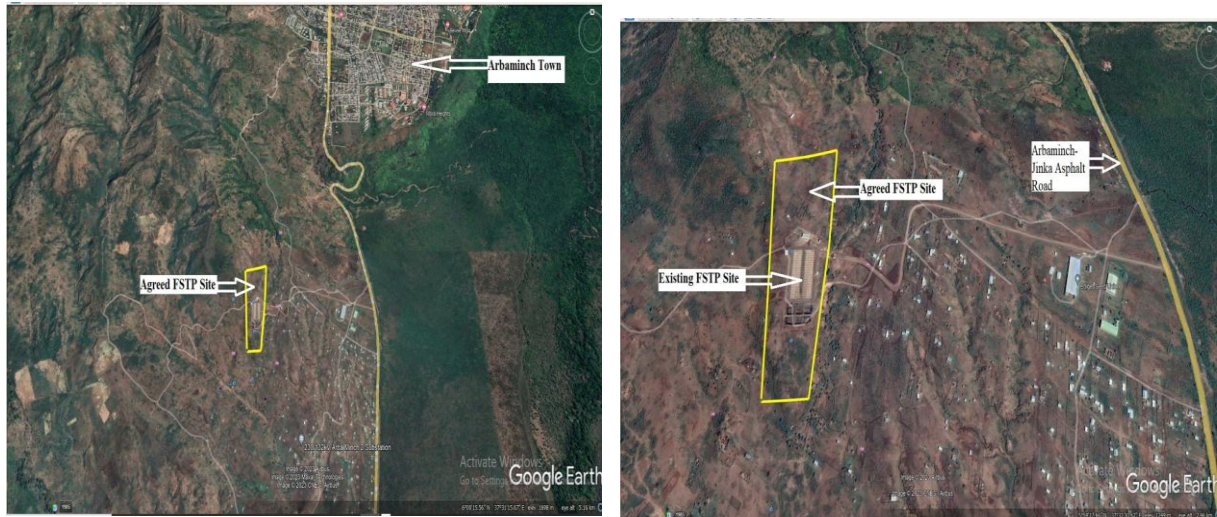


Figure 3: FSTP Project Location MAP, Captured by the Consultant (Scale: 1:7,000)

1.3 Rationales for the Preparation of RAP

The RAP has been prepared in response to WB's OP 4.12 requirements and the recommendations set on UWSSP-II RPF and the ESIA conducted in the town for the proposed FSTP. Accordingly, in addition to computing the compensation for the losses of land, residential houses and related structures, root crops, fruits, vegetables, perennial crops and trees, the RAP study critically considered issues that led to the preparation of the livelihood restoration action plan. This was conducted based on the new proclamation (1161/2019) which states that regional states are expected to establish fund for rehabilitation and Woreda/Urban administrations to support and ensure the improvement of the livelihood of displaced people. Moreover, this RAP study was also duly considered the World Bank procedures OP 4.12 and relevant national legislations (Proclamation No. 1161/2019 and Regulation No. 472/2020) on expropriation of properties for public purposes and compensation payments which requires and underscores property valuation, compensation for expropriated land and livelihood restoration.

1.4 Objectives of the RAP

1.4.1 General Objective

The general objective of the RAP is to ensure that the construction and rehabilitation of FSTP and related facilities associated with the project do not have a negative impact on the lives and livelihood of the impacted community. As stipulated on the RPF of the UWSSP-II and ESIA, the RAP should provide details on the likely impacts and mitigation measures to manage those adverse impacts on communities and property, resulting from land acquisitions and the restoration of the project sites.

1.4.2 Specific objectives

To achieve general objective, the following specific objectives are considered in the RAP study.

- Review the World Bank Involuntary Resettlement Policy and national policies related to RAP.
- Identify the gaps between the national legislations and the World Bank policies related to RAP.
- Identify the key social impacts that will be associated with the involuntary resettlement process and the main categories to encounter these impacts.
- Prepare socioeconomic/inventory/census survey for the PAPs to identify and quantify different categories of PAPs.
- Prepare an entitlements matrix listing all likely effects as per relevant typologies to be developed on assets and resources.
- Define property and asset valuation methods for estimation of compensation and restoration of the social and economic base of the PAPs.
- Develop a site-development plan to provide with basic social service and infrastructures to the relocation site.
- Develop a clear executive time plan for the RAP implementation.
- Document the various consultation activities to be conducted as part of the RAP and ensuring that information has been shared transparently through an active and informative consultation process.
- Develop communication and consultation plan to be adopted by the project promoter along the various stages of the project cycle.
- Identify the institutional responsibility for implementation and procedures for the grievance redress, arrangements for monitoring and implementation of the monitoring system.
- Consult the agencies responsible for land acquisition within the promoter institution and the other institutes participating in the arrangement of resettlement activities; their roles and responsibilities will be assessed.

1.4.3 Scope of the Assignment

Delineating the total amount of land to be used for the project including the buffer zone, identifying all of the PAP, inventorying all assets to be lost by PAPs, conducting public and stakeholder consultations, making valuation for those assets and recommending the proper ways of conducting the compensation were taken as scopes of the RAP.

2. Approach and Methodology

2.1 Approach

Research approaches are fundamental frameworks that guide the systematic investigation of phenomena. The primary categories of research approaches include quantitative, qualitative, and mixed methods, each offering distinct methodologies suited to different research objectives. Quantitative research emphasizes numerical data and statistical analysis, enabling researchers to test hypotheses and establish patterns. In contrast, qualitative research focuses on understanding human experiences and social phenomena through non-numerical data such as interviews and observations. This approach seeks depth over breadth by exploring meanings and interpretations. Mixed methods combine elements from both quantitative and qualitative paradigms to provide a more comprehensive understanding of complex issues. Hence, mixed research approach was employed to undertake this RAP study.

2.2 Data Sources and Instruments

For this RAP study, both primary and secondary data sources were used. Primary data was collected directly from PAPs to gather insights into their demographic profiles, socio-economic conditions, land and asset ownership, and housing status. Data about legislative frameworks, institutional arrangements, price of different assets and livelihood restoration data like health insurance, and others were mainly gathered from secondary sources.

Various data collection instruments were employed. These included desk reviews, socioeconomic and census survey questionnaires, stakeholder consultations, public consultations, focus group discussions (FGDs), geographic positioning systems (GPS) for land surveys, and smart mobile technology for capturing images of household heads and their assets, and kobotool.

2.2.1 Desk Review

A desk-based review of literature was carried out. Essential national and international directives, rules, regulations, proclamations and policies and related literatures were reviewed to conduct the RAP in a way to make PAPs get resettled with proper compensation and restoration for what they may lose as a result of the FSTP project. The reviewed literature included PAD, PIM, ESMF and RPF of UWSSP-II, FSTP ESIA reports of Arba Minch town, World Bank Involuntary Resettlement Policy, national legislations on expropriation of properties for public purposes and compensation payments and other relevant legal documents.

2.2.2 Census and Inventory of Affected Households and Assets

This part involves inventory of affected assets and affected households. Primary data were collected using household census and public and stakeholders' consultations. Accordingly, 356 Project Affected Households (PAHs) were contacted during door-to-door census survey and asset inventory, out of which 34 were female headed households. PAPs were contacted to capture their demographic profiles such as age, sex, education level, income level and household size. Moreover, the survey assessed the affected household member's vulnerability and special interventions required. Income and social ties discontinuance due to land expropriation as well as the types of occupations PAPs prefer to engage in were also considered while conducting the RAP. The survey also paid attention to identify the PAP's respective interests of capacity building needs so as to improve their livelihoods. Besides, the census focused on assessment of the status of social services and institutions in the project affected areas to compare the social service and infrastructure in the place where PAPs are expected to resettle.

2.2.3 Measurement and Recording of Affected Assets

All parcels of lands of PAPs within the project affected area were measured and recorded using GPS. About three asset inventory teams were established; (a) those who assigned to measure parcels of lands of PAPs with proper coordinates registered, (b) those who collect data related to house, kitchen, barn and fence, and (c) those who collect agricultural products and trees. And the teams were comprised of the town and Kebele level experts of the concerned offices. The committee members were nominated and selected from the offices of municipality, construction, urban development, urban agriculture, Arba Minch Zuria Woreda land management offices, representatives of PAPs and representative of town, Woreda and Kebele. The first team was responsible in properly identifying the affected parcel of land size and its ownership status. Subsequently, the affected parcel of land size, coordinates and its ownership were identified, measured and recorded using GPS. Registration of assets was carried out in the presence of the asset inventory committees and in front of the owner/claimant whose property is going to be affected. The registered forms were counter-checked and signed by the landholder/asset owner in the presence of property valuation committees at town and Kebele levels as well as Kebele/Woreda officials. In the first round, the undertaking of the census was commenced on December 11, 2023, and wrapped up on December 26, 2023. The date of commencement of data collection for the RAP was taken as cutoff date (please refer section 6.2 for the detail of cut-off date). In the second round, it was conducted since 12 August 2024.

2.2.4 Public and Stakeholders Consultation

According to FDRE Constitution, Article 92, “People have the right to full consultation and to the expression of their views in the planning and implementation of development policies and projects that affect them directly”. Hence, consultations with the PAPs, municipality’s/local authority and other stakeholders were made to create awareness and inform about the planned construction and operation of the FSTP. This focuses on land expropriation from the potentially affected peoples and identifies various socio-economic impacts and come up with potential mitigation arrangements.

A total of seven public and stakeholder consultations were held. During the consultations’ that lasted for 1 to 2 hours each, a number of important points were raised and discussed. Key points that were forwarded from discussants included issues regarding property registration, valuation for compensation, formation of property valuation committees, resettlement, grievance redress mechanisms, and discussion of compensation options to PAPS.

2.2.5 Field Observations

As a complementary method, field visit and observation were conducted as part of data collection method. The property valuation committee has observed the house condition and types of land improvements, crops, and trees in order to rank them and properly calculate compensation. Moreover, the relocation site and infrastructure development, as well as the disabilities of projected affected persons were visited by the consultant, and taken into account in the livelihood restoration plan and other RAP components.

2.2.6 Methods of Data Analysis

Concurrent and thematic methods were employed to analyze the collected data for both quantitative and qualitative data respectively. The collected quantitative and qualitative data were concurrently analyzed; one substantiating the other. Qualitative data were analyzed using content analysis and categorization of data into themes using notes from public and stakeholder consultations. The data were encoded into the computer in word formats and compiled to form general impressions and conclusions.

The collected socio demographic data from PAPs were encoded in a pre-prepared data entry template (Excel). Then, the collected data were uploaded into STATA Statistical software (Version 17) and analyzed through descriptive statistical analysis.

3. Overview of Policy, Legal and Institutional Framework

This section reviews legal, regulatory and institutional frameworks pertaining to RAP. It reviewed the key and critical aspects of the legal procedures of Ethiopia including the constitution and other related proclamation and regulation and the World Bank relevant operational policy. It also pays attention on the comparison between the World Bank on Involuntary Resettlement (OP 4.12) and Ethiopian legislations. Besides, the Resettlement Policy Framework (RPF) formulated for UWSSP-II is reviewed below.

3.1 The Resettlement Policy Framework (RPF) of UNSSP-II

The RPF presented the mechanisms by which the appropriate tools, screening checklists and RAPs will be prepared, consulted upon and implemented to to mitigate potential resettlement impacts once sub- projects sites are identified. It noted that in RAP:

- All potential PAPs should be identified and informed about the options outlined in this RPF and rights pertaining to compensation for land and assets to be acquired by the sub-project(s)
- PAPs will be informed of their rights under national laws and this RPF, and the project will offer them adequate compensation as stated in the entitlement matrix together with culturally appropriate development opportunities
- PAPs must be consulted about land acquisition and compensation and offered technical and financial options, including the most economically feasible alternatives; and
- PAPs should receive adequate compensation at full replacement cost based on current market price for losses of assets and access attributable to the sub-project.
- A cut-off date which is the census start date will be determined, taking into account the likely implementation schedule of the sub-project.
- Displaced persons should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them to pre-displacement levels or better.
- Special restoration measures should be given for vulnerable groups/PAPs.
- Ethiopian law makes no specific accommodation for squatters or illegal settlers. This RPF, therefore, applies to those with ill-defined or no title to the land, regardless of their legal status
- Eligible type of compensation is land or/and property, structures on land, crops and trees, livelihoods, grazing land, business, and community assets.

3.2 National Policies and Legal Frameworks

3.2.1 Constitution of the Federal Democratic Republic of Ethiopia

The Constitution is the supreme law of the country, whose provisions must be complied with by all other policies, regulations and institutional frameworks. The Constitution of the FDRE (Proclamation No. 1/1995 as amended) is the foundation for human rights, and natural resources and environmental management.

Articles 40(2), 40(4), 40(5), and 40(8) of the Constitution protect Ethiopian citizens' rights to private property and specify criteria for seizure of such property for state or public use. Property rights are well specified in Article 40 in the following manner:

- Every Ethiopian citizen has the right to the ownership of private property. Unless prescribed otherwise by law because of public interest. This right shall include the right to acquire, to use and, in a manner compatible with the rights of other citizens, to dispose of such property by sale or bequest or to transfer it otherwise.
- "Private property", for the purpose of this Article, shall mean any tangible or intangible product that has value and is produced by the labor, creativity, enterprise or capital of an individual citizen, associations which enjoy juridical personality under the law, or in appropriate circumstances by communities specifically empowered by law to own property in common.
- The right to ownership of rural and urban land, as well as of all natural resources, is exclusively vested in the State and in the peoples of Ethiopia. Land is a common property of the Nations, Nationalities and Peoples of Ethiopia and shall not be subject to sale or to other means of exchange.
- Ethiopian peasants have right to obtain land without payment and the protection against eviction from their possession. The implementation of this provision shall be specified bylaw.
- Ethiopian pastoralists have the right to free land for grazing and cultivation as well as the right not to be displaced from their own lands. The implementation shall be specified bylaw.
- Every Ethiopian shall have the full right to the immovable property he builds and to the permanent improvements; he brings about on the land by his labor or capital. This right shall include the right to alienate and to bequeath. Where the right of use expires, to remove his property, transfer his title, or claim compensation for it, the law shall determine particulars.

- Without prejudice to the right to private property, the government may expropriate private property for public purposes subject to payment in advance of compensation commensurate to the value of the property.
- All people shall have the right to receive adequate monetary or other alternative compensation, including transfer with assistance to another locality whenever they are displaced or their livelihoods have been adversely affected because of State programs.

Moreover, Article 44(2) of the Constitution states that all persons who have been displaced, or whose livelihood has been adversely affected as a result of state programs have the right to commensurate monetary or alternative means of compensation including relocation with adequate State assistance. The government shall pay fair compensation for property found on the land but the amount of compensation shall not take into account the value of land. Moreover, Article 43 (2) dealing with the rights to development states that nationals have the right to participate in national development and, in particular, to be consulted with respect to policies and projects affecting their community.

3.2.2 Expropriation of Land for Public Purposes, Payments of Compensation and Resettlement of Displaced People Proclamation No. 1161/2019

Proclamation No. 1161/2019, which deals with "Expropriation of Land for Public Purposes, Payments of Compensation, and Resettlement of Displaced People," was recently revised by the FDRE Peoples Representatives Council, and replaced the previously active legislation on the matter, Expropriation of Land and Compensation Proclamation No. 455/2005. This legislation was issued to rectify and fill gaps and to make the system of expropriation of land holdings and payment of compensation more comprehensive and effective. The legislation, among other things, states that compensation and resettlement assistance compensation for the expropriated land shall sustainably restore and improve the livelihood of displaced people.

A household that will be permanently displaced will be given an equivalent substitute land and will be compensated for one (1) year of land holding income based on the current price, which is equal to the highest annual income he generated in the three (3) years prior to the expropriation of the land. The landholder shall be paid displacement compensation, which is equal to fifteen (15) times the highest annual income he or she made during the three (3) years preceding the expropriation of the land, for permanent land acquisition and when no similar substitute land is available. The amount of compensation for the property on the land shall cover the cost of replacing the property anew. Further, the proclamation states “the minimum compensation

payable to a housing unit, may not, in any way, be less than the current cost of constructing a house per the standard or on the basis of the objective conditions of each regional state”. It also stipulates, “Compensation for permanent improvement to the land shall be equal to the current value of capital and labour expended on the land”.

In addition to cash compensation, the Proclamation states that displaced persons would be compensated for the breakup of their social ties and moral harm caused by the expropriation of their land. However, the details on compensation for the breakup of social relationships and moral harm will be determined by regulation to be enacted to implement this Proclamation (Article 12, sub-article 4 (e)).

The Proclamation states that a peri-urban rural landholder whose residence is removed shall get about 500 sq. meters of land for building. The child of the displaced peri-urban landholder with the age of 18 and above shall be provided with the minimum size of land per the standard of the town or city (Article 15, sub-article 1 and 2).

The Proclamation also mandates the responsible bodies to establish a resettlement package for the affected persons in Article 16 (sub-article 2), as follows: "Regional states, Addis Ababa, and Dire Dawa shall develop resettlement packages that may enable displaced people to sustainably resettle."

The proclamation also clarifies how grievances will redress on article 8 by stating as establishing compliant hearing body and appeal council, complaints and appeal on article 18, 19 and 20, respectively. To achieve implementation of these articles, the issued regulation by council of ministers for the proper implementation of Proclamation No. 1161/2019 well specified the dispute resolution procedures, organization of the compliant hearing body and courts of appeals, power and functions of the compliant hearing body and court appeals and principles to be directed by the compliant hearing body and the appeal council from article 39-44.

3.2.3 Expropriation and Valuation, Compensation and Resettlement

The Regulation No. 472/2020 lays out the techniques and formulae for valuing and compensating various properties. It also includes a lump sum payment for severing a social relationship and moral damages. The regulation also specifies the method for land expropriation, the property right to develop the expropriated land, and the provision of substitute land, housing, and resettlement, as well as displaced shareholder rights. In the Table: 2 below, the compensation items are categorized and presented.

Table 2: Summary of Expropriation and Valuation, Compensation and Resettlement of Displaced People- Regulation No. 472/2020

Compensation Assessment
Compensation for Building (Article 16)
The amount of compensation for a building shall be determined based on the current cost price of construction materials of the demolished building and current labour cost. It shall include also current cost for constructing floor tiles of the compound, septic tank and other structures attached to the building and the estimated cost of demolishing, lifting, reconstructing, installing and connecting utility lines of the building. The amount of compensation for a building shall be determined based on the current market price per square meter for a similar building or current cost of constructing a comparable building.
Compensation for fences (Article 17)
The amount of compensation for a fence shall be determined by calculating the cost of existing square meter or meter cube needed to rebuild a similar fence with the demolished fence or by producing a single value if the construction material of the fence cannot be estimated per square meter.
Compensation for property to be Relocated (Article 18)
The amount of compensation for a relocated property shall be determined by computing the estimated costs of labour, material and transport to be incurred at market value for removing, transferring and installing the property.
Compensation for Crops (Article 19)
The amount of compensation payable will be based on the amount of produce available and the market value that the produce could produce if the crop or vegetable were harvested. Compensation for crop surplus will be determined based on the current market price of the leftover produce. If one crop is produced more than once in one year, the amount of the crop produced during the year will be the sum of the produce produced during the year.
Compensation for perennial crops (Article 20)
Where the perennial crop is ripe when the land is expropriated, the owner may collect the fruit within a prescribed time and where the owner fails to collect the production within the specified time, he shall be compensated for the production. Where the land is urgently required and the owner is not given adequate time to collect the production, he shall be compensated the market price of one year production. This is based on the average yield of similar perennial crop production in the area. The cost incurred to grow the perennial crop shall be calculated based on the local market and shall be paid
Compensation for fruitless trees (Article 21)
The amount of compensation for trees shall be determined based on the level of growth of the tree, and the current local price per cubic meter or per unit. The owner of trees may, instead of compensation, cut and collect the trees within the period fixed.
Compensation for protected grass (Article 22)
The amount of compensation for protected grass shall be determined based on the productivity of the land and the current local market price of the grass per square meter. The owner of protected grass may, instead of compensation, cut and gather

the grass within the period fixed.

Compensation for licensed miner (Article 23)

The compensation shall be paid for the landholder by a licensed miner shall be determined based on mining law and compensation shall not be paid for a miner who holds land without a license.

Compensation for Burial-ground (Article 24)

The amount of compensation for a burial-ground shall be determined by the estimating costs to be incurred for removing the gravestones, preparing another burial-ground, transferring and relocating the corpse and for conducting religious and cultural ceremonies in relation to the process.

Compensation for rural land (Article 25)

The amount of annual production of the three years of production shall be calculated at the present rate before the rural owner is removed.

Compensation for permanently displace rural land holder (Article 26)

Where substitute land to be given to the expropriated landholder and where the residential or commercial building of the holder is to be demolished, he shall be given freely a comparable house for two years or a two year estimated rental value for his demolished houses resettlement compensation. Where a substitute house is to be given to the displaced house owner, he shall be paid a one-year rent as resettlement compensation.

Compensation for permanently displaced urban landholder (Article 28)

Where substitute land to be given to the displaced urban landholder, and where the property is residential or commercial building, a comparable building shall be given for two years free of charge or he shall be entitled to a two years rental based on the demolished building and current price.

Compensation for severed social relationship and moral damage (Article 30)

The amount of compensation for severed social relationship and moral damage shall be 25,000- 60,000.

Valuation Formula, Article 16-24)

Compensation for building = Current building cost + permanent improvement cost

Compensation for Fence = unit price of fence in meter square/meter cube X total size of the fence in meter square /meter cube

Compensation for relocated property = cost of removal + cost of loading/offloading + cost of transport +cost of installation or and connection

Compensation for crops = area per hectare X current market value of crop per quintal production per hectare in quintal +cost of permanent improvement on land

Compensation for ripe perennial crops = yield of perennial crop from a single plant/legs in kilogram X the number of plats legs + cost incurred to grow perennial crops with the current +cost of permanent improvement on land

Compensation for unripe perennial crops = number of plant legs X cost incurred to grow

Compensation for fruitless trees = (large trees in number X Local current price of one tree + (medium tree in number X local current price of one tree)+(small tree in number X local current price of one tree) + (number of seedling/unripe tree X local current price of one seedling unripe tree) + cost of permanent improvement on land.

Compensation for protected grass = area covered by the grass with square meter X yield of grass with current local per meter square + cost of permanent improvement on land.
Burial Ground compensation = cost of corpse pickup, burial ground preparation cost + cost of corpse transport and relocation + cost of religious and cultural ceremonies.
For rural land holder who does not receive replacement farm land displacement compensation = annual income X 15
For rural land holder who is not granted a replacement farm land and is temporarily removed developmental compensation = Temporary land lease rate per hectare X Annual income per year
Support for Displaced People
Support for displaced rural landholders shall be determined by directive that shall be issued by regional states. Two years house rent shall be paid to displaced urban land holders and support unit they build new house where they are given substitute land
Providing Substitute Land or Housing
Where the displaced are elderly and people with disabilities, they shall be given substitute lands in accessible and convenience areas as much as practical substitute housing shall be provided where substitute land is not given and the displaced pays the full price at once
Resettlement Package
This package shall contain residential housing, livelihood option, social services like road, health clinic, schools, religious site, training counseling and credit access, etc.

Generally, the articles and sub-articles discussed in the foregone paragraphs of the regulation help to facilitate and enable the full-scale implementation of the elements recommended in the regulation. Despite the regulation has been ratified to cascade and execute the new proclamation, there is need to issue the directive by regional councils. Despite the ratification of compensation regulations at the federal level in Ethiopia, there remains a critical need for specific directives from regional councils, particularly within the South Ethiopia Region (newly established region in 2024). The existing federal proclamations provide a general framework for land expropriation and compensation. However, the varied administrative structures and local contexts across different regions necessitate tailored guidelines that reflect these differences. For instance, while some regions may lack zone administration levels, South Ethiopia has established such structures that can effectively implement localized policies/regulations. This discrepancy highlights the necessity for directives that align with regional governance frameworks to enhance operational efficiency.

Moreover, disparities in land administration, both rural and urban, further complicate compensation processes across different Ethiopian regions. The procedures for appealing decisions related to land affected by public projects are not uniformly applied. Inconsistencies can lead to confusion among project-affected individuals regarding their rights and entitlements.

Therefore, creating specific operational guidelines for the South Ethiopia Region would ensure clarity in processes and expectations while addressing local needs more effectively. Such directives would not only aid in implementing federal proclamations but also empower local authorities to manage compensation fairly and efficiently. Unless directives are issued, it would continue to use the existing national regulation during RAP preparation principally the livelihood restoration plan preparation of PAPs.

3.2.4 Rural Land Administration and Land Use Proclamation, No. 456/2005

The Rural Land Administration and Use Proclamation (Proclamation No. 456/2005) provides entitlement to property produced on the land of the occupant, rights of inter-generational transfer, and limited leasing rights. Provisions are made for the registration and certification of tenure rights. Part Three of the Proclamation presents regulations relating to the use of rural land, particularly as it relates to soil and water conservation and watershed management. The rural land administration and land use laws are to be implemented by the regional states. Landholding right gives the right to use the land for agricultural purposes as well as to lease it and, while the right remains in effect, bequeath it to family members.

Article 7 sub-article 3 of the proclamation reinforces the rights of land users to compensation for the development they have made on the land. It also states that when the landholder is evicted by the federal government, the rate of compensation would be determined based on the federal land administration law. When the rural landholder is evicted by regional governments, the rate of compensation would be determined based on the rural land administration laws of regions. It is envisaged that the proclamation will create a sense of ownership among most of the rural population and enable them to take initiatives and collectively engage in environmental management activities.

3.2.5 Urban Lands Lease Holding Proclamation, No. 721/2011

The other reviewed legal document was the Urban Lands Lease holding Proclamation which shall be applicable to all urban centers within Ethiopia with regard to urban land. Article 6 of this proclamation states that the conversion of old possessions to lease holding. But as stated under article 2 sub article 18, “old possession” means a plot of land legally acquired before the urban center entered into the leasehold system or a land provided as compensation in kind to persons evicted from old possession.

The other issue specified under article 26 is Power to Clear Urban Land. Article 26 sub articles 1 clearly specifies that the appropriate body shall have the power, where it is in the public interest,

to clear and take over urban land upon payment of commensurate compensation, in advance, for the properties to be removed from the land. A person displaced due to an action taken pursuant to sub-article (1) of this Article shall be provided with a substitute plot of land within the urban center the size of which shall be determined by the region or the city administration (article 26 sub articles 2).

Article 26 sub article 4 clearly indicated that the appropriate body shall have the power, without the need to issue a clearance order pursuant to Article 27 of this Proclamation and payment of compensation, to clear an illegally occupied urban land by merely serving a written notice of seven working days to the occupant in person or by affixing it to the property situated on the land.

3.2.6 National Policy of Women

The National Policy of Women was issued in March 1993. In this policy it is indicated that government policies, laws, regulations, plans, programs and projects should: ensure participation of women in the formulation of government policies, laws, regulations, programs and projects that directly or indirectly benefit and concerns women; to insure participation and involvement of women in implementation and decision-making processes; and to ensure equal access of men and women to the country's resources.

3.2.7 Environmental Impact Assessment (Proclamation No. 299/2002)

This proclamation made Environmental Assessment a mandatory legal prerequisite for the implementation of major development projects, programs, and plans. The proclamation also provides a legal base for the effective means of harmonizing and integrating environmental, economic, cultural, and social considerations into the planning and decision-making processes thereby promoting sustainable development. Moreover, it serves as a basic instrument in bringing about administrative transparency and accountability, to involve the public and the communities, in the planning and execution of development programs that may affect them and their environment.

3.2.8 Cultural Heritage Conservation Proclamation

The objectives of the Research and Conservation of Cultural Heritage Proclamation No. 209 /2000 are among others to carry out registration and supervision of cultural heritage, to protect cultural heritage against man-made and natural disasters.

3.3 World Bank Operational Policies

The main objectives of the World Bank Safeguard Policies are to ensure that environmental and social issues are evaluated in decision making, reduce and manage risk of project/program, and provide a mechanism for consultation and disclosure of information. The World Bank has 10 environmental, social, and legal Safeguard Policies, of which the ones that are likely triggered by the proposed Arba Minch FSTP are:

- Environmental Assessment (OP/BP 4.01), Physical Cultural Resources (OP/BP 4.11), Natural Habitats (OP/BP 4.04), Forests (OP/BP 4.36) and Indigenous Peoples (OP/BP 4.10) are discussed in detail in the ESIA.

3.3.1 Involuntary Resettlement (OP 4.12)

The Bank's policy recognizes that involuntary resettlement may cause severe long-term hardship, impoverishment, and environmental damage unless appropriate measures are carefully planned and carried out. For these reasons, the overall objectives of the Bank's policy on involuntary resettlement are the following:

- a) Involuntary resettlement should be avoided where feasible, or minimized, exploring all viable alternative project designs.
- b) Where it is not feasible to avoid resettlement, resettlement activities should be conceived and executed as sustainable development programs, providing sufficient investment resources to enable the persons displaced by the project to share in project benefits. Displaced persons should be meaningfully consulted and should have opportunities to participate in planning and implementing resettlement programs.
- c) Displaced persons should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.
- d) Share information, consult and involve PAPs and local persons from preparation stage in issues of land acquisition, loss of livelihood and in identifying social issues likely to arise during project implementation;
- e) Pay special attention to marginalized and vulnerable groups and secure their participation;
- f) Ensure payment of compensation and assistance to PAPs at replacement cost, prior to any displacement or start of civil works;

The World Bank Operational Policy (OP 4.12) includes safeguards to address and mitigate the involuntary resettlement of PAPs. The World Bank's Policy objectives urge that involuntary resettlement be avoided whenever possible. If unavoidable, displaced persons need to:

- Share in project benefits;
- Participate in planning and implementation of resettlement programs, assisted and
- Be assisted in their efforts to improve their livelihoods or standard of livings or at least; to restore them, in real terms, to pre-displacement levels or levels prevailing prior to the beginning of project implementation, whichever is higher. Thus, the objective of this policy is to either avoid or minimize involuntary resettlement where feasible, exploring all viable alternative project designs, assist displaced persons in improving their former living standards, income earning capacity, and production levels, or at least in restoring them, encourage community participation in planning and implementing resettlement, and provide assistance to affected people regardless of the legality of land tenure.

3.4 Comparison between GoE Legislations and WB OP 4.12

Although Ethiopia legislations particularly proclamation 1161/2019 is in line with international best practice requirements, there are still some differences between GoE legislation and the World Bank Policy OP 4.12 in the general principles for resettlement, eligibility criteria, restoration and rehabilitation of displaced households. Table 3 below summarizes the gap analysis comparing between the national legislation and World Bank Operational Policy - OP 4.12.

Table 3: Comparison of Ethiopian Legislation and World Bank’s Operational Policy

Theme	World Bank OP 4.12	Ethiopian Legislation	Comparison	Recommendations to Address Gaps
Policy Objectives	<p>World bank OP/BP 4.12 has overall policy objectives, requiring: Involuntary resettlement should be avoided wherever possible, or minimized, exploring all alternatives.</p> <p>Resettlement program should be sustainable, include meaningful consultation with affected parties and provide benefits to the affected parties.</p> <p>Displaced persons should be assisted in improving livelihoods etc. or at least restoring them to previous levels.</p> <p>To restore people’s income-earning opportunities after land acquisition and resettlement, OP 4.12 specifies that “displaced persons are provided with development assistance in addition to compensation measures, such as land preparation, credit facilities, training, or job opportunities.”</p>	<p>Proclamation No. 1161/2019 (Article 5(1)) states “the appropriate Federal Authority, or a Regional, Addis Ababa, Dire Dawa cabinet shall decide on the basis of an approved land use plan; or master plan; or structural plan whether the expropriated land directly or indirectly brings better development and is beneficial to the public. Further Article 6 of the proclamation gives power to Woreda or urban administrations to “order evacuation and takeover land decided to be expropriated for public purpose under Article 5 of the proclamation.”</p> <p>Article 25 (1) states Woreda and Urban Administration shall: “organize consultative meetings with people that are going to be displaced on the type; benefits; and generally, the process of the project.” This is supported by Council of Ministers Regulation No. 472/2020 under Article 3 “the authority that has the power to determine on public purpose shall consult stakeholders with public utility owners, justice organs, those who work on youth, women and disabled people and landholders whose land is to be expropriated before expropriation decision is made.”</p>	<p>The World Bank requirement for avoidance or minimization of involuntary resettlement is not emphasized in Ethiopian legislation (Proclamation No. 1161/2019 and Council of Ministers Regulation No. 472/2020).</p> <p>Except mentioning, “compensation and resettlement assistance compensation for the expropriated land shall sustainably restore and improve the livelihood of displaced people”, Proclamation No 1161/2019 does not explicitly state measures and extent to which livelihood restoration could be taken to restore or improve the livelihoods of displaced people.</p> <p>There were no clear standards set for restoring the livelihoods of PAHs.</p>	<p>World Bank OP/BP 4.12 overall objectives shall be applied to avoiding or minimizing involuntary resettlement to ensure resettlement program is sustainable, restore or improve the livelihoods of displaced people. There is also need to set minimum standards for restoring the livelihoods of PAPs.</p>
Cut-off Date	<p>The Bank Policy provides the Cut-off date as the date of completion of the census and assets inventory of persons affected by the project. Persons occupying the project area after the cutoff date are not eligible for compensation and/or resettlement assistance. Similarly, fixed assets (such as built structures, crops, fruit trees, and woodlots) established after the date of completion of the assets inventory, or an alternative mutually agreed on date,</p>	<p>Proclamation No. 1161/2019 (Article 8(1)) states that the City or Woreda Administration shall follow the following orders when land holders’ hand over their lands:</p> <p>a) shall consult land holders who are to be displaced at least one year before they handover their holdings on the type; benefits and general process of the project.</p> <p>b) notwithstanding to paragraph (a) of this Article, land holders who are to be displaced may be consulted on the type; benefits and general process of the project in less than one year if the concerned Federal or Regional State decides that the land is required urgently for investment.</p> <p>c) Collect landholding rights and conduct inventory,</p>		<p>The cut-off date shall be applied during the date of the completion of the census and assets inventory. This will be publicized and communicated to the community and PAPs. Upon commencement of valuation, a person shall not add or improve anything to the land or</p>

Theme	World Bank OP 4.12	Ethiopian Legislation	Comparison	Recommendations to Address Gaps
	will not be compensated.	amount and size of all compensable properties from displaced people or their legal representatives whose landholdings are determined to be expropriated. Properties added after the expropriation notification is given to the land holder are not compensated.		such premises, except where it can be demonstrated that such post-cut-off date improvements are needed to maintain the livelihoods of the affected person during the period between the cut-off date and displacement e.g. as a result of delays in project implementation.
Inclusive Consultation and Information Disclosure	<p>The World Bank Policy requires community participation resettles and host community.</p> <ul style="list-style-type: none"> • Informed about resettles options and rights pertaining to resettlement; • Consulted on, offered choices among, on the forms of compensation and provided with technically and economically feasible resettlement alternatives; • Consultation with host communities and local governments <p>Disclosure of World Bank approved resettlement instruments by the Bank and the Government</p>	<p>Council of Ministers Regulation No. 472/2020 clearly clarified the landholder consultation procedure at article 4 as follows:</p> <ol style="list-style-type: none"> 1. A written notice shall be sent to all concerned land holders and proof of receipt by such landholders shall be provided. 2. The consultation shall be proceeded three forth (3/4) or more of land holders whose land is to be expropriated are present. 3. Where three forth of land holders are present in the first meeting called under sub-article 2 of this article, a second consultative meeting shall be called and conducted where more than half of the land holders are present. 4. Where half of the landholders are not present in the consultative meeting called for second time under sub-article 3 of this article, a third notice shall be sent out and the consultative meeting shall be conducted in the presence of any number of landholders. <p>Women, elders and vulnerable groups shall be taken in to consideration while conducting consultations. Similarly, information disclosure is well articulated in the regulation. Article 15 (1 &2) states that the compensation value of the property expropriated compensated shall be displayed to the public before payment is made. Then, the compensation value shall be approved by the Woreda or</p>	The national laws do not explicitly specify consultation with host communities	World Bank OP/BP 4.12 shall be applied to address their views of hosting communities and consents of settlers for the proper compensation and resettlement plan execution.

Theme	World Bank OP 4.12	Ethiopian Legislation	Comparison	Recommendations to Address Gaps
Eligibility for Compensation	World Bank OP/BP 4.12 gives eligibility to: i.those who have formal legal rights to the land; ii.those who do not have formal legal rights to land, but have a claim to such land; and iii.those who do not have recognizable legal right or claim to the land.	Mayor of Urban Administration after displayed for five days to the public. Proclamation No 1161/2019, Article 8(2) only allows compensation for landholders with landholding rights, stated as “landholders or their agents whose landholdings are to be expropriated shall submit landholding certificates or other proofs that show their landholding rights over the lands that is decided to be expropriated to the urban or rural land administration office on the time schedule of the office.”	According to World Bank OP4.12, eligibility for compensation is granted to all “affected parties” (including squatter settlements). Ethiopian Legislation only grants compensation to those with lawful possession of the land. It therefore does not recognize those without a legal right or claim as eligible for compensation.	The requirements of World Bank OP/BP 4.12, as described in UWSSP-II RPF are applied.
Timing of compensation payments	According to OP/BP 4.12, compensation for lost land and assets shall be paid prior to the client taking possession of this land or assets and where possible people shall have been resettled at their new sites and moving allowances paid to them.	Proclamation No. 1161/2019, Article 8 (g) states payment of compensation or provide substitute land before the displacement of people from their landholding. Further, its lefts the details of expropriation of landholdings procedure to be provided in a Regulation to be enacted to implement the Proclamation.	There is lack of clarity in Proclamation No. 1161/2019, it only mentions “the city or Woreda administration shall pay compensation or provide substitute land before the displacement of people from their landholding” In fact, the major challenge was that articles and sub articles stated in the proclamation and regulation are not enforced in practice.	Payment of compensation and support for displaced person should always be affected before land is handed over and accessed for the intended project, as per the WB OP/BP 4.12. This must be at least a month prior to commencing the project.
Compensation	WB OP/BP 4.12: The rate of compensation for lost assets shall be calculated at full replacement cost (i.e., the market value of the assets plus transaction costs).	Proclamation No. 1161/2019 requires that the amount of compensation shall be based on replacement cost of property. It further specifies that the value shall be equal to the value of capital and labor expended on the land.	Transaction costs like the rural land use payment and income tax imposed on users of rural land (cultivated or not) are not put into consideration in the Proclamation.	The WB requirements for compensation must be followed as per WB OP/BP 4.12; AMTWSSE follow the compensation of lost assets at full replacement cost or exceed the market value (which would be lower if the asset has been subject to depreciation). Further depreciation and salvage value will not be deducted, PAPs will be allowed to salvage

Theme	World Bank OP 4.12	Ethiopian Legislation	Comparison	Recommendations to Address Gaps
				materials and all cash compensation will be at prevailing/current market rates.
Livelihood restoration	Livelihoods and living standards are to be restored in real terms to pre-displacement levels or better	Article 4(2) of 1161/2019 proclamation states that Compensation and Resettlement Assistance for the expropriated land shall sustainably restore and improve the livelihood of displaced people. Article 13(3a) also states that compensation for communal landholding shall be based on the use of the communal land or the lost benefits and livelihood of the displaced people. Article 16 states about the overall resettlement issues of displaced people and mechanism to support livelihood after their displacement. Article 35 of regulation 472/2020 also mentions about resettlement packages what issues included and the implementation modality, monitoring and evaluation system.		The national policy and legislation need to be aligned with the Banks policy to effectively restore the livelihood of PAHs.
Assistance to vulnerable groups	Bank policy gives high importance that vulnerable groups should be given fair treatment and also receive support in training and rehabilitation measures.	The national proclamation and regulation do not have any provision to assist Vulnerable and disadvantaged groups except declaring as resettlement package should be prioritized for women, the disabled, orphans and the elderly.		The requirements of World Bank OP4.12 expected to be applied.
Grievance redress	WB policy recognizes that PAPs should be represented and that their grievances addressed	Proclamation No. 1161/2019, Articles 18, 19, 20 and 21 provides the structure and details on the operating guidelines and procedures of an effective functioning of Grievance Redress Mechanisms. In a similar way on Regulations No. 472/2020, Articles 39,40,41, 42, 43 and 44 enunciates dispute resolution, organization of complaint hearing body, organizing the court appeals, powers and functions of compliant hearing body, powers and functions of the court appeals and principles to be directed by the complaint hearing body and the appeals council	The national laws fail to recognize that PAPs should have a voice by electing their representatives to the arbitral tribunal or being represented in the other committees. Whereas the World Bank policy acknowledged that PAPs should be represented in the grievances redressed committee.	The requirements of World Bank OP4.12 expected to be applied

NB: As a general rule, in case of any discrepancies between national legislations and World Bank Operational Policy, the later shall prevail.

3.5 Institutional Framework

3.5.1 Ministry of Water and Energy

As an overall implementing agency for UWSSP-II, the MoWE has the leading role in implementation of RAP through the safeguard section. Some of the major functions of MoWE are as follows:

- Initiate and follow up the RAP assessment
- Follow and supervise RAP study document together with the AMT and WB
- Follow and supervise the implementation of RAP in accordance with the implementation schedule
- Create awareness on implementation strategy and responsibilities of all stakeholders.
- Conducting monitoring and evaluation of implementation process
- Facilitating and reporting RAP performance audit

3.5.2 Regional Water Bureau

The main role of the region water bureau on providing technical and administrative support for the implementation of the FSTP project in general and RAP in particular. Moreover, the bureau is expected to ensure the implementation of RAP in accordance with the timetable.

3.5.3 Regional EPA

The Regional EPA is an important stakeholder since it inspects and approves the ESIA study prior to the commencement of the project.

3.5.4 Arba Minch Town Administration

Arba Minch town administration has a major role and responsibility in the planning and implementation of the resettlement activities. Some roles of the town related RAP preparation and implementation are:

- Facilitate the provision of residential land for relocated PAPs and the restoration services.
- Provide land for relocated PAPs
- Closely supervises the implementation of RAP
- Allocates budget for the RAP implementation including compensation payment
- Coordinating stakeholders so that they can carry out their own duties

- Provides trainings to PAPs in collaboration with other responsible stakeholders
- Assigns human and other resources to carryout implementation.
- Coordinating Arba Minch zuria Woreda and Ganta Kachama Kebele who participate in RAP implementation
- Establishing Property Evaluation, Resettlement Implementation and Grievances Resolution Committees and oversee their functionality

3.5.5 Arba Minch Town Municipality

- Prepare relocation site and infrastructure, including roads and electricity.
- Provide replacement land to eligible PAPs approved by Arba Minch town mayor office.
- Provide land certification to PAPs who obtained replacement property.

3.5.6 Arba Minch Town Water Supply and Sewerage Enterprise

AMTWSSE is the main contact body and responsible to facilitate the relocation of PAPs and work closely with MoWE's and Regional Water Bureau. The enterprise is responsible to:

- Support towns in the organization of resettlement planning (valuation commissions, censuses, payment of compensation)
- Organize public consultation and disclosure on draft RAPs
- Participate in monitoring and evaluation
- Support, follow and check whether resettlement censuses and valuation are conducted timely and as per the principles outlined in this RPF
- Check on compensation delivery (its fairness and timely provision)

3.5.7 Ganta Kachama Kebele Administration

The Kebele administration office provides advice on the fairness in the relocation process and valuation of compensation, and coordinates on the support to be made to vulnerable groups. The Kebele works closely with town level resettlement/ compensation committees and property valuation committees. Kebele administration has direct contact with PAPs and focal points to address the problems and issues raised by PAPs. Hence, Kebele administration office can participate and witness the process of land and asset valuation of affected land, property valuation, and compensation payment process.

4. Stakeholder Consultations

Stakeholder consultations are taken as important and mandatory actions that project planners and implementers are expected to carry out. According to the FDRE Constitution, Article 92; “People have the right to full consultation and to the expression of their views in the planning and implementation of environmental policies and projects that affect them directly”. Taking national and international policies, proclamation and directives particularly the World Bank Policy OP 4.01 and OP 4.12 as reference, consultations have been held with key stakeholders, property valuation committee members and PAPs to develop plans for appropriate mitigation of the potential impacts of the project induced resettlement. Doing so, in turn, was helpful to take the concerns of both PAPs and key stakeholders into account while preparing the RAP report.

The consultation was conducted in two rounds: round one and round two. The first round of consultations took place in December 2023, by utilizing a 250-meter buffer zone around the proposed site. However, following feedback from the World Bank, it became evident that this initial radius was insufficient to address potential impacts adequately. As a result, Round Two consultations were organized in August 2024, expanding the buffer zone to 400 meters.

Specifically, the first-round consultations were held from December 11 to December 26, 2023.

Objectives of the Consultations

- To have discussions with key government and non-government level stakeholders in the form of entry meeting on how to conduct all data collection activities to carry out the RAP
- To form/establish property valuation committees of different levels that help to collect data for the RAP
- To have discussions with the property valuation committee members on how to conduct the data collection activities in a collaborative, transparent and fair way
- To provide prior information about the overall activities as well as the benefits and impacts associated with the resettlement
- To provide PAPs including vulnerable groups an opportunity to express their views and raise their concerns about the proposed activities
- To reach on consensus that all their concerns will be fairly addressed and eventually obtain broader community support of the resettlement program

- To evaluate the overall data collection process in combination with all property valuation committee members
- To approve the preliminary RAP report with property valuation committee members and other key stakeholders

Consultations were held with four groups of stakeholders; (1) concerned government officials of the town including the mayor office, (2) selected experts from different offices of the Arba Minch town and Arba Minch Zuria Woreda who served as property valuation committee members, (3) selected compensation committee members from Kebele/community members including PAPs and (4) PAPs who are in a position to be either economically and/or physically resettled as a result of the proposed project. Accordingly, the consultations that have been held and their respective purposes and results have been dealt in the subsequent sections.

4.1 Stakeholder Consultations

About six meetings have been held by the RAP study team and key stakeholders/experts drawn from concerned offices of the town and Arba Minch Zuria Woreda. Most of such consultations have been held with members of both the established compensation committees from offices (experts) and Kebele/community where the proposed project is going to be constructed. The issues raised in the consultations have been mentioned in the subsequent sub sections.

4.1.1 Entry Meeting

The undertaking of the RAP has been kicked off by having an entry meeting with concerned bodies of Arba Minch Town Water Supply and Sanitation Enterprise /AMTWSSE/ and UWSSP-II. AMTWSSE manager of the town, coordinator of UWSSP-II, the social safeguard specialist, advisor of the town's mayor and all the RAP study team of the consultant took part in the consultation. The issues raised in the consultation have been mentioned as follows.

Leader of the RAP study team explained the purpose of the consultation. He explained that as a precondition set before the beginning of the project construction, the RAP is expected to be prepared within the next 20 days. Hence, he explained, the purpose behind such meeting is to have discussions on how the RAP can be prepared taking the aforesaid urgency into consideration.

Manager of AMTWSSE explained that even if the place where the proposed project is going to be constructed is included as part of the town's new structural plan, the town didn't begin administering it. Meaning, it has been administered by surrounding rural Woreda as rural land and not yet formally handover to the town. However, he explained that we did not do much on the way PAPs are getting compensated for what they may lose as a result of the project induced displacement they are going to face. He also explained that the town's utility office, in collaboration with mayor office and concerned bodies of the federal and regional offices, have had a number of discussions on RAP issue. And he confirmed that concerned experts of his office are ready to make things conducive for the RAP preparation to be completed as fairly, transparently and timely as possible.

Coordinator of Arba Minch town's UWSSP-II, on his part, explained that though the project site identification has been completed and PAPs have been consulted, setbacks are being faced in relation to land entitlement that have been given by the Kebele to the community members. Meaning, he said, the Kebele leaders of the time allocated about 600-meter squares of land for each for residential purpose which deters to carry out equivalent land- to -land compensations as far as legal grounds are concerned. He also affirmed that the involvement of key government level stakeholders is quite minimal which might have an impact to resolve such compensation related challenges.

Leader of the RAP study team of the consultant stated that it is important to have discussions with higher level government officials of the town including the mayor. Because, he explained, it is the mayor office which is supposed to form compensation committee and give directions to each selected member to actively take part in the data collection for the RAP. He also reaffirmed that the data collection for the RAP is going to be conducted within a very short time span in a transparent way commensurate of what the PAPs might lose.

Advisor of the mayor on his part disclosed that concerned bodies have understood the significance of the upcoming project and working on identification of the project site. He also confirmed that people who are in a position to face both economic and physical displacement has already been identified by a technical team which has been formed by the mayor office. But consensus has not yet been reached between the mayor and Arba Minch Zuria Woreda officials on identifying the places where PAPs are

going to be resettled. And he requested for a consultation to be arranged with the mayor of the town to deal with such problems and form property valuation committee.

Member of the RAP study team explained that identification of the place where the proposed project is going to be constructed and PAPs who will face both economic and physical displacement is an opportunity and can serve as an input for the RAP. Nonetheless, he reminded the significance of having met with all members of the property valuation committee to be formed and discuss with them on how to conduct the data collection in an appropriate way in a very short time span. Along this, he noted that each PAP is expected to be made available during the time of data collection and take part in the consultation session to be arranged.

The RAP study team leader noted that cutoff date is expected to be set right after the preparation of RAP has been commenced. He also reminded the importance of letting the concerned bodies know that the compensations are expected to be paid both in kind (land-to-land) and in cash in accordance with the nature of assets PAPs are going to lose. Hence, he also requested for another consultation session to be arranged with concerned bodies of the town's mayor office to deal with such issues.

The consultation has been wrapped up reaching to consensus to have another consultation with the mayor office before going to the study site for data collection. Doing so helped to form expert level compensation committee and deal with some administrative level decisions regarding the ways the PAPs are going to be compensated commensurate of what they are going to lose as a result of the project induced displacement they are going to face.



Figure 4: Entry Meeting with Officials/experts of Arba Minch Town Water Supply and Sewerage Service Office, Arba Minch, December 2023, Photo by the Consultant

4.1.2 Consultation with Officials of Mayor

A consultation has also been held with concerned officials of the town's mayor office as it was recommended to be arranged in the entry meeting. Forming the town level property valuation committee and discussing on the ways and/or procedures to be followed while conducting data collection and asset valuation for the RAP. Mayor of the town, advisor of the mayor, coordinator of UWSSP-II in the town, AMTWSSE manager and members of the RAP study team of the consultant took part in the consultation.

The RAP study team leader of Green Sober Environmental Consultant firm opened the consultation by explaining the relevance of arranging such session. He described that RAP is going to be prepared for members of the community whose assets are in a position to be affected as a result of the upcoming FSTP to be constructed under the auspice of the World Bank in collaboration with MoWE. Such RAP preparations have been recommended to be carried out by the previously conducted ESIA in the place where the project is proposed to be constructed on. The ESIA report shows that a number of people are going to be affected and/or displaced as a result of the project which, in turn, leads to both socio-economic and physical displacement, the team leader explained. He also added that keeping such losses PAPs are going to face, the study team is indebted to prepare an appropriate and transparent RAP commensurate of the project induced losses.

Accordingly, (a) forming a property valuation committee consisting of experts drawn from concerned offices, (b) giving different directions related to making the committee members free from other work-related loads and (c) requesting for identification of place/s where PAPs are supposed to be resettled were mentioned as purposes of the consultation by the team. Identification of places for PAPs will help to have consultations with host community members as crucial part of the RAP.

Mayor of the town explained that an assessment has been conducted to identify whether the people who possessed the lands have legal entitlements or not. The assessment showed that most of the lands of the proposed project site have been possessed in the near past in illegal way. However, he confirmed that since there is no sufficient place to be given for compensation in the town, the mayor office is working with concerned bodies of Arba Minch Zuria Woreda to propose a new place where the PAPs are going to be resettled taking legal procedures in to consideration. And he gave direction to

leaders of the concerned offices to nominate experts who can serve as members of the property valuation committee and reminded the RAP to be prepared in a careful, transparent and fair way so as to reduce grievances.

The consultation has been closed down by nominating potential experts from AMZW Agricultural Offices, AMZW administration, urban agriculture, municipality, land administration, urban development, Women and Children Affairs offices, and AMTWSSE of the town. The committee has been recommended to undertake duties and responsibilities with due commitment while conducting data collection. The mayor office was held responsible in coordinating and/or supervising the works of the committee.



Figure 5: Consultation with Mayor of Arba Minch Town, December 2023, Photo by the Consultant

4.1.3 Consultation with Property Valuation Committee Members

Part of the RAP preparation process, an orientation-based consultation has been held with the selected members of the property valuation committee on the procedures to follow while conducting data collection and plan on how and when to do things as per their respective expertise. Members of the committee with their professional background and the office they are affiliated with have been illustrated in Annex (3).

The consultation has been opened up by chairman of the committee from mayor office explaining the relevance of establishing such committee and inviting the attendants to come up with ideas that can

help to prepare the RAP in a very careful and transparent way commensurate of what the PAPs are going to lose as a result of the sub-project.

The manager (Mr. Desta Kassa) of the consultant firm highlighted the purpose of the establishment of the property valuation committee and its role in undertaking comprehensive data collection and conducting property valuations. And he stated that the RAP is expected to be prepared in a way to make the PAPs get compensated commensurate of the assets they are going to lose taking the national and international policies and directives in to account. He also informed that the committee is expected to undertake the asset inventories and valuation activities in a quite neutral manner. He reminded that each member of the committee will be held responsible for grievances the PAPs may come with right after the disclosure of the RAP results. He also reminded that another committee will be formed at the Kebele/community level where the proposed project is going to be constructed with a role of verification and coordination of the asset inventory activities.

The issues raised by the attendants of the consultation have been mentioned hereunder:

- Briefing has been made on the contents of the questionnaire prepared to collect data and make appropriate asset inventory for each PAP
- Reminders have been raised on the consultation to be conducted with host community members living in the place where the PAPs are proposed to be resettled
- Preferences of the PAPs are expected to be given due priority while places are proposed for resettlement and other economic activities to engage and/or get compensated.
- Coordinating and undertaking asset inventories and setting appropriate unit prices for each asset of the PAPs are amongst the roles to be played by the committee members
- Different national and international policies, proclamations and directives are expected to be considered while conducting asset inventories and valuations of assets for each PAP.
- As enshrined in the policies and/or proclamations, PAPs are expected to get compensated commensurate (if not better) of what they are going to lose as a result of the project induced displacement. That is why the committee members have been selected taking their experiences and professional expertise into account which, in turn, is expected help the RAP to be prepared quite carefully.

- The data collection/asset inventories are expected to be conducted as timely, transparently and fairly as possible to reduce/avoid complains after the completion and disclosure of the RAP report. In line with this, the privacy of each PAP should be kept confidential.
- Since committee members have been selected taking their experience and professional expertise into consideration, each member is expected to take part in the task with due commitment.
- Potential challenges to be faced (if any) during data collection are set to be identified before going to the site for asset inventory and valuation.
- The place where the proposed project is going to be constructed is yet being administered by Arba Minch Zuria Woreda though included in the town's structural plan. The PAPs have rural (agricultural) land ownership documents (tax receipts) at hand. So, since the compensation rate to be paid for rural and urban lands is quite different, an agreement has been reached on the rate taking policies and/or directives into account. Meaning, since the place is included in the town's structural plan, the compensation rate is going to be managed as peri-urban landholders incorporated in the town as stated in the Proclamation No. 1161/2019.
- Grievance redressing committee is recommended to be formed since the very interest of each PAP may not be fully realized.
- PAPs, who have land in the site but not living there, should be made to avail and get their assets registered. For this, each PAP is expected to be called through officially written letter.
- The data collection should be carried out carefully and smoothly taking the complexity of the issue in to account.



Figure 6: Consultation with Property Valuation Committee at Arba Minch Water Supply and Sewerage Service Office on 12 December 2023, Photo by the Consultant

4.1.4 Consultation with Kebele/Community Level Property Valuation Committee

Besides the committee that has been formed selecting experts from stakeholder organizations of the town and Arba Minch Zuria Woreda, another committee has been arranged from grass root level of the community where the project is supposed to be constructed on. Chairman, Vice chairman and head of justice and security of Ganta Kanchama Kebele and three other persons from PAPs have been included in the committee all of whom took part in the consultation.



Figure 7: Consultation with Kebele Leaders/ Officials and Kebele Level Compensation Committee at the Project Site on 14 December 2023, Photo by the Consultant

The main points raised in the consultation on which the committee members reached to consensus are mentioned as follows.

- An orientation has been made by the RAP study team concerning the significance of establishing the committee and the roles to be played by the committee member in the asset inventory and all data collection activities.
- The RAP study is expected to be completed within 20 days. Hence, the committee members are expected to identify all PAPs who are eligible for compensation and help to conduct asset inventories and valuations with not more than 10 days.
- Cutoff date has been set. Meaning, right after the commencement of data collection, nobody is supposed to invest in the lands that are going to be expropriated since such types of investments will not be subjected for compensation.
- Every PAP is expected to be available during the data collection and give real data. The consent of the owner is expected to be confirmed regarding the overall assets collected to

get compensated. To do so the closer and collaborative cooperation of all the committee members is required.

- About 8.6 hectares of land have been identified before for the project to be constructed on, including 50 meters of buffer zone. But as the buffer zone is expected to be increased the number of PAPs will also be greater. Hence, much is expected from such committee members in getting each PAP availed during the time of asset inventories as they are expected to put their signature showing the consents of them considered in the data collection/asset inventory. To do so the project site, including the buffer zone, should, primarily, be delineated.
- The size of land to be given for PAPs through compensation will be determined by its distance from the town. The nearer the land to be compensated to the town the lesser the size might be as the value of land placed in urban and suburb areas is quite different. What matters is that each PAP is expected to be compensated commensurate of the value of the asset they are going to lose.



Figure 8: Consultation with Kebele Level Property Valuation Committee represented from PAPs at Project Site on 14 December 2023, Photo by the Consultant

4.1.5 Consultation with Committee Members to Evaluate the Data Collection Process

A stakeholder consultation has been conducted with property compensation committee members assigned to carry out asset inventory and valuation. (i) Exchanging the collected raw data, (ii) evaluating the data collection procedure and (iii) communicating on identification of places to serve for resettlement of PAPs were the objectives behind the consultation. The main issues raised in the consultation have been mentioned hereunder.

- The asset inventory and valuation has been conducted by three teams of the committee. (a) House and related structure including fence, (b) agricultural related products and tree and (c) land related assets have been collected by the three data collection teams. And all the teams presented the overall progresses they have gone through.
- The team assigned to collect tree and agricultural products related data explained that all such assets have been collected in collaboration with an agronomist who took part in the data collection as she was member of the committee. Tree, crop, and other agricultural related assets of each PAP have been collected by the team. And the team promised to present the results of the collected data right after the completion of compilation.
- The team assigned to collect house related structure data explained that (a) measuring the areas of houses, kitchens, chicken house, barns, land improvements and fences, (b) categorizing/labeling such assets in terms of quality and (c) conducting valuation to such assets in accordance with the level of quality were the main tasks the team has gone through. The team has also promised to present the finalized draft data after the completion.
- The third team explained that coordinates of all parcels of lands to be expropriated for the proposed project have been taken with the help of GPS. Such data have been collected by three sub teams. And the teams described that the final report of the compiled data will be presented on the forthcoming consultation to be held.
- Places to be resettled by the PAPs in the form of compensation have not yet been identified by the concerned bodies of the mayor and municipality offices. Hence, consultation has not been conducted with host community members. Chairman of the committee, as he is representing the mayor office, described that he will communicate to the concerned bodies to settle alternative places for resettlement. He also reminded that the finalized report of the collected data of assets of PAPs need to primarily be presented which will help as an input for the magnitude of the land to be identified for resettlement.

The consultation has been closed reaching to an agreement that the finalized draft report of all teams must be presented and get approved in another consultation session to be arranged.

4.1.6 Consultation of the Valuation Committee to Review the Preliminary RAP Report (1st round)

As the collected data regarding inventory and valuation of the project affected peoples' assets is expected to get approved, a consultation has been held with compensation committee members on 26 December 2023. All the 13 (12 males and 1 female) property valuation committee members (including the RAP team of the consultant) took part in the consultation. And the final RAP report is expected to get approved by the concerned higher government officials of the town that are responsible to compensate the PAPs for project induced displacement they are going to face. The results of the presented draft RAP report and reflections forwarded by the attendants/discussants are summarized as follows.

- Member of the RAP study team, on behalf of the consultant, who is an economist by profession, presented the draft report together with the procedures of data collection followed by the committee.
- The household, property, and land surveys were conducted in 250-meter radius in the first-round
- 282 project affected households have been identified as PAPs who are in a position to be expropriated from their assets as a result of the proposed project to be constructed. This figure escalated to 356 PAHs after the completion of a 2-round RAP study, which encompasses a 400-meter buffer zone around the project site.
- Gender wise, out of 282 PAHs, 257 are male headed households and the remaining 25 are the female headed ones. And the total family members of the PAHs are 1,010 (555 males and 455 females).
- 289 parcels of land are in a position to be expropriated since seven of the PAHs have two parcels of land placed in the delineated site of the proposed project.
- 49 PAHs have houses constructed on the land to be expropriated and 21 of them are permanently living there.
- About 13.2 hectares of land have been identified to be expropriated with compensation excluding road and other places to be used for infrastructure.

- Unit prices have been set to carryout compensation for each asset. The price setting has been done taking different policies and proclamations into consideration. Accordingly, (1) average level of productivity per meter square has been considered while setting unit price of the agricultural products, (2) unit price of trees has been set taking the number of trees and their level, (3) the unit prices of houses, kitchens and barns have also been set taking size per meter square, materials types made and quality level in to account, and (4) the unit prices of fences has been set taking length, types based on the material made and quality level in to consideration. And, with the exception of the land, about five million twenty-three thousand eight hundred thirty-eight and forty-eight cents /5,023,838.48/ birr is expected to be paid in the form of compensation. This was revised in the second round RAP study in August, 2024. Besides, different prices have been set for livelihood restoration and supporting households with vulnerable persons living in
- Land to land, land to money or both are recommended as alternative schemes of compensations to be undertaken taking the prices set for livelihood restoration constant. Nonetheless, the preference of PAPs should be given due priority.
- Inadequacy of clear secondary data on land entitlements of PAPs and inability to identify the proposed places for PAPs to be resettled on were the main challenges faced in the data collection.



Figure 9: Consultation with Property Valuation Committee to Approve Draft RAP at Arba Minch Water Supply and Sewerage Service Office on 26 December 2023, Photo by the Consultant

Reflections on the Preliminary Outcomes of the Report

- Data clearance should be carefully conducted. Particularly the committee has to make sure whether the GPS based measurements of the adjacent lands have not been overlapped to one

another or not. Members of the committee who took part in measuring the lands replied that some adjacent lands might appear overlapping when observed in different GIS related software. But in reality, there is no significant overlapping.

- Legal entitlement of lands should be further assessed by concerned government bodies. Because it's only the receipts showing taxes paid for farmland of the proposed project site that have been brought by PAPs as document showing entitlement.
- PAPs should have rooms to appeal for grievance since the set compensation rate might not fulfill the interests of each. Besides, there might be some PAPs who didn't get their assets registered due to inability to get themselves availed during the time of data collection.
- Some of the lands previously given for PAPs can no longer be used as a residential site as far as the topographic situation is considered. Meaning, there are lands placed in gorges that have been measured by the team for compensation to PAPs. Hence, though this is not the mandate of the committee, concerned bodies should decide on such issues.
- Some naturally grown trees should not be counted to be compensated and get excluded from asset valuations done to trees. But though such issue has been raised by one of the discussants, team members of the committee who collected crop and tree related data refuse to do so. Because even if the trees have been naturally grown, owner of the land where such trees grown have been utilizing by taking care of them. And discussants agreed that such trees should not be exempted from assets legible for compensation.
- A maximum of 600 square meters of land has been given to each household by the Kebele though some of them transferred (sold) partitions of such lands to third persons. But, as the collected data shows, there are PAHs whose size of land appears much higher than such benchmark. Therefore, committee members have to come to consensus on the way such lands can be resized to the optimum level.
- Though the committee took part in the asset inventory and valuation activity with due commitment, the concerned higher government bodies didn't give due attention for such task.

The consultation has been closed up by reaching consensus on the outcome of the presentation. And the preliminary RAP report should be presented in the presence of mayor of the town for subsequent action to be carried out.

4.2 Public Consultation

To meaningfully address the concerns of PAPs, adequate and timely consultations are expected to be held with them. Accordingly, a consultation has also been held with PAPs on 14 December 2016. Making the PAPs consulted and taking their reflections and/or perceptions concerning asset inventory/data collection for the RAP were the very purposes of the consultation. The main points mentioned by the RAP study team and the respective replications of the discussants (PAHs) are mentioned as follows. Leader of the RAP study team opened the consultation explaining the objective behind the consultation.

One of the discussants who took part in the consultation reflected his reservation on the delay of the compensation/resettlement as follows.

We have been informed on the relevance of the proposed project and parcels of our lands are going to be expropriated. And we have also been told that we shouldn't invest on such land since last July 2023 as we were supposed to be compensated and get resettled to another place. But nothing has been done yet. So, we have to get permission to invest on our land until we are compensated for what we may lose if we are not in a position to be compensated in the near future.

Another discussant raised a question of clarity in relation to the project induced resettlement to be carried out as follows.

We have been told that the place where parcels of our lands found is needed for development. I, myself, have a positive perception regarding the role to be played by the upcoming project for the town. But we don't yet know the new place where we are going to be resettled. And if the place has been identified, it is better to let us know.



Figure 10: Consultation with PAPs at the Project Site on 14 December 2023, Photo by the Consultant

The RAP study team and the discussants reached to consensus on the following main points which can be taken as the results of the consultation.

- All the discussants (PAPs) are well aware of the proposed project to be implemented in the places or parcels of the land where they are entitled right after appropriate compensation has been paid to what they are going to lose.
- All people, whose parcels of lands are in a position to be expropriated, have to be made available and get their assets registered by giving valid data. The discussants took the responsibility to take a call to all PAHs who are not living in the area and make their assets registered.
- Without the presence and consent of the PAHs, assets will not be made to be registered. Because the already inventoried/collected assets are expected to be confirmed by the owner him/herself.
- Consensus was reached with Arba Minch town administration mayor office that project implementation will not be started before PAPs get compensated and/or resettled for what they are going to lose. Ensuring proper compensation is crucial for maintaining trust between government entities and local communities, which can ultimately influence the success of future projects. Thus, the delay or acceleration of project implementation will largely depend on the responsiveness and commitment of the Town Administration to this agreement. If prompt action is taken to compensate PAPs adequately, it may facilitate smoother project rollout; however, failure to address these concerns could result in prolonged delays.
- During the first round of RAP study, relocation site where PAPs would be resettled had not yet been identified; nevertheless, during the second-round RAP study, it was identified and transferred to PAPs.
- PAPs, who may have complained regarding the compensation and resettlement practices, are expected to appeal to grievance redressing committees of different levels. And the project implementation will not be started before complains to be appealed have been resolved.
- All PAPs were agreed on cut-off date and schedule of the RAP implementation

4.3. Consultation of Key Stakeholders to Incorporate Comments given by World Bank (Second-round Consultation)

Although there were other minor comments, the World Bank had given two major comments on the RAP report that was sent to them in December 2023.

- i. The RAP was done in 250-meter radius buffer from the existing structure. However, unless special consideration is given, the Bank stated that the minimum standard buffer zone between FSTPs and surrounding households shall be 400m. Thus, it was necessary to redefine the extent of the land acquisition impact resulting from the FSTP in Arba Minch.
- ii. The RAP is not complete without information on selection of relocation site, completion of a legal and administrative process for allocation of plots of land for physically displaced households, and a plan to develop the site with basic services, to a minimum.

December 2023 to August 2024, the consultant undertook multiple visits - totaling more than eight - to address comments given by the Bank. However, these efforts were significantly impeded by conflicting interests between Arba Minch Town and Arba Minch Zuriya Woreda regarding jurisdiction over the project area. The site has been designated under the structural plan of Arba Minch Town but was being administered under Ganta Kanchama Kebele of Arba Minch Zuriya Woreda, leading to a complex web of bureaucratic contention that necessitated intervention at higher administrative levels. In response to this conflict, a new Zonal Committee was formed comprising representatives from both Arba Minch Town and Arba Minch Zuriya Woreda, Gamo zone, and the project affected community. This committee was chaired by a representative from Gamo Zone, an administrative body to which both Arba Minch town and Arba Minch Zuriya woreda are accountable. The establishment of this zonal committee was crucial in negotiating interests and facilitating dialogue between conflicting parties. Finally, on August 6, 2024, after all interest conflicts were resolved and all interested bodies agreed, the MoWE ordered the consultant to resume the RAP study.

4.3.1. Consultation of the Zonal Committee

A meeting was held on 09 August 2024 at the project site, attended by key leaders from Arba Minch Zuriya Woreda, Arba Minch Town, Kanta Kanchama Kebele, Zonal Committee Members, and the Consultant. The primary objective was to discuss the report on activities conducted at the project site thus far. Mr. Sintayehu Kuste, Chairperson of the Zonal Committee, presented a comprehensive briefing outlining significant achievements and challenges encountered during partially RAP implementation, which was prepared in December 2023 and is currently being processed to include the Bank's comments.

- ☞ The project site, which falls under the structural plan boundary of Arba Minch, was administratively governed by Ganta Kanchama Kebele of Arba Minch Zuriya Woreda. This dual ownership created significant challenges, particularly in conducting the RAP study. The overlapping jurisdictions complicated stakeholder engagement and hindered timely decision-making. After extensive discussions among stakeholders, a sustainable resolution was achieved that involved transferring administrative control of the project site to the Arba Minch Town Administration. This not only facilitates the RAP study, but also permanently resolves the conflict of interest over the project site, even after the project is completed.
- ☞ The zonal committee reported holding lengthy talks with the PAPs, Arba Minch town leaders, Arba Minch Zuriya woreda leaders, and Ganta Kanchama kebele leaders. During these discussions, issues like a 400-meter buffer zone, compensation payment, relocation site selection, and its development with access roads were agreed upon.
- ☞ Following extensive discussions, a demarcation of a 400-meter buffer zone around the project site was defined, which served as a critical step toward resolving disputes and enabling progress on the RAP study. Indeed, the GPS coordinate points of the 400-meter buffer zone were sent to the consultant by MoWE in a letter dated 10 June 2024 with reference number **ወ.አ.ሞ**07/01/17 (translated as W.A.M07/01/17), which the consultant verified on the ground and found to be correct.
- ☞ The relocation site was chosen and developed with an access road in collaboration with Arba Minch town, Arba Minch Zuriya woreda, Kanta Kanchama kebele, and PAP representatives. Later, the consultant visited the relocation site, which is located on the edge of the Arba Minch-Jinka main asphalt road and has a significantly higher land value than the original site of the project's impacted households. The relocation is adjacent/proximity to the original site and main asphalt road, has a high land value, is easily accessible, and does not disrupt social organizations such as idir, ikub, church memberships, and others. It is highly fertile for agriculture, despite the fact that it was primarily proposed for housing development.
- ☞ The Grievance Readdressing Committee (GRC) was revised to include representatives selected by PAPs, and it was chaired by the municipality manager. The office of the GRC was set up at the project site to make it easier for PAPs to access. The consultant visited the office, and found it to be fully operational at project sites.



Figure 11: A Meeting at Project Site with Zonal Committee in Presence of Concerned Bodies at Project Site on 09 August 2024, Photo by the Consultant

- ☞ The Zonal Committee reported that the estimated compensation (in December 2023) had not been disclosed to the PAPs or paid to them. The zonal committee attempted to resolve conflicts of interest and prepare the relocation site; therefore, it was stated that no attention was paid to the compensation issues.
- ☞ Following the zonal committee chairman's report on completed activities, the following questions were posed, to which the consultant and other zonal committee members clearly responded.

Table 4: Issues Raised during Consultation of the Zonal Committee

S/N	Major issues Raised by Participants	Responses given by the consultant and government officials for Arba Minch town, Arba Minch Zuriya Woreda, and Gamo Zone
1	What date will be the cut-off date?	The cut-off date for new PAPs to be included in the 400-meter radius revised buffer zone, but not included in the December 2023's RAP study, is the date of consultation with new PAPs.
2	Why hasn't the compensation been disclosed or paid to the PAPs?	The Arba Minch town Administration was busy with resolving conflicts of interest over project sites, while focusing more on the preparation and development of the relocation site. Thus, it shall be disclosed and paid as scheduled by the consultant after updating the prior estimate and integrating individuals who reside inside the 400-meter buffer zone.
2	Who is responsible for paying the estimated compensation?	The response was unequivocal: it will be managed by the Arba Minch town Administration.
3	Even if there haven't been any new investments made, would those whose assets were counted in December 2023 have a second asset inventory?	No, however, the compensation will be modified based on a previous inventory record by dropping the seasonal crops that were supposed to be harvested too soon before relocating the PAPs. As of right now, PAPs have not been

S/N	Major issues Raised by Participants	Responses given by the consultant and government officials for Arba Minch town, Arba Minch Zuriya Woreda, and Gamo Zone
		relocated and all seasonal crops have been harvested and used by the PAPs. Everyone in the meeting agreed on this concept.
4	How will the estimated compensation for December 2023 be paid, given that it has been more than 8 months?	A consensus was reached to update previously estimated compensation based on price changes (due to exchange rate devaluation and others) from December 2023 to August 2024 by comparing unit price for a given item in December 2023 and August 2024.

- ☞ Ultimately, a common understanding was created among all participants, and a consensus was reached to proceed with the RAP study going forward. The consultant also observed that the extensive discussions had effectively resolved any conflicts of interest, brought everyone to the same page, and created a favorable environment for the consultant to carry out the RAP study.

4.3.2. Consultation with Arba Minch Town Key Officials

The key town officials in Arba Minch were consulted on August 11/2024. The consultant presented a detailed explanation of the fieldwork's objectives to the mayor and other key officials, along with others, including revising the 400-meter buffer zone, surveying land and assets, collecting socio-economic data valuing properties, consulting with relevant bodies, and visiting the relocation site.

- ☞ As a result, a common understanding was created on the objectives of the current fieldwork.
- ☞ Key officials were briefed on the legal framework of the RAP, including Compensation Proclamation No. 1161/2019 and Regulation No. 472/2020.
- ☞ A common understanding was created by discussing the reasons behind the nonpayment of compensation since December 2023. Focusing more on resolving the conflict of interest and preparing and developing the relocation site are the primary reasons why the compensation hasn't been paid yet. A consensus was reached on compensation to be paid just after revising the prior one and completing property valuation for newly included PAPs in the 400-meter redefined buffer zone. It was agreed upon that each eligible PAP must receive compensation, and that the payment must be supported by a bank slip.

- ☞ A consensus was also reached to restructure the Property Valuation Committee, as some of the members who were originally chosen in December 2023 have since changed positions, some have lost public support for reasons that were created after December 2023, and some newly included PAPs must have representatives on the committee in order for it to be considered representative.
- ☞ Finally, a consensus was reached on the procedures for conducting land and asset inventories, collecting socioeconomic data, valuing properties, and consulting PAPs in a clear and minute-supported manner.



Figure 12: Consultation with Mayor (2nd Round) at Mayor Office on 11 August 2024, Photo by the Consultant

4.3.3. Consultation with Property Valuation Committee (PVC): Kick-off Meeting

The PVC members agreed on the following topics at their kick-off meeting on August 12, 2024:

- PVC members were briefed on the legal framework of the RAP, including Compensation Proclamation No. 1161/2019 and Regulation No. 472/2020.
- It was agreed upon by all PVC members to be impartial, reasonable, and responsible during asset and land inventories and property valuation session.
- A common understanding was created for PVC members regarding how to call PAPs, what documents PAPs must provide for the asset and land inventory, how to make the asset and land inventory, how to set the property's unit price, and how to value the property.
- The undisclosed and unpaid compensation, which was supposed to have been paid in December 2023, was creating problems and eroding the trust of the kebele leaders in the community. Consequently, the PVC members agreed to finalize the property valuation for the

recently added PAPs within the 400-meter buffer zone and to update the December 2023's compensation within one-week period.



Figure 13: A Kick-off Meeting Picture of PVC (2nd round) at Cabinet Hall of Arba Minch Mayor Office on 12 August 2024, Photo by the Consultant

4.3.4. Consultation with Project Affected People (PAPs)

The Consultation with PAPs was conducted on 12 August 2024 at the Project site. Consensus was reached with the PAPs on following issues (Table 5).

Table 5: Consultation with PAPs (2nd round)

S/N	Major issues Raised	Given Responses
1	How will you revise the compensation calculated in December 2023? How will asset and land inventory be carried out? Is it possible to undertake the asset and land inventory again, as it was in December 2023?	Compensation computed in December 2023 will be revised using price changes from December 2023 to August 2024. There has been no new investment since December 2023, and inventory of assets and land was completed in December 2023. Thus, there is no need for inventory for the second time. However, changes may be made for agricultural products if harvested products are present. Both asset and land inventory will be performed for newly included 74 PAHs (due to 400-meters buffer zone). Finally, consensus was reached with the PAPs on these concerns.
2	When exactly is the cut-off date?	The PAPs came to an agreement that the cut-off date would be August 12, 2024.
3	Is there any committee who responsible to receive complains and respond on it?	Yes, a grievance redress committee (GRC) was formed, and it has been actively providing services. The GRC office is located within the existing structure compound at the project site to make it more accessible to PAPs.
4	Where do we pay tax/revenue in the next?	Due to the relocation site falling within the jurisdiction of Arba Minch town administration, PAPs are required to get land certification from the town administration and also pay any applicable taxes or fees to Arba Minch town. Mr. Gemechu Gebeyehu, a chief administrator of Arba Ganta Kanchama Ochole Kebele of Arba Minch Zuriya Woreda, addressed this issue in detail in front of representatives from

S/N	Major issues Raised	Given Responses
		the Arba Minch town administration and Arba Minch Zuriya woreda.
5	Will there be compensation for agricultural products?	Yes. According to Compensation Regulation No. 472/2020 Article (3) & (4), the one yield of crops/vegetables in the area will be calculated at current local market prices. If the crop/vegetable is not harvested, the amount of compensation payable will be based on the amount of produce available and the current value that the produce could produce if the crop/vegetables were harvested.
6	In order to reduce fraud, it was requested that compensation be paid via bank account rather than cash.	The PAPs and delegates from the towns of Arba Minch came to an agreement to use the Ethiopian Commercial Bank to pay the compensation.



Figure 14: Photo Shows of Consultation with PAPs (2nd round) at the Project Site on 12 August 2024, Photo by the Consultant

4.3.5. Consultation with Property Valuation Committee (on price setting & property valuation)

Following the completion of the inventory of assets and land and the gathering of socioeconomic data, the PVC valued the property at the Arba Minch town water and sewerage services enterprise office. Based on the current available market price in Arba Minch, the committee determined the unit prices for agricultural products, houses, and structures associated to houses. Houses were categorized into two: Thatched and Corrugated Iron Sheet (CIS)-roofed houses. Then they were ranked from 3 to 6 places. A defined price was established, and compensation was computed for every rank. Every step was carried out with the consent of every PVC member.



Figure 15: Picture of PVC when Calculating Compensation (2nd round), in 2024, Photo by the Consultant

4.3.6. Consultation with Property Valuation Committee (On Summarization of Property Valuation)

Finally, in the presence of the manager of the consultant firm and the manager of the Arba Minch town water supply and sewerage services utility enterprise at his bureau, Mr. Abesha Ashiko (Chairperson of PVC) and Dr. Ezo Emako (the consultant's economist) presented all of the procedures that the PVC followed to calculate the compensation and calculated compensation. Calculated Compensation/support for (for the details, please refer Annexes 25 and 26; Table 20 and 22):

- a) House and House related structures = 13,177, 147.97 Birr
- b) Agricultural Produce = 2,841, 044.40 Birr
- c) Livelihood Restoration Support = 2,928, 250.00 Birr
- d) Support for Vulnerable Groups = 61,900.00 Birr

Total = 19,008,342.37 Birr

A common understanding for all was created, and all PVC members signed off on the computed compensation document and Minutes.



Figure 16: Picture of PVC when Summarizing Property Valuation, in 2023/2024, Photo by the Consultant

4.3.7. Host Community Consultation

A host community is one that resides in the village where the PAPs were relocated. Since the project site and the relocation site are nearby, the host community is essentially one and the same. On October 21, 2024, 34 members of the host community were consulted by the consultant. The following issues were brought up during the consultation:

- The relocation site was an open space designated for residential use by Arba Minch town. Thus, the host community confirmed that the PAPs' relocation in this site has not resulted in any disputes over land ownership or resource uses.
- Since the PAPs and the host community have been living in the same village and sharing common infrastructure, the relocation of the PAPs has provided opportunities rather than congestion or detrimental effects on basic infrastructures. At the moment, the municipality is providing PAPs with extra infrastructure, like access roads and water points, which has increased our opportunities.



Figure 17: Host Community Consultation at the Project Site on October 21, 2024, Photo by the Consultant

4.4. Summary of Agreed upon Points (Results) of the Consultations

i) With Project Interested Groups from Concerned Offices

- RAP is prepared as recommended by the ESIA conducted for the proposed FSTP to be constructed in the town after the implementation of the RAP.
- PAPs are expected to get compensated commensurate (if not better) of what they are going to lose as a result of the project induced displacement.
- The places where PAPs are going to be resettled haven't been identified till the time of data collection for the first-round RAP. Discussions are being held between the mayor and Arba

Minch Zuria Woreda officials to settle such issue. In August 2024, relocation site was identified and plots were being given to the PAHs.

- Though the PAPs have rural (agricultural) land ownership documents (tax receipts) at hand, the compensation rate is going to be managed as peri-urban landholders incorporated in the town as stated in the Proclamation No. 1161/2019. Because the project site is having been included in the town's structural plan.
- PAPs, who have land in the site but not living there, should be made to avail and get their assets registered. For this, each PAP is expected to be called through officially written letter.
- Since the set compensation rate might not fulfill the interests of each, PAP should have rooms to appeal for grievance. Besides, there might be some PAPs who didn't get their assets registered due to inability to get themselves availed during the time of data collection.

ii) With PAPs

- PAPs are aware of the proposed project to be implemented in the places where they are entitled. And Project implementation will not be started before PAPs get compensated and/or resettled for what they are going to lose.
- Cutoff date has been set as it will start from the day the consultation with PAPs held on 14 December 2023.
- Without the presence and consent of the household heads of PAPs with signature, assets will not be made to be registered.
- Project implementation will not be started before complains to be appealed (if any) regarding the compensation and resettlement practices have been resolved.
- The magnitude/extent of compensation to be paid for each PAH drawn from the RAP will be officially disclosed by concerned bodies of the town right after the completion of the RAP

iii) Summary of Responses of Implementing Offices

Arba Minch town administration, the municipality, and the water supply and sewerage service office are the main implementing offices.

- The mayor's office of the town administration is committed to prepare the relocation site to be at least as large, valuable, and infrastructure-rich as the original land, and has agreed to compensate PAPs based on estimates provided by the property valuation committee.
- It has been agreed that the Arba Minch municipality office and the Arba Minch Town water supply and sewerage service offices will build the relocation site's basic infrastructure, including access roads and water points.
- In particular, the livelihood restoration plan and vulnerability support can be implemented and coordinated by the town administration mayor's office.
- The Municipality of Arba Minch is prepared to grant land certification for the replacement land that PAPs have been granted. The Urban Land Lease Proclamation 721/2011 states that it requires even the regional government's approval, which is why it is still ongoing.
- The mayor's office of the town administration of Arba Minch is steadfast in its commitment to putting the RAP's recommendations into action.
- As shown in Figure (18), on November 4, 2024, the mayor's office of Arba Minch Town written a letter of commitment to the consultant, stating that they will correctly implement the RAP by adhering to its quality, quantity, and schedule specifications.

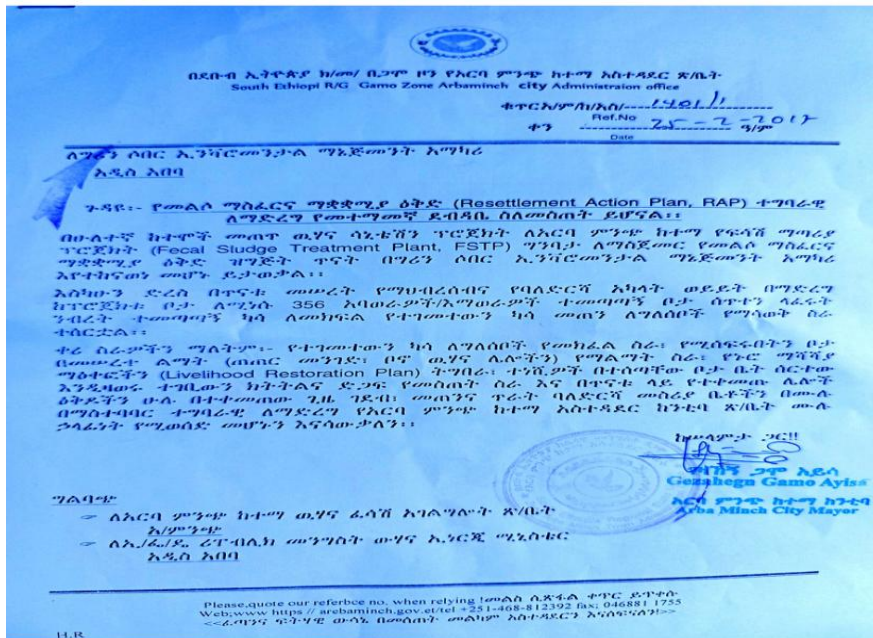


Figure 18: A Commitment Letter Written by Arba Minch Town to Implement the RAP

Table 6: Issues Raised and the Respective Responses given in the Consultations

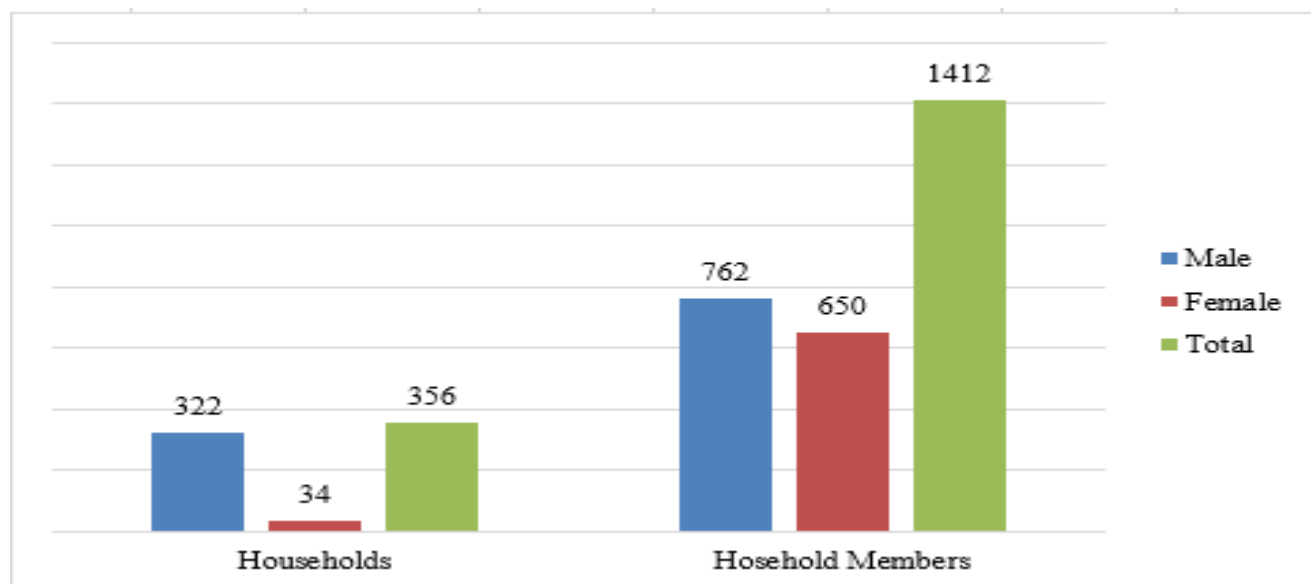
No.	Issues raised by PAPs/ Interested Groups of Concerned Offices	Responses given by the expertise of the consultant, property valuation committee, and Government Officials of Arba Minch town and Arba Minch Zuriya Woreda
1	On the consultations held with Project Interested Groups of concerned offices	
	How do land entitlements of PAPs managed for the RAP while they have no land ownership certificate?	<ul style="list-style-type: none"> • This will be managed by the concerned bodies of mayor office and Arba Minch Zuria Woreda but receipts showing taxes paid for land utilization can be taken as documents of ownership for the RAP. • In reference to WB policies, PAPs who used to live in the affected place are eligible for compensation though they do not have land ownership document
	When shall cutoff date set?	Cut of date will be set right after the commencement of data collection for the RAP.
	Do places identified for PAPs to be resettled on?	The Mayor and Arba Minch Zuria woreda officials are communicating on identifying the places where PAPs are going to be resettled.
	Though the affected place is included in the town's structural plan, the mayor office didn't begin administering it. How can the RAP be managed?	Though the affected place is yet being administered by Arba Minch Zuria woreda, the compensation rate is going to be managed as peri-urban landholders incorporated in the town as stated in the Proclamation No. 1161/2019
	What are the main roles of the committee?	Undertake the asset inventories and valuation activities in an impartial manner to make the PAPs get compensated commensurate of the assets they are going to lose taking the national and international policies and directives in to account
	Can the assets of PAPs be inventoried in the absence of the owners?	No. head of each PAH should be made to avail and get their assets registered. For this, each PAP is expected to be called through officially written letter.
	How can parcels of lands of PAHs which looks overlapped to one another be managed?	Some adjacent lands might appear overlapping when observed in different GIS related software. But in reality, there is no significant overlapping.
	There might be some PAPs who didn't get their assets registered due to inability to get themselves availed during the time of data collection. How can such issue be dealt?	Such types of issues will be managed through grievance redressing committee.
	Do the naturally grown trees counted for compensation?	Yes, because owner of the land where such trees grown have been utilizing by taking care of them
2	On the consultation held with PAPs	
	Is there a possibility to invest on our land until we are compensated as the compensation and resettlement practice might be belated?	No, the compensation and resettlement practice will be implemented since December, 2023. Hence, it is not possible to invest on the place to be expropriated since the set cutoff date.
	We need to know the new place where we are going to be resettled if it has been identified.	The new place for resettlement has not yet been identified. Official notification will be conducted right after the completion of identification.
	What if we are not compensated as per the promise after we have been expropriated from our assets?	Project implementation will not be started before PAPs get compensated and/or resettled for what they are going to lose.

5. Socio-economic Characteristics of PAPs and Project Impact

5.1. Project Affected Households (PAHs)

The identification of Project Affected Households (PAHs) is a critical component in understanding the socio-economic impacts of the project. A total of 356 PAHs were identified, comprising 1,412 household members. This figure emerged from two rounds of RAP studies, where the first round documented 282 PAHs and the second round recorded an additional 74 PAHs.

Sex: Out of a total of 356 households surveyed, 90.45 percent (322 households) were male-headed, while only 9.55 percent (34 households) were female-headed. Moreover, when analyzing the demographic distribution of household members, the findings further underscore the male-dominated nature of this community. Of the total 1,412 household members, males constituted 54 percent (762 individuals), whereas females represented only 46 percent (650 individuals).



Source: Project Affected Households and Asset Survey Conducted by the Consultant, August 2024

Figure 19: Total Number of Project Affected Households and their Members

Age: As presented in Table (7), the data reveals that among the 356 affected households, 47.19 percent (146 households) are youths. Adults make up 57.97 percent (185) households, while children and elderly individuals represent a mere 0.84 percent (three households).

Table 7: Age Composition of PAPs

	Age Category									
	<15 years		15-29 years		30-65 years		15-60 years		>60 years	
	No.	%	No.	%	No.	%	No.	%	No.	%
Number of Households	1	0.28	168	47.19	185	57.97	-	-	2	0.56
Households' Members	616	43.63	-	-	-	-	790	55.95	6	0.42

Note: No. = number

Source: Project Affected Households and Asset Survey Conducted by the Consultant, August 2024

Despite there being only one-child head household (age <15years), which accounts for 0.28 percent of total households and will be affected by the planned project, it is important to note that this child has not been shouldering the household responsibility. Instead, he is a member of a given household with land ownership in his name. The survey conducted in the project area community reveals a significant demographic composition, with 43.63 percent of children residing within households. Moreover, the survey indicates that adult household members comprise 55.95 percent of the population surveyed. In contrast, elderly members constitute a mere 0.42 percent, suggesting limited involvement of older generations in these households.

Education Status: The data presented in Table (8) highlights the educational status of households and their members expected to be affected by the planned project. The table provides information on the percentage of households and their members with different levels of education, categorized into four groups: no formal education, primary education, secondary education, and college diploma or higher degree. It reveals that a majority of these households or their members have either an elementary level education or are illiterate.

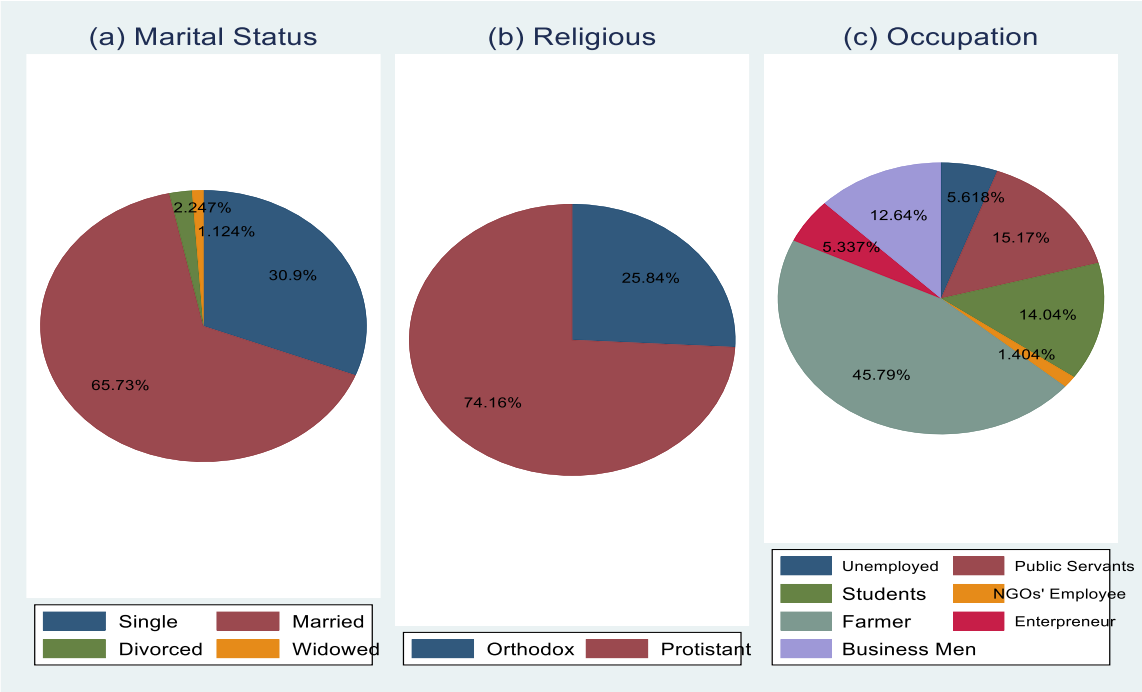
Table 8: Education Status of Project Affected Households and their Members

Education Status	Households		Households' Members	
	Number	Percent	Number	Percent
Illiterate	61	17.13	465	32.93
Primary School (Grade 1-8)	117	32.87	516	36.54
Secondary School (Grade 9-12)	89	25	285	20.18
Diploma and above	89	25	146	10.34
Total	356	100	1412	100

Source: Project Affected Households and Asset Survey Conducted by the Consultant, August 2024

Specifically, 32.87 percent of the surveyed households have an elementary education, while 17.13 percent are illiterate. In contrast, only 25 percent of the households have a high school level education, and the remaining 25 percent have a diploma or higher degree level. Similarly, when considering household members, about 32.93 percent are illiterate and 36.54 percent have only primary education.

Comparatively, only 20.18 percent of household members have a high school education status and 10.34 percent possess an education status equal to or greater than college diploma. This data highlights the educational disparity among the PAHs and their members. The majority lack formal education beyond elementary level or are completely.



Source: Project Affected Households and Asset Survey Conducted by the Consultant, August 2024

Figure 20: Marital Status, Religion, and Occupational Status of PAHs

Marital Status: Comparing the percentages, it is evident that married households make up the majority of those affected by the project, followed by single households. The data presented in Figure (20a) reveals that a significant proportion of PAHs are married, comprising about 65.73 percent (234 households). In contrast, single households account for approximately 30.90 percent (110 households). Divorced households constitute 2.25 percent (10 households), while widowed households make up the remaining 1.12 percent (4 households).

Religion: From a religious perspective, the PAHs can be divided into two main categories: followers of Orthodox religion and followers of Protestantism. Among these households, according to Figure (20b), majority of the affected households are Protestant, accounting for 74.16 percent (264 households). The remaining 25.84 percent (92 households) are followers of the Orthodox religion.

Occupation: The project-affected population consists of 7 main groups: farmers, students, businessmen/women, entrepreneurs, public servants, NGOs workers, and unemployed persons. The census data presented in Figure (20c) highlights the occupation distribution among the PAPs population. It reveals that farmers constitute a significant share, accounting for 45.79 percent (163 households). This indicates the strong presence of agriculture such as crop production as a primary livelihood of the PAHs.

The area in which the project affected people are living is surrounded by common pastoral land, leading to a heavy dependence on livestock production and other off-farming activities. The majority of households rely on livestock production, such as fattening and goat husbandry, as well as crop production. Additionally, they supplement their livelihood by collecting firewood and grasses from the common land. This common land has made them privileged, as it provides them with additional resources to sustain their livelihoods

Non-farm activities, such as petty trade and weaving, have become prevalent in the project area alongside on-and-off farming activities. These practices, including the production and sale of local drink called *Chaka*, have provided alternative sources of income for the local community. For instance, Mr. Galebe Gaynita's wife has been producing a local drink called *Chaka* and selling it, which has not only provided a source of income for her family but also contributed to the local community. By producing and selling *Chaka*, Mr. Gaynita's wife has created a sustainable business that supports her household and benefits the local economy. The constructed shed, as shown in Figure (21), serves as a place where users were drinking Chaka.



Figure 21: Shed Serving for Selling Chaka (Local drink), December 2023, Photo by the Consultant

One interesting observation made by a consultant is that more than 60 percent of households in this area use weaving as a means of livelihood, alongside agriculture. This indicates that weaving plays a significant role in the economic activities of the community.



Figure 22: Weaving Activity in the Project Area, December 2023, Photo by the Consultant

Following farmers, public servants make up 15.17 percent (54 households). Students make up about 14.04 percent (50 households), and businessmen/women represent constitute 13.03 percent (45 households). Furthermore, it is noteworthy that unemployed individuals account for only 5.62 percent (20 households). A small percentage, 5.34 percent (19 households), consists of entrepreneurs who are actively engaged in business ventures beyond traditional occupations. Lastly, employees of non-governmental organizations (NGOs) represent just 1.40 percent (5 households). Overall, this census data provides crucial information about the diverse occupational landscape within PAHs, emphasizing agriculture's dominance while also highlighting other key sectors such as education, business, public service, and entrepreneurship.

5.2. Causing Physical and Economic Displacement

In the study conducted on 356 households, it was found that only 50 households, accounting for 14.05 percent, were fully living in the project area (i.e. they are resident) will be both physically displaced and economically affected by the project. About 306 (85.95%) PAHs will be affected economically but will not face a physical displacement because they are not resident in the project site, they have only asset there.

Table 9: Expected Physical and Economic Displacement Status due to the Project

Types of Displacement	Total Number	Percent
Number of Resident HHs (living there)	50	14.05
Number of HHs with houses but don't live there	60	16.85
Number of HHs with only crops and trees in place	86	24.16
Number of HHs with only open spaces	160	44.94
Total	356	100

Source: Project Affected Households and Asset Survey Conducted by the Consultant, August 2024

It is important to note that the majority of surveyed households, according to Table (9), 84.87 percent (302 households), were not living in the project area. Therefore, they do not experience physical displacement but rather economic displacement. While the focus is often on physical displacement and the loss of homes and infrastructure, it is equally important to consider the economic impact on affected households.

5.2.1. Impact on Physical Assets

5.2.1.1. Impact on Housing and Related Structures

In the project site, there existed a diverse range of structures that formed an integral part of the local community. Among these were 60 Corrugated Iron Sheet (CIS)-roofed and 50 thatched houses, serving as homes for numerous families. CIS-roofed houses are typically made with modern building materials such as concrete, bricks, and metal roofing. On the other hand, thatched houses are constructed using traditional methods with natural materials like straw or palm leaves for roofing. These houses not only provided shelter but also represented a sense of belonging and identity for the residents.

Table 10: Impact on Housing and Related Structures

SR	House and Related Structures	Total number
1	Main house (living house) – Corrugated iron sheet (CIS) roofed	60
2	Main house (living house) – thatched house	50
3	Kitchen	47
5	Chicken house	38
4	Barn (Cow/shots)	30
5	Sheds for multiple purposes	2
6	Toilets	18
7	Fence	5815 Meters

Source: Project Affected Households and Asset Survey Conducted by the Consultant, August 2024

Additionally, there were 47 kitchens, essential spaces where meals were prepared and shared among family members. These kitchens served as gathering places, fostering bonds and creating memories.

Furthermore, the project site housed 38 chicken houses, indicating the importance of poultry farming in the area. These structures played a crucial role in sustaining livelihoods and providing a source of income for many households. Moreover, 30 barns were present on the site to accommodate cows and shoats.

The project site also included 2 sheds which served various purposes such as storage or workspace. These sheds were versatile structures that facilitated different activities within the community. In terms of sanitation facilities, there were 18 toilets available on-site. Access to proper sanitation is vital for maintaining hygiene and preventing diseases within any community. Lastly, surrounding these structures was approximately 5,815 meters of fences constructed using locally sourced materials by different households. These fences not only demarcated boundaries but also provided security and privacy for those residing within them.

However, with the planned project looming ahead, all these structures would be displaced. Therefore, it is imperative that careful consideration is given to mitigate any adverse effects caused by this displacement during the implementation phase of this project. Figures (23) and (24) exhibit images of houses and house-related buildings to demonstrate how severe the project's impact on displacing buildings is.



Figure 23: Some Houses and House Related Structures of Dwellers in the Project Site, December 2023/August, 2024, Photo by the Consultant



Figure 24: Some Houses of non-residents in the Project Site, in December 2024, Photo by the Consultant

5.2.2. Land Acquisition

The project site is located in the peri-urban area of Arba Minch town, which was previously under the jurisdiction of Arba Minch Zuriya Woreda but is now included in the structural plan of Arba Minch town. During the community consultation and census, it was observed by the consultant team that a 600-meter square plot of land had been previously given to project affected households by Kanta Kanchama Kebele of Arba Minch Zuriya Woreda. This land was primarily intended for residential and garden farming purposes in the project area. To accurately survey each household's land within the project site and buffer zone, the consultant team utilized GPS technology and differential under the guidance of leaders from Arba Minch Town Administration, Arba Minch Zuriya Woreda, Kanta Kanchama Kebele, as well as community representatives and individual land users.

According to the land inventory presented in Table (11), totally 48.68-hectare area of land was delineated for the project activities including the buffer zone. Of this total, 2.20 hectares are occupied by existing structures. About 29.48 hectares area was an open space owned by public and local government entities, including gorges and allocated roadways. The public space is predominantly covered by bushes, which while not significantly contributing directly to local livelihoods, offers ecological benefits that support environmental sustainability. Lastly, the remaining 17 hectares are privately owned land by 356 households. This means that on average, each household has a land holding size of 477.53 square meters, with a minimum size of 143 square meters and a maximum size of 1045 square meters. Furthermore, the total parcel of land was 363, which is slightly higher than the number of surveyed households, which are 356. This suggests that some households possess more than one parcel of land.

Table 11: Total Area of Land Acquired for the Construction of the Project

S/N	Land	Total area in hectare
1	Existing Structure	2.20
2	Owned by Individuals	17
3	Owned by Public (Open Space, grazing land, roads, and gorges)	29.48
	Total	48.68

Source: Project Affected Households and Asset Survey Conducted by the Consultant, August 2024

The planned project's acquisition of land should take into account the significant improvements made by residents through their investments. These investments include soil and water conservation measures, such as the construction of stone bunds, as well as the pavement of lands for housing and agricultural purposes. One notable investment made by the residents is the construction of stone bunds for garden agricultural activities. According to the Census and Asset Inventory Report, a 177.2 metric cube stone bund was done for this purpose. Furthermore, another remarkable investment made on the being acquired land is the pavement for house construction and outdoor purposes. The report reveals that an area of 257-meter square was paved to facilitate these activities. This investment highlights not only the desire for better housing conditions but also a recognition of the importance of creating suitable spaces for various outdoor activities.



Figure 25: Soil and Water Conservation Physical Structures and Land Pavement, December, 2023, Photo by the Consultant

5.2.3. Impact on Agricultural Products and Tress

The purpose of the lands occupied by households is primarily for residential use, with some portion of the land being utilized for garden agricultural farms. According to Table (12), annual crops such as maize, sorghum, cassava, and chili will be affected by the project. Maize cultivation covers an area of 0.28 hectares, while sorghum occupies 0.56 hectares. Additionally, there are 1002 cassava trees and 216 chili plants that will be impacted. Furthermore, fruits and trees like moringa, soybean, avocado, mango, coffee, bamboo tree, woyira tree, woybeta, and different seedlings will be removed due to the

planned project. The numbers indicate that there are 181 moringa trees affected along with 123 soybean plants. Moreover, there are only 35 avocado trees and 32 mango trees at risk. In addition to these fruit-bearing plants, coffee cultivation will also be impacted as there are currently 23 coffee plants in this area. Furthermore, the number of bamboo trees was 422 while the numbers of woyira trees were 29. Woybeta plantation consists of a large number of 658 units which will be affected by this planned project alongside different seedlings numbering up to a total of 2008 units.

Table 12: Types and Number of PAPs’ Crops and Tress Affected by the Project

SR	Types of Crops and Trees Affected	Measurement Unit	Quantity
1	Maize	hectare	0.28
2	Sorghum	hectare	0.56
3	Other annual crops (chickpea, sesame, and so on)	Hectare	0.59
4	Cassava	number of trees	1002
5	Soybean	number of trees	132
6	Moringa/Shiferaw	number of trees	181
7	Banana	number of trees	20
8	Avocado	number of trees	35
9	Chili/Beribere	number of trees	216
10	Mango	number of trees	32
11	Papaya	number of trees	8
12	Coffee	number of trees	13
	Bambo tree	number of trees	322
13	Woybeta	number of trees	658
14	Woyira	number of trees	29
15	Different crops/trees seedlings	number of seedlings	2008

Source: Project Affected Households and Asset Survey Conducted by the Consultant, August 2024

Overall, it is evident that the proposed project poses a significant threat to both annual crops and various fruit-bearing trees grown in these residential areas with garden agricultural farms. The loss or damage caused by this project could have severe consequences for the livelihoods and sustenance of the households relying on these agricultural activities.



(a) Sweet Potato and Sorghum (b) Moringa Tree (c) Cassava Production

Figure 26: Some Pictures of Trees and Crops expected to be affected by the Project, December 2023, Photo by the Consultant

5.2.4. Impact on Livestock

In addition to their on-farming activities, the 50 project-affected households living in the area are also engaged in various livestock production ventures. These include fattening, milk production, poultry farming, goat production, and apiculture. For example, fattening animals provide them with an additional source of income through sales at local markets. Milk production serves as a vital source of nutrition for household members while also generating income through sales or processing into dairy products. Poultry farming not only provides meat but also eggs for consumption or sale. Goat rearing is another important aspect of their livestock production as it offers opportunities for meat consumption and sales. Lastly, apiculture contributes to honey production and income generation. The impact of the planned project will not only affect the livelihoods of these households but also have consequences for the livestock they depend on.

Table 13: Types and Number of Livestock Affected by the Project

SR	Types of Livestock Affected	Total Number
1	Ox (fattening)	43
2	Cows (Milk Production)	59
3	Goats	94
4	Chickens	252
5	Traditional Bee Hives	11

Source: Project Affected Households and Asset Survey Conducted by the Consultant, August 2024

The numbers speak for themselves - a total of 43 oxen, 59 cows, 94 goats, 252 chickens, and 11 traditional beehives will be directly affected by this project. The livestock production activities of the 50 project-affected households are closely tied to nearby common pastoral land and forests. Therefore, during the relocation process, measures must be taken to restore their access to grazing areas and provide necessary infrastructure for animal husbandry.



(a) Fattening by Cutting

(b) Goat Production (c) Poultry Production

Figure 27: Pictures Shows Livestock Production in the Project Site, December,2023, Photo by the Consultant

5.3. Interruption of Social institution and Access to infrastructure

According to the Compensation Regulation 472/2020 Article 30 (3), the displacement of PAPs and families can lead to significant social and moral damages, particularly when they relocate more than five kilometers away from their original residence. Such distances can disrupt established social networks, cultural practices, and community cohesion. However, for the PAPs of the Arba Minch FSTP, the planned relocation site is only separated by a mere 30-meter-wide road from their original village (see Figure 28). This geographical proximity is crucial as it allows existing social structures to remain largely intact and minimizes disruptions to community life. The data presented in Table (14) indicates that, on average, the distance between social and administrative organizations and PAPs' original residences was initially recorded at 1.112 km; following relocation site, this decreased insignificantly by just 0.105 km to 1.007 km. This marginal change underscores that critical community services remain within a manageable distance for relocated individuals. Moreover, the planned project does not involve the displacement of physical infrastructures such as utility lines, electricity poles, telecommunication infrastructure, roads, health centers, schools, water points, and other vital infrastructures. The following sections provide information about each social organization and the accessibility of its infrastructure.

Churches: While it has been confirmed that no churches will be displaced by the planned project, it is important to consider how these individuals may still experience a loss. Currently, members of the project affected community actively participate in four Protestant churches (Shube Mekaneyesus, Berihan Kalehiwot, Betel Mekaneyesus, and Shube Tehadiso) and one Orthodox Church (Estifanos Church). According to Table (14), the project has resulted in an increase in distance from two Protestant churches by a maximum of less than half a kilometer. Conversely, the remaining two Protestant churches and one Orthodox church experienced a decrease in distance from the relocation site ranging from 77 meters to 353 meters. This reduction could enhance accessibility for worshippers, potentially increasing attendance and fostering a stronger sense of community identity among parishioners.

Table 14: Distance of Social and Administrative Organizations from the Original and Relocation Sites of PAPs

Social/Administrative Organization	Distance from PAPs' Original Residence Site (km)	Distance from Relocation Site (km)	Distance difference due to the relocation (km)
Shube Mekaneyesus Church/Protestant	0.129	0.529	0.400
Betel Mekaneyesus Church/ Protestant	0.388	0.525	0.137
Berhan Kalehiwot/ Protestant	0.183	0.030	-0.153
Shube Tehadiso Church/ Protestant	0.521	0.168	-0.353
Orthodox Church (Estifanos Church)	1.481	1.404	-0.077
Cemetery (Burial-Ground)	0.312	1.021	0.709
Chamo Primary & Secondary School	2.213	1.389	-0.824
New School (Cited in the Structural Plan of Arba Minch town)	0.106	0.000	-0.106
Kindergarten (School) (Cited in the Structural Plan of Arba Minch town)	1.701	2.087	0.386
Taxi Services	1.00	0.00	-1.00
Transportation Terminal (Cited in the Structural Plan of Arba Minch town)	1.200	1.581	0.381
Health Post (Cited in the Structural Plan of Arba Minch town)	0.672	1.183	0.511
The nearest health center (Secha)	2.514	1.573	-0.941
The nearest hospital (Arba Minch Hospital)	4.321	3.503	-0.818
Water services (Public Water Tap)	0.200	0.175	-0.025
Local Market (Cited in the Structural Plan of Arba Minch town)	0.980	0.973	-0.007
Secha Local Market	2.600	2.100	-0.500
Administration Office	0.980	0.973	-0.007
Average	1.112	1.007	-0.105

Source: Data Collected by the Consultant, August 2024

Idirs: The concept of Idiris, traditional Ethiopian community-based organizations, plays an essential role in fostering social cohesion. There are five Idirs (Toye, Shube, Guje, Gachole, and Afeze) in the project site where PAPs come together to solve various social problems such as digging graves or burying bodies. Since the PAPs were relocated within the same village (30-meter distance) as the displacement area, these Idiris will not be break up.

Cemetery (Burial-Ground): No cemetery will be displaced as a result of the project. The cemetery that the PAPs have been using is at 0.312 km away from their original residence. It is currently 1.021 km away from the relocation site, an increase of 0.709 km, but it is still accessible.

School Services: Currently, PAPs' children are attending Chamo Primary and Secondary School in Secha Kebele of Arba Minch Town, which is 2.213. However, this has been reduced by 824 meters to

a more manageable distance of 1.389 kilometers due to the relocation. Furthermore, the PAPs' previous residential area was 0.106 km from the new school (which will be constructed in the future but was mentioned in the Arba Minch town's structural plan), but it is now a part of the relocation site (zero distance), which improves accessibility to the school. Likewise, the distance between the PAPs' original living area and the kindergarten (which will be constructed in the future but was mentioned in the Arba Minch town's structural plan) was 1.701 km; now, it is 2.087 km, a 0.386 km increase, but it is still manageable to get to the kindergarten.

Health Services: The original residential site of PAPs was situated 2.514 kilometers from the nearest health center, Secha Health Center, and 4.321 kilometers from the nearest hospital, Arba Minch Hospital. However, following the relocation of PAPs, the distance to the health center has decreased by 0.941 kilometers and access to hospital services has improved with a reduction of 0.818 kilometers, bringing the distance down to about 3.503 kilometers. While there has been a slight increase in distance regarding future healthcare infrastructure specifically a planned health post with its original proximity being set at 0.672 kilometers and now increased by 0.511 kilometers to approximately 1.183 kilometers, the overall trend indicates improved accessibility for PAPs concerning more comprehensive healthcare services.

Road and Transport Access: Originally, the PAPs have convenient access to a gravel road and a concrete asphalt road within 1.5 km. The relocation site situated at the edge of the Arba Minch – Jinka main asphalt road presents a strategic advantage for PAPs in accessing essential transportation services. The proximity to an asphalt road facilitates not only taxi transport but also other forms of transit, thereby enhancing mobility and connectivity for individuals. This accessibility is crucial as it allows PAPs to engage in economic activities, access healthcare facilities, and maintain social connections with minimal hindrance. To better the connection of PAPs within the relocation site, gravel access road development has been recommended in Section (6.7) of this RAP study, even though the relocation site is on the edge of an asphalt road.

Potable Water Access: PAPs were situated within 200 meters of existing potable water sources, with a relocation site located just 168 meters from a public water tap. However, it is important to note that out of 356 PAPs, only 50 are residential at the project site; the remainder hold land but do not reside there. This demographic distinction raises questions about long-term access to water resources for all

affected individuals. As such, ensuring that adequate provisions for potable water are made in anticipation of future residency is crucial for community well-being. By developing additional public water points as recommended in Section 6.7 of this RAP study, stakeholders can help secure better health and water accessibility outcomes and enhance quality of life for all PAPs.

Market access: The Secha local market, which PAPs have been using, is actually 2.6 km from their former residence; nevertheless, the relocation site made it easier for them to get there by cutting the distance by 0.5 km. The local market, which was indicated in the structural plan, was located at 0.973 km from the relocation site and 0.98 km from the PAPs' original position.

Others: Because the project site is located in a peri-urban area, there is no existing electricity, cable-based ground telecommunications, wifi internet services, and others.

To summarize, the project does not severely disrupt social networks and organizations, nor does it impede PAPs' access to the existing infrastructures.

6. Valuation and Compensation for Losses

Asset inventory, property valuation, cut-off date determination, eligibility criteria definition, and understanding of legal frameworks are all crucial elements in ensuring fair compensation during expropriation for public purposes.

6.1. Compensation Procedures and Approach

In this RAP, Proclamation No. 1161/2019 and Regulation 472/2020 were employed as the basis for the assumptions, calculations and the overall process of valuation. Accordingly, the amount of compensation for the property should be based on the cost of replacing the property anew. The value of an asset/property is determined with reference to the cost of replacing or reinstating the asset (as new) or that of its substitute. Results were incorporated number of the affected households, name of the asset owner/landholder, type of land, crop, number of trees and structures; and compensation amount payable. The compensation approach and procedure for preparation of this RAP uses the following steps presented here below:

- i. Establishment of Property Valuation Committees:** The overall socioeconomic and livelihood conditions of PAPs can no longer be properly examined without the involvement of key stakeholders of each level who can serve for this RAP study as property valuation committee members. There were two segments of property valuation committees formed at town and Kebele/site level. Under the facilitation of the RAP preparation team of the consultant, both committees had key roles in communicating with PAPs and collecting the needed socioeconomic and household data which was helpful in calculating compensation and RAP study. The Property Valuation Committee of Arba Minch Town underwent revision and re-establishment by the mayor due to significant turnover in membership since its start in December 2023. As of August 2024, several original members are no longer available, necessitating a restructuring of the property valuation committee to ensure effective property valuation.

a) Town Level

Concerned individuals/experts from stakeholder offices of the town were selected as members of the committee formed at town/office level. The committee has had a role of giving technical support beginning from delivering essential data pertinent to the issue studied (RAP). This committee member

was selected and formed from concerned offices when the consultant team made an entry meeting with city mayor and head of AMTWSSE. The committee had a role of selecting and facilitating the other committee member formed at Kebele/site level under the coordination of the consultant's study team. Hence, such committee was serving as a technical committee during the RAP preparation. Details of committee members, the organization they represent professional role and responsibility are explained in the attached Annex (3).

b) Kebele Site Level

Another and quite significant committee were formed for the RAP study and it was composed of key and concerned individuals from the kebele/locality where the proposed FSTP is going to be constructed on. (a) Kebele/community leaders, (b) agricultural or development experts, (c) religious leaders, (d) respected elders, (e) members of vulnerable groups including women and youths and (f) selected individuals/household heads from PAPs were included in the committee. Communicating each PAHs and collecting all the necessary household and field level data were the major roles of the committee. The committee was undertaking the data collection under the supervision of both the town level committee and the consultant's team members. See the attached Annex (3) about the details of the committee member, their roles and representation.

ii. Inventory of Properties and Assets: The asset valuation process comprised of computation of the compensation payable to each PAP based on unit rates applied to affected assets. To do so, under the supervision/facilitation of the consultant the property valuation committee carefully conducted the inventory of properties and assets of PAPs.

iii. Setting a Unit Price: A market assessment was conducted by newly established property valuation committee to determine a fair price for compensation. The committee also referred to recently used prices for compensation in Arba Minch Town and its surrounding areas when setting the price for compensation. Despite the diligent efforts of the committee, it is noteworthy that compensation calculated by an earlier iteration of the former property valuation committee in December 2023 remained unpaid as of August 2024. To address this issue and align with updated pricing, compensatory amounts for houses and housing structures were increased by 35%, while thatched houses saw a rise of 30%. These adjustments reflect both inflationary pressures on construction costs and an overarching commitment to fair compensation based on newly established valuation standards. The prices of the crops, fruits, trees, grasses, and others are also

updated to the current market price. The unit price that was set for calculating compensation is presented in Annex (14).

6.2. Cut-Off Date

The cut-off date is the date when the affected persons (households) and their properties begin to be assessed. In the project site, 14 December 2023 was declared as a cut-off date. During the initial phase of the RAP study in December 2023, a 26-hectare area of land with a radius of 250 meters was delineated. However, since then, Arba Minch town administration has reduced the 26-hectare demarcated area to 14 hectares and permitted the residents outside of the specified 14 hectares to invest their own land. Unfortunately, the residents in the 14-hectare area of land did not make any additional investments until August 2024, despite the fact that compensation for the PAPs had not been paid. As a result, the 12th of August 2024 was set as a cut-off date for inhabitants who lived outside of the 14-hectare area and within the 400-meter radius. They agreed on this cut-off date during a meeting before inventory land and other assets.

6.3. Eligibility Criteria for Compensation

It has come to light that the project site, which has already been included in the structural plan of Arba Minch Town, lacks proper certification for the affected households. It is important to note that these plots of land were officially given to the PAHs before six years ago by Ganta Kanchama Kebele of Arba Minch Zuriya Woreda. The Kebele does not deny this fact, which means that the affected households have a legitimate claim to their land. Furthermore, it is crucial to highlight that rural land certification has not been completed in the Kebele. As a result, each PAP does not possess a title deed for their landholding. Additionally, it is worth mentioning that despite being included in the Arba Minch Structural Plan, temporary certificates have not been given to the PAPs by Arba Minch municipality.

In an attempt to address this issue, the consultant and property valuation committee have collected available documents from the affected households and relied on owner and local government (Ganta Kanchama Kebele, Arba Minch Zuriya woreda, and Arba Minch Town administration) leaders for landholding and asset verification during inventory sessions. The results of this identification process are presented in Table (15). According to the table, it is evident that out of a total of 363 parcels surveyed, 338 parcels or approximately 93.11 percent had a “Receipt” indicating that households had

paid taxes for using that particular parcel of land. This suggests that these households have legal ownership or at least the right to use the land they occupy. However, there were also some cases where households were unable to provide such documents. Only 25 households or about 6.99 percent fell into this category. The reasons for their inability varied and included factors such as being jailed just after the survey was conducted, losing their receipts, and facing difficulties in obtaining replacement documents from local administrations in time. This evidence indicates that all 356 identified PAHs are eligible for compensation of land and property on the land.

Table 15: Document Identification of the Surveyed Plots of Land

Parcels of Land	Total Number	Percent
Parcels of Land with Receipt	338	93.11
Parcels of Land that Receipt was not provided	25	6.99
Total	363	100

Source: Project Affected Household and Asset Survey Conducted by the Consultant, August 2023

6.4. Entitlement Matrix

According to the project RPF, entitlement matrix defines the eligibility for compensation and/or rehabilitation assistance for impacts/losses for different types of assets such as losing land, houses, and income and rehabilitation subsidies will include provisions for permanent or temporary land losses, buildings losses, crops and trees losses, a relocation subsidy, and a business loss for different categories of project affected persons.

All PAPs losing land, buildings/houses, crops or sources of income will be compensated or rehabilitated according to the types and amount of their losses (permanent or temporary) at replacement cost.

A careful inventory, count and identification of the existing properties and PAPs has been conducted together with property valuation committee formed by the mayors of the town and local officials. The consultant has been attached the full list of PAPs generated from the STATA.

Table 16: Entitlement Matrix and Eligibility Criteria for Compensation (UWSSP RPF, 2016, Pro. No.1161/2019 & Regulation No. 472/2020)

Type of Loss	Types of Impact	Category of PAPs	Compensation Entitlement/Benefits
Agricultural Land	PAPs permanently losing less than 20% of landholding affected (land remains economically viable)	Title holder (farmer)	Cash compensation for the harvest or product from the affected land or asset, equivalent to fifteen times (fifteen years) the highest annual income s/he generated during the last three years preceding the expropriation of the land. Depreciation and salvage value does not be deducted, PAPs are allowed to salvage materials and all cash compensation is based on prevailing/current market rates.
		Renter / ease holder/	Cash compensation for the harvest or product from the affected land or asset, equivalent to fifteen times (fifteen years) the highest annual income s/he generated during the last three years preceding the expropriation of the land. Depreciation and salvage value does not be deducted, PAPs are allowed to salvage materials and all cash compensation is based on prevailing/current market rates.
	PAPs permanently losing greater than 20% of landholding lost (Land does not become economically viable)	Title holder (farmer)	<ul style="list-style-type: none"> • Cash compensation for the harvest or product from the affected land or asset, equivalent to fifteen times (fifteen years) the highest annual income s/he generated during the last three years preceding the expropriation of the land where equivalent substitute land is not available. Depreciation and salvage value will not be deducted, PAPs will be allowed to salvage materials and all cash compensation will be at prevailing/current market rates. • Replacement land of same value of land lost and at location acceptable to PAPs where feasible. • Land for land replacement will be in terms of a new parcel of land of equivalent size and productivity with a secure tenure status at areas/ location acceptable to PAPs. Transfer of the land to PAPs shall be free of taxes, registration, and other costs. Where equivalent substitute land is given, the land holder shall be paid a one-year compensation equivalent to the highest income s/he annually used to generate in the last three years preceding the expropriation of the land. • Relocation assistance (costs of shifting + assistance in reestablishing economic trees + allowance up to a maximum of 12 months while short- term crops mature)
		Renter/Leaseholder	<ul style="list-style-type: none"> • Cash compensation equivalent to fifteen times (fifteen years) the highest annual income s/he generated during the last three years preceding the expropriation of the land. • Relocation assistance (costs of shifting + assistance in re- establishing economic trees + allowance up to a maximum of 12 months while short- term crops mature)

Type of Loss	Types of Impact	Category of PAPs	Compensation Entitlement/Benefits
Grazing land	PAPs land used for grazing partially affected (limited loss/ remaining area sufficient for continued use)	Title holder (farmer)	Cash compensation for protected grasses on affected land for fifteen years. The amount of compensation for protected grass shall be determined based on the productivity of the land and the current market price of the grass per square meter as outlined in the Council of Ministers Regulation No. 472/2020
		Renter/Leaseholder	Cash compensation for protected grasses on affected land. The amount of compensation for protected grass shall be determined on the basis of the productivity of the land and the current market price of the grass per square meter
	PAPs land used for grazing severely affected (remaining area insufficient for continued)	Title holder (farmer)	<ul style="list-style-type: none"> • Cash compensation for protected grasses on affected land for fifteen years. The amount of compensation for protected grass shall be determined on the basis of the productivity of the land and the current market price of the grass per square meter • Replacement land of same value of land lost and at location acceptable to PAPs where feasible. Land for land replacement will be provided in terms of a new parcel of land of equivalent size and market potential with a secured tenure status at an available location that is acceptable to the PAP. • Transfer of the land to the PAP shall be free of taxes, registration, and other costs. • Relocation assistance (costs of shifting + assistance in re- establishing economic trees + allowance up to a maximum of 12 months while short- term crops mature)
		Renter/Leaseholder	Cash compensation for protected grasses on affected land. The amount of compensation for protected grass shall be determined on the basis of the productivity of the land and the current market price of the grass per square meter
Residential land	Land used for residence partially affected (limited loss/less 20% of holding and remaining land viable for present use)	Title holder	Cash compensation at full replacement cost for affected assets situated on land without factoring depreciation
		Renter/lease holder	Cash compensation equivalent to 10% of lease/ rental fee for the remaining period of rental/ lease agreement (written or verbal)
	Land and assets used for residence severely affected (remaining area insufficient for continued use or becomes smaller than minimally accepted under zoning laws)	Title holder	<ul style="list-style-type: none"> • Cash compensation at full replacement cost without factoring depreciation or replacement land of same value of land lost and at location acceptable to PAPs where feasible • Land for land replacement shall be of minimum plot of acceptable size under the zoning law/ s or a plot of equivalent size, whichever is larger, in either the community or a nearby resettlement area with adequate physical and social infrastructure systems as well as secured tenure status.

Type of Loss	Types of Impact	Category of PAPs	Compensation Entitlement/Benefits
			<ul style="list-style-type: none"> • When the affected holding is larger than the relocation plot, cash compensation to cover the difference in value will be provided • Transfer of the land by government to the PAP shall be free of taxes, registration, and other costs. • Relocation assistance (costs of shifting + assistance in re- establishing economic trees + allowance up to a maximum of 12 months while short- term crops mature)
		Renter/lease holder	<ul style="list-style-type: none"> • Refund of any lease/ rental fees paid for time/ use after date of removal • Cash compensation equivalent to 3 months of lease/ rental fee • Assistance in rental/ lease of alternative land/ property • Relocation assistance (costs of shifting + assistance in reestablishing economic trees + allowance up to a maximum of 12 months while short- term crops mature)
Buildings and structures	Structures are partially affected (Remaining structures viable for continued use)	Owner	<ul style="list-style-type: none"> • Cash compensation at full replacement cost for affected building and other fixed assets • Cash assistance to cover costs of restoration of the remaining structure
		Renter/lease holder	<ul style="list-style-type: none"> • Cash compensation at full replacement cost for affected assets (verifiable improvements to the property by the tenant). • Disturbance compensation equivalent to two months rental costs
	Entire structures are affected or partially affected (remaining structures not suitable for continued use)	Owner	<ul style="list-style-type: none"> • Cash compensation at full replacement cost without factoring depreciation for entire structure and other fixed assets without depreciation, or alternative structure of equal or better size and quality in an available location that is acceptable to the PAP. • Right to salvage materials without deduction from compensation • Relocation assistance (costs of shifting + allowance) • Rehabilitation assistance if required (assistance with job placement, skills training)
		Renter/lease holder	<ul style="list-style-type: none"> • Cash compensation at full replacement cost for affected assets (verifiable improvements to the property by the tenant) • Relocation assistance (costs of shifting) • Assistance to help find alternative rental arrangements • Rehabilitation assistance if required (assistance with job placement, skills training)

Type of Loss	Types of Impact	Category of PAPs	Compensation Entitlement/Benefits
		Squatter/informal dweller	<ul style="list-style-type: none"> • Cash compensation at full replacement cost for affected housing structure without depreciation • Right to salvage materials without deduction from compensation • Relocation assistance (costs of relocation + assistance to find alternative secure accommodation preferably in the community of residence through involvement of the project) • Alternatively, assistance to find accommodation in rental housing or in a squatter settlement scheme, if available) • Rehabilitation assistance if required assistance with job placement, skills training)
Perennial crops	Crops affected by land acquisition or temporary acquisition or easement	PAP (whether owner, renters, or squatter)	Cash compensation equivalent to fifteen times (fifteen years) the average annual income s/he secured during the three years preceding the expropriation of the land.
Trees	Trees lost	Title holder	Cash compensation at full replacement cost based on type, age and productive value of affected trees
Temporary land acquisition	Temporary acquisition	PAPs (whether owner, renter, or squatter)	Cash compensation at full replacement cost for any affected assets for that temporal time period plus compensation for loss of income during the period
Breakup of social ties and moral damage	Social ties and moral damage suffered	PAPs (whether owner, renter, or squatter)	Compensation for termination of social networking and compensation for psychological damage paid from a sum of 25,000 to 60,000 birr once as endorsed in the Council of Ministers Regulation No. 472/2020
Vulnerability	PAPs and household members of PAPs likely to be affected disproportionately.	Elderly, disabled, female headed households without adult able-bodied labor and unemployed youth.	Provision of special support for the elderly, persons with disability and women-headed households and income restoration for unemployed and landless youth to mitigate the impact and improve their resilience.
Loss of Livelihood	Households living and/or working on the project area, including title holders/nontitle holders/daily laborers working in the market	Rehabilitation assistance	Training assistance for those interested individuals for alternative income generating activities; providing employment opportunities on the construction site for the PAPs.

6.5. Property and Displacement Compensation

In this report, it is stated that compensation was estimated for both agricultural-related goods and houses and house-related structures. As per the Compensation Regulation No. 472/2020, the compensation was estimated to cover at least the replacement cost of the current assets (for example, a new similar house with new material at the current price) and products (crops and trees). To do this, current market prices of goods and products (taking inflation and devaluation into consideration) were employed. Moreover, as per Compensation Proclamation No. 1161/2019 article 13 sub-article 4(b), displacement compensation equal to two years housing rentals estimated on the basis of the rental market comparable to the house of the displaced was calculated. The estimated amount of compensation for property is summarized in Table (17), with further details provided in Annexes (25 & 26) at the end of the report. As presented in Table (17), the estimated amount of compensation is sixteen million eighteen thousand one hundred ninety-nine Ethiopian birr and thirty-seven cents/16,018,192.37 birr/, and it is recommended that this payment be made in cash via bank account to the PAPs before the commencement of the project.

Table 17: Estimated Amount of Compensation for Property (excluding Land)

Types of Assets	Estimated amount of Compensation (Birr)
House, House related structures, and Land Improvements	13,177,147.97
Agriculture related assets (Crops, Trees, and Grasses)	2,841,044.40
Total	16,018,192.37

Source: Project Affected Households and Asset Survey Conducted by the Consultant, August 2024

6.6. Land for Land Replacement Compensation

The land being acquired for the project construction is located in a peri-urban area, which has been delineated for residential purposes. Therefore, it is crucial to offer various alternatives for compensation. These include land-to-land, where affected individuals are provided with alternative plots of land; land-to-money, where monetary compensation is given; and land-to-land and money, a combination of both options. By providing these alternatives, the negative impacts of land acquisition can be mitigated while ensuring the well-being of those affected.

- a) **Alternative 1: Land-to-Land:** The goal should be to provide comparable-sized and/or valued replacement land for all affected households.
- b) **Alternative 2: Land-to-Money:** According to the consultant's investigation, the typical local unit price for a plot of land with a total size of 600 m² with little or no investment is 175,000 ETB. Thus, it is recommended to pay an average amount of 175,000.00 Birr per parcel of land, with a minimum payment of 150,000.00 Birr per parcel. The total estimated amount of compensation for 356 households, is 62.3 million Ethiopian Birr.

c) **Alternative 3: Land-to-Land:** The proposed option for the project hosted body is to provide 100 square meters of land for each household by organizing them in a housing cooperative. This is in line with the minimum land size standard currently being offered by Arba Minch Municipality for housing cooperatives. The housing cooperative will consist of 12-14 members per cooperative. The primary location to implement this alternative is giving a required size land from the area located near Arba Minch Airport, which is being provided by Arba Minch Municipality for other housing cooperatives. To implement this option, a total of 3.56 hectares of land (excluding roads and other spaces).

The PAPs chose the first alternative, and as a result, a relocation site was prepared in the same village close to the edge of the Arba Minch-Jinka main asphalt road. Figure 28 shows the location of the relocation site between the two large roadways and the circle area set aside for the project's construction.

6.7. Relocation Site Development

As depicted in Figure 28, the green-shaded area denotes the project site, while the surrounding parcels indicate the broader relocation zone. In particular, 50 resident PAPs that are physically displaced are being relocated to two designated villages, Village 01 and Village 02, which are shaded in orange color. This is a most important scheme that aims to improve living conditions for these residents by providing them with essential infrastructure. To facilitate a smooth transition and improve infrastructure for all PAPs, several key activities are proposed: site clearance and land pavement, access road development, and waterpoint construction. Each of these activities is designed to ensure that the new environment is conducive to habitation and community development.

Site Clearance and Land Pavement: They are essential first steps in preparing the replacement land for residential use. The Arba Minch Municipality possesses machinery such as graders and dump trucks that can expedite this process efficiently. With an average household landholding of 478 square meters among the 356 households (totaling approximately 170,168 square meters), based on the engineering estimation made by the consultant, the estimated cost for clearing and paving amounts to 1,701,680 Birr.

Gravel Road: Developing access roads is crucial for connectivity within the relocation site. The proposed gravel road network encompasses a total length of approximately 11.45 kilometers with a width ranging from seven to ten meters. According to the Arba Minch municipal data, constructing gravel roads costs around 200,000 Birr per kilometer; thus, an estimated budget of approximately 2,290,000 Birr will be required for this infrastructure development.

Potable Water Supply: Ensuring adequate water supply through public water-points is vital for sustaining community health and well-being. As depicted by deep blue coloration in Figure 28, four public water-taps

are proposed within the relocation area; two of them are designed to serve the resident 50 PAPs. According to data collected from the Arba Minch Water Supply and Sewerage Service Office, the construction of each public tap costs 100,000 Birr; thus, a total of 400,000 Birr will be required for these facilities.

Location map of Water points within re-settlement site

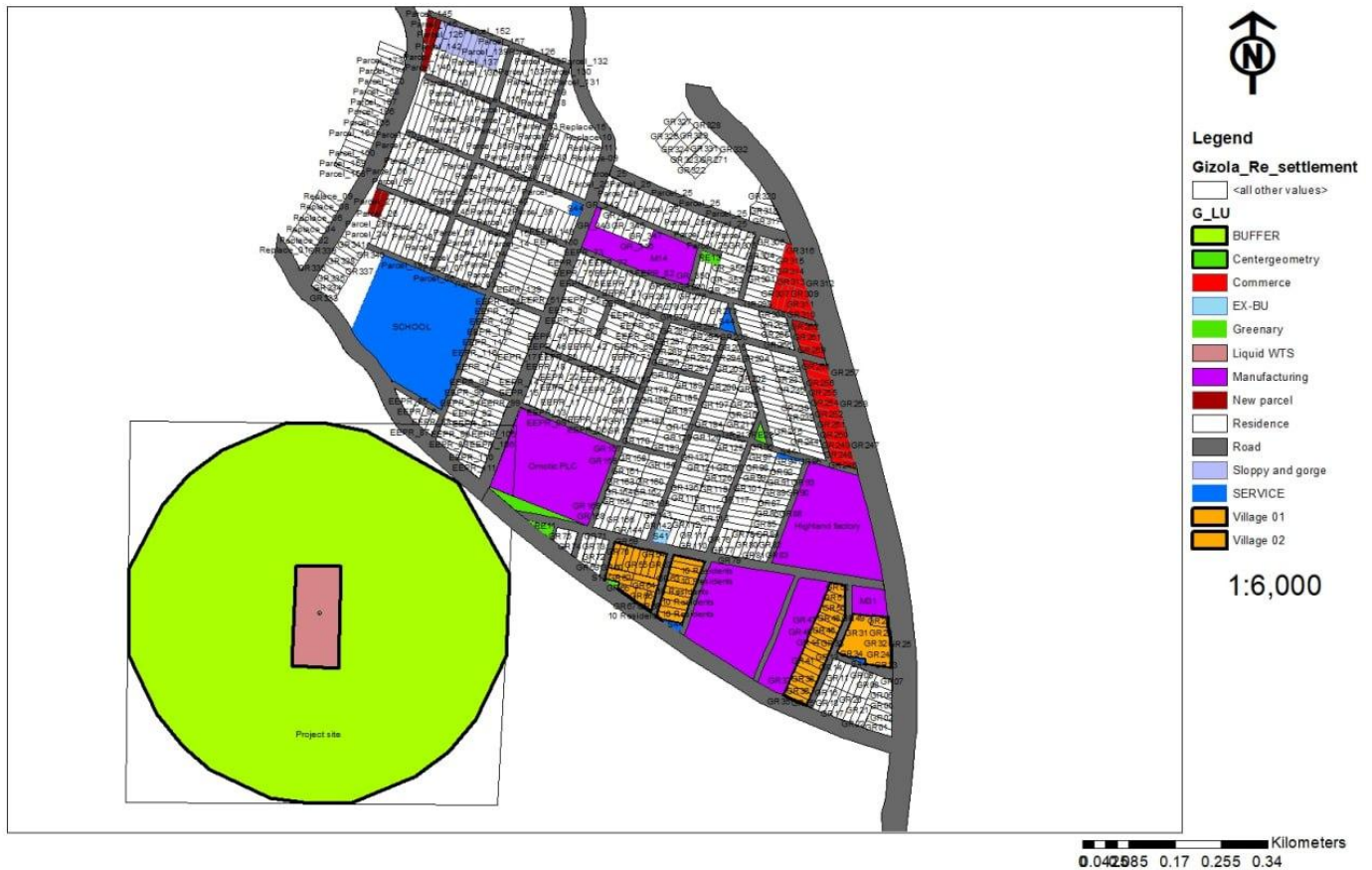


Figure 28: Relocation Site (Source: Drawn by the Consultant), August, 2024

Table 18: Budget Required from Arba Minch Mayor office for Relocation Site Development

Name of the package	Time schedule	Budget (ETB)	Responsible body for the implementation
Land Preparation (Pavement) for PAPs	BPD/APD	1,701,680	Major office, Municipality, and AMTWSSE
Gravel Road Construction	BPD/APD	2,290,000	Major office, Municipality, and AMTWSSE
Water Point Construction (One) for PAPs	BPD/APD	400,000	AMTWSSE
Total		4,391,680	

Source: Computed by the Consultant

7. Livelihood Restoration Plan

Income restoration is a crucial aspect of rehabilitating PAHs that are deemed to be fully affected. The aim of livelihood restoration is to ensure that the livelihoods of people affected by the land acquisition for the project are maintained at the same level, and preferably, improved. According to this RAP finding, about 50 households will experience complete displacement, both physically and economically, as a result of the planned project. When households are fully affected by a project, it means they do not only lose their homes but also suffer from the loss of their livelihoods. This double blow can have severe consequences for these families, pushing them into poverty and further exacerbating their vulnerability. Therefore, as per Proclamation No. 1161/2019 article (16) and Regulation No. 472/2020 article (35), income restoration becomes imperative in order to help these households recover from the negative impacts of the project.

The eligibility criteria for livelihood restoration support have been primarily focused on PAPs who reside with their families at the project site and whose land and houses have been fully impacted by the proposed project. Consequently, only 50 households meet the requirements for receiving this assistance. Based on consultation and census and asset inventory findings, the following livelihood restoration activities have been proposed.

7.1. Proposed Livelihood Packages

As presented in Table (20), the proposed activities include:

- a) **Food Support:** The provision of food support to physically displaced households is a necessary measure to ensure their well-being until they are able to restore their livelihoods and living conditions. According to the information presented in Table (20) and detailed in Annex (15), it is recommended that each household member receives 30kg of maize per month, at a price of 40 birr per kilogram, for a period of five months. This support should be provided in cash prior to the physical displacement. This is recommended based on the 2200 kilocalorie daily consumption guideline recommended by the World Health Organization (WHO) and the premise that crops can take up to five months to harvest since its plantation.
- b) **Providing Development Assistance:** Providing development assistance is crucial for long-term livelihood restoration, as simply giving food aid is not enough. Urban agriculture presents a viable solution to food security and economic empowerment in cities like Arba Minch Town. Among various agricultural practices, small ruminant production, particularly goat production, alongside poultry production, emerges as a practical recommendation for PAPs of the Arba Minch Fecal Sludge Project. These households have previously engaged in such agricultural activities and

expressed a strong interest in resuming them following their displacement. Given that they now possess replacement land holdings averaging 477.53 square meters, equivalent to their pre-displacement land size, this area is adequate for homestead production like goat and poultry production. Poultry production involves providing 51 PAPs with 5 chickens each, including 4 hens and 1 cock. Additionally, a chicken house will be bought for each household at a cost of 2000 birr. On the other hand, goat production aims to support the same number of households by giving 3 goats each, consisting of 2 female goats and 1 male goat. The cost per goat is estimated at 5000 birr. This is also proposed based on the fact that the government offers packages and other initiatives like Sustainable Land Management (SLM), which is run by Ethiopia's Ministry of Agriculture and funded by the World Bank, supply five chickens and three to five goats every targeted household. As a result, it is also referred here since it is justifiably sufficient to increase PAPs' quality of life and produce enough income.

- c) **Covering Health Insurance:** The well-being and access to healthcare services for these households should be prioritized to ensure their overall welfare during and after relocation time. Currently, an annual rate of 1400 birr is required for health insurance coverage per urban household with one maid.

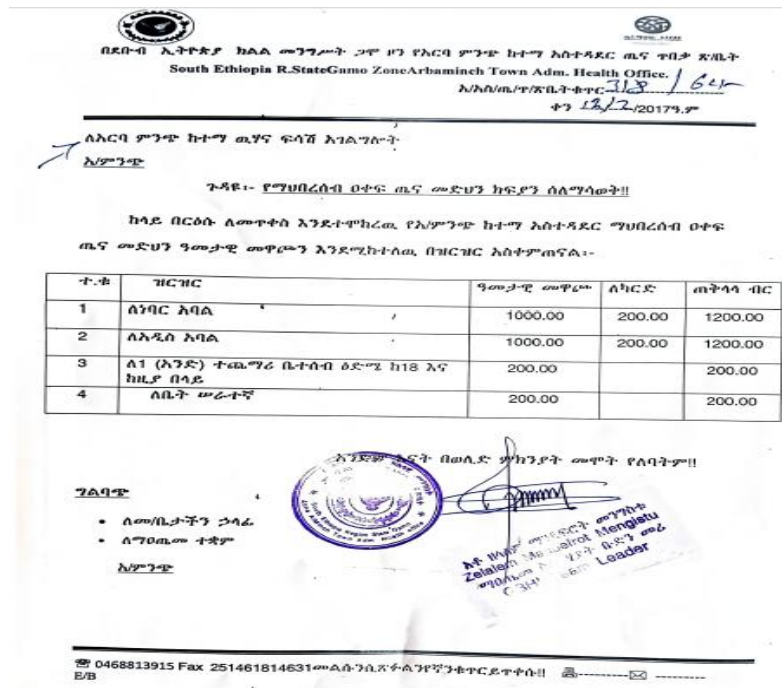


Figure 29: A Letter Written by Arba Minch Town Health Office about Annual Community Health Insurance Rate, October 22, 2024

- d) **Other Supports:** For example, land preparation is a crucial step in the process of house construction, especially for those physically affected HHs. The use of government machinery with

fuel support plays a vital role in clearing and paving land to make it suitable for housing. For instance, the Arba Minch Municipality and the Arba Minch Water Supply and Sewerage Service Office have machines such as graders, dump trucks, Rollo compactors, and loaders that can efficiently prepare relocation sites. Arda Minch town administration mayor office has been agreed to arrange these activities. Moreover, the unemployed youth and women should get job opportunity priority during FSTP construction as compared to others, depending on their level of skills and expertise.

7.2. Capacity Building Activities of PAPs

An integral component of the livelihood restoration is an on-going formal and informal skills training and mentoring to build the capacities of PAPs and their household members. Equipping them with new sets of skills and upgrading existing ones will enable to undertake or engage in different livelihood activities of their interest.

The key areas of training identified during the survey and consultations are: (i) Basic business skill, market linkage and financial literacy, (ii) animal fattening, (iii) Poultry, (iv) Weaving and (v) entrepreneurial skills financial management skills. The training needs to be handled by professionals and trained experts from the offices outlined in Table (20) below. Moreover, the responsible body will assist them to develop PAPs self-confidence and ability to undertake income generating activities through appropriate and adequate training and motivation for livelihood restoration activities. The Job Creation and Food Security Office will organize the capacity building program so that their businesses and livelihood activities will be sustained.

Establishing different committees is a crucial step towards implementing Rapid Action Plans (RAP) successfully. However, it is not enough to simply appoint committee members; they must also be adequately trained in order to effectively carry out their assigned activities. To ensure this, the town should organize capacity building programs for committee members. These programs should focus on providing comprehensive training on what needs to be done, how it should be done, where the activities are to take place, and when they should be executed. The project unit should be in charge of delivering trainings.

The following key components will be covered in the training program:

- Social safeguard process
- Understanding RAP Policy and Guidelines;
- Understanding the RAP Implementation Schedule activities step-by-step;
- Preparation and implementation of Rapid Action Plans for RAP

- Good record and data management; and
- Monitoring and reporting.

Table 19: Budget Breakdown for Operational and Monitoring Cost for Different Committees

Types of Committee/Teams	No. of committee members	Per-diem/day	No. of days for		Total per dim (birr)
			training	working	
Property Valuation Committee	15	500	1	14	112,500.00
Grievance Resolution Committee	9	500	1	10	49,500.00
Resettlement Implementation Committee (RIC)	3	500	1	10	16,500.00
Land Preparation & Relocation Team	6	500	1	10	33,000.00
Livelihood Restoration Team	4	500	1	5	12,000.00
Sub total					223,500.00
Tea and Coffee (40*50birr*10days-average)					20,000.00
Fuel and other running costs					30,000.00
Monitoring					40,000.00
Sub-total					90,000.00
Grand total					313,500.00

Source: Computed by the Consultant

7.3. Job creation

For unemployed households, it is crucial that the town administration and WSSSE prioritize job opportunities for them during project implementation. By considering their preferences, the administration can organize these individuals in enterprises such as poultry production, fattening, weaving, and others. Additionally, facilitating credit from various micro-finances will enable them to establish their businesses successfully.

Table 20: Summary Livelihood Restoration Plan

Name of the package	Time schedule	Budget (ETB)	Responsible body for the implementation
Food (Maize) support in cash for 50HHs based on 30kg*40birr/kg per capita for 5 months; 1litre edible oil per capita by 150birr/liter for 5 months	BPD	1,883,250.00	AMT mayor office/AMTWSSSE
Annual Health Insurance fee for 50HHs, 1400birr per HH	BPD	70,000.00	AMTWSSSE/AMT Health Office
Provision of 3 goats (2 female+1male goats) per HH for 50HHs – in cash	BPD	750,000.00	AMT mayor office/AMTWSSSE
5 chicken (4 hens + 1 cock) supply (in cash) per HH by 500birr/chicken + 1 chicken house by 2000birr for 50HHs	BPD	225,000.00	AMT mayor office/AMTWSSSE
Sub-total (please refer Annex 15)		2,928,250.00	
One day technical Training on fattening, production of poultry, and shoats: Per dim for 50HHs + 4 trainers = 1day*54individuals*300birr	BPD	16,200.00	AMT Job Creation & Enterprise office/Urban Agriculture office
Vaccination and treatment for cattle, shoats, and	every month	30,000.00	AMTWSSSE/AMT Urban

Name of the package	Time schedule	Budget (ETB)	Responsible body for the implementation
chicken (for six months)	since PD		Agriculture Office
Training for grievance readdressing and other committees (please refer Table 19 for the details)	BPD	313,500.00	AMTWSSSE
<i>Sub-total</i>		<i>359,700.00</i>	
<i>Grand Total</i>		<i>3,287,950.00</i>	

Source: Computed by the Consultant

The livelihood restoration plan was given to the Arba Minch town administration mayor's office, and it was discussed. The town administration affirmed its commitment to effectively implementing this plan and would communicate with relevant parties for its implementation.

8. Special Support for Vulnerable Group PAHs

In the resettlement action plan of a given project, it is imperative to provide special treatment for vulnerable groups. As presented in Table (21), the census and asset inventory survey findings have shed light on the presence of 16 unemployed households, 1 elderly (excluding the disability), and 3 disabled households in the project site.

Table 21: Total Number of Vulnerable Groups in the Project Site

SR	Vulnerability Type	Number of Vulnerable HHs		
		Male	Female	Total
1	Unemployed /see the detail in Annex (16)/	10	6	16
2	Elderly (Umuda Ume)	1	0	1
3	Elderly and has hearing impairment (Mr. Dayne Danaka)	1	0	1
4	Female-headed and has hearing impairment (Amarech Osho)	0	1	1
5	Natural damage on foot (Mr. Wondimu Mizola)	1	0	1
Total		13	7	20

Source: Project Affected Household Survey Conducted by the Consultant, August 2024

These groups require extra attention and support to ensure their well-being. It is our moral duty to prioritize the well-being of these vulnerable groups and create a comprehensive plan that caters to their specific requirements during the resettlement process. In response to these findings, resettlement packages have been proposed as follows:

Support for Elderly and Disable Households: Support for elderly and disabled households is crucial as these groups are more vulnerable and require special attention. The proposed support packages aim to address their unique needs and ensure their well-being. Packages are:

- 1) **Transport Cost Subsidy:** By taking their vulnerability level, the taxi transport cost in the project area, and transaction to complete the relocation into consideration, it is justified to propose 3000-6000 Birr to each household head.
- 2) **Food Aid:** A proposal for a five-month food aid program, focusing on providing 30kg of maize per capita per month at a cost of 40birr/kg, along with one liter of oil per capita per month priced at 150birr, has been put forward.
- 3) **Development Assistance:** The proposal to provide a single household with four hens and one cock, priced at 500 birr per chicken with one chicken house (2000birr), along with two female goats and one male goat priced at 5000 birr per goat, is a commendable initiative.
- 4) **Health Insurance:** In order to curve health problems related to relocation, purchasing health insurance for vulnerable group is important. For urban household, annual health insurance fee is 1400birr/annual.

The summary of packages of support for vulnerable groups, as presented in Table (22), is a crucial resource that highlights various assistance which should be accessible for the needy. One notable aspect is the calculation of food aid, which was taken the size of family size into account. This approach ensures that families receive an adequate amount of support based on their specific needs. The attached Annex (16) provides further information on the family size of PAPs.

Table 22: Support Packages for Vulnerable Groups

RN	Name	Packages for Vulnerable Groups (Birr)					Total (Birr)
		Transport	Chicken	Goat	Health	Food	
1	Amarech Osho	6000.00					6000.00
2	Dayne Danaka	4000.00	4,500	15,000	1400	24000	48,900.00
3	Wondimu Mizola	4000.00					4000.00
4	Umuda Ume	3000.00					3000.00
Total							61,900.00

Source: Computed by the Consultant, August 2024

Mr. Dayne Danaka was specifically addressed since he endured both physical and economic displacement while others faced economic displacement.

9. Grievance Redress Mechanisms (GRM)

As indicated above under Overview of Policy, Legal and Institutional Framework parts, Proclamation No. 1161/2019 of FDRE has put in place grievance redressing mechanisms. In this proclamation of article 18, it is stated that in local governments where complaints hearing organ is not established, a complaint regarding amount of compensation shall be submitted to a regular court. However, in local governments where a complaints hearing organ is established, a landholder dissatisfied with his/her compensation and any grievances can lodge their complaint to an administrative unit established for such purpose. The objective is to respond to the complaints of the PAPs speedily and in a transparent manner. The mechanism is designed to be easily accessible, transparent and fair.

The GRM committee comprises of the following:

1. Municipality Representative worked as chair person
2. Community representative as member
3. Representative of PAPs as member
4. Women affairs as member
5. Influential persons in the project affected Kebele (one vulnerable representative and one should be woman) as member
6. Representative of implementing agency as secretary and member

Any grievance that may arise from the compensation /RAP/ will be filed at first instance to the implementing agency of the grievance redress focal person /social safeguard expert/, and will be registered by the implementing agency for further action. The following are the potential source of complaint:

- Determination of entitlement for compensation;
- Valuation of assets and compensation;
- Disagreement on plot boundaries, either between the PAPs and the expropriation agency or between two neighbors;
- Disputed ownership of a given asset (two or more affected people claim that the affected asset is theirs);
- Successions, divorces, and other family issues resulting in disputed ownership or disputed shares between inheritors or family members;
- Selection of relocation site and replacement plot allocation procedures;
- Actual implementation of RAPs, among others.
- Livelihood restoration activities;

As identified on Proclamation No. 1161/2019 and Regulation No. 472/2020, outlined, there is a three-stage approach to grievance management including the GRM, Appeal and Courts of Law.

The grievance procedure should be simple and administered as far as possible at the local levels to facilitate access, flexibility and ensure transparency. All the grievances should be managed through the GRM. Complaints will be received in writing or orally and filled in a Grievance Registration Form by the committee (see Annex 17).

The procedures for grievance redress are as follows:

1. As a first step, all complaints and grievances relating to any compensation and RAP should be properly documented by implementing committee and address through consultation with the PAPs in a transparent manner and aimed at resolving matters through consensus at the project level to preempt all disagreements;
2. If the PAPs do not get any response from the implementing committee within five days of submitting a complaint, or if the matter is not resolved to the satisfaction of the PAPs, the person will submit the complaint to the GRC committee of the specific city administration;
3. If the matter still remains unresolved within 15 days by the GRC, the person will forward the complaint to the regular court having jurisdiction.

A party dissatisfied with a decision rendered in the regular court may appeal, as may be appropriate, to the regular courts within 30 days from the date of the decision. The decision of the court shall be final. The above steps are summarized in the Figure 30 below.

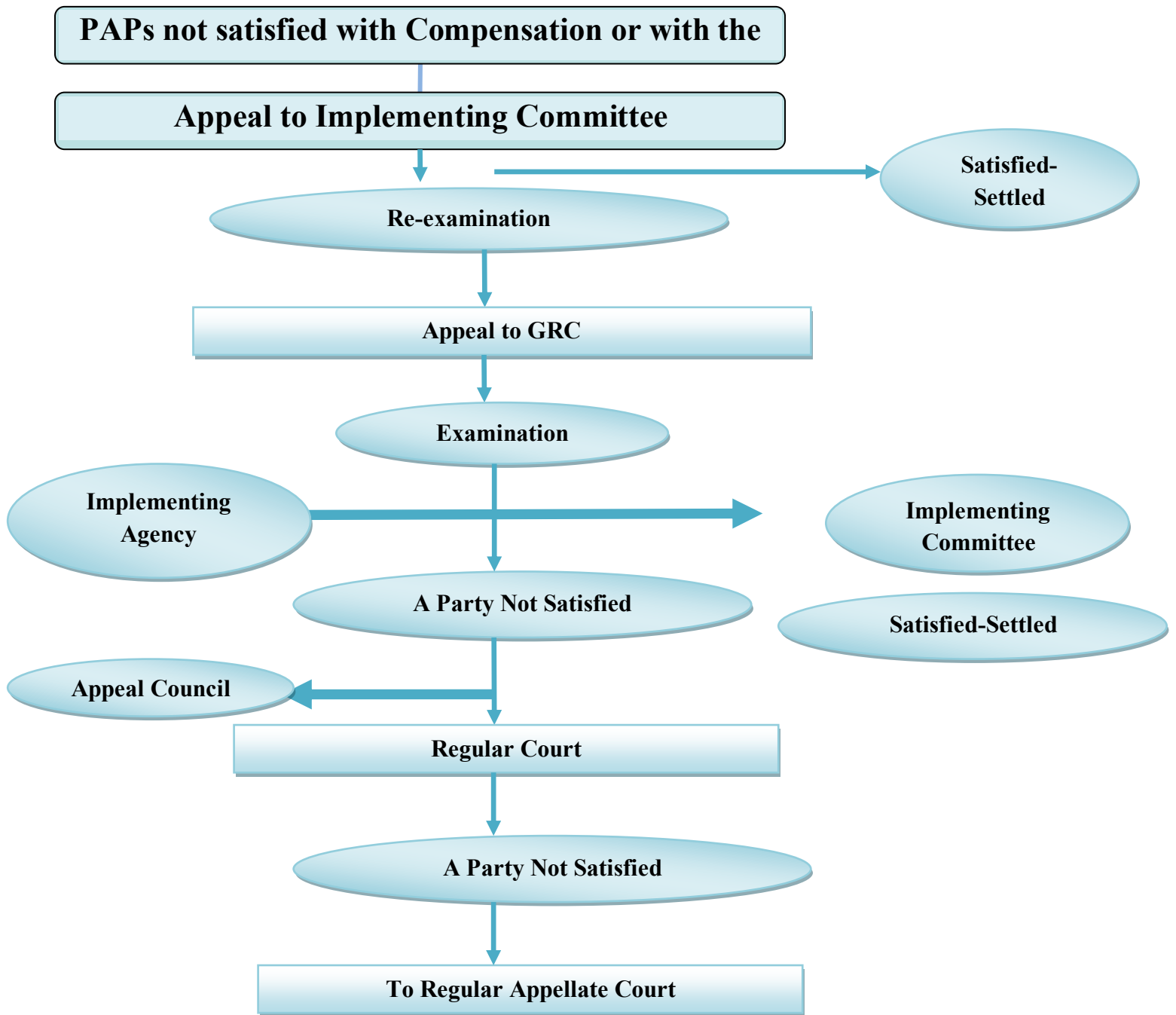


Figure 30: PAPs Grievances Resolution Channel (Source: RPF)

As indicated in RPF, Grievance Resolution Committee (GRC) was established since July 18,2024 as follows (Figure 31) and it is fully operational. The consultant's observations highlight that the Bureau for the GRC has been arranged at the project site to enhance accessibility for PAPs, thereby fostering an environment conducive to open communication and resolution. One of the critical functions of this committee was its systematic approach to grievance collection and resolution. By convening twice per week to review collected grievances, the committee ensures that issues are addressed promptly and

transparently. This frequency not only demonstrates a commitment to stakeholder engagement but also facilitates timely feedback for claimants through face-to-face discussions as well as posts on a notice board. Although there was an open avenue for appeal, the consultant has noted that the GRC has effectively managed and processed the grievances that have been submitted thus far, and as a result, no appeals have been filed.



Figure 31: An Assignment Letter of Grievance Resolution Committee (GRC) Written by the Mayor of Arba Minch Town, 18 July 2024


For instance, on August 1, 2024, Mr. Desho Debela complained to the GRC that the replacement land area he was granted was smaller than what he had on the project site. Using the grievance collection template provided in RPF, the GRC received his grievance. As shown in Figure (32), on August 3, 2024, GRC addressed the grievance and settled it by proposing that the replacement land area must match the original area he had. This decision is based on a general agreement between the PAPs and the town administration of Arba Minch to give and accept 1 to 1 replacement land, meaning that each PAP's replacement land area must match the size of their previous landholding.

Annex 1: Grievance application form

25/11/2016

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Figure 32: Sample of the Collected Grievance and Responses of the GRC taken from GRC's Office, July 2024

10. Institutional Arrangement for RAP Implementation

The successful implementation of RAP necessitates a well-structured and efficient institutional arrangement. This arrangement ensures that all stakeholders are involved and accountable for the smooth execution of the RAP, leading to positive outcomes for both the project and affected communities. Consequently, the consultant proposes an organizational structure for RAP implementation in Figure (33) and attempts to define their role in the RAP implementation process in Table (23).

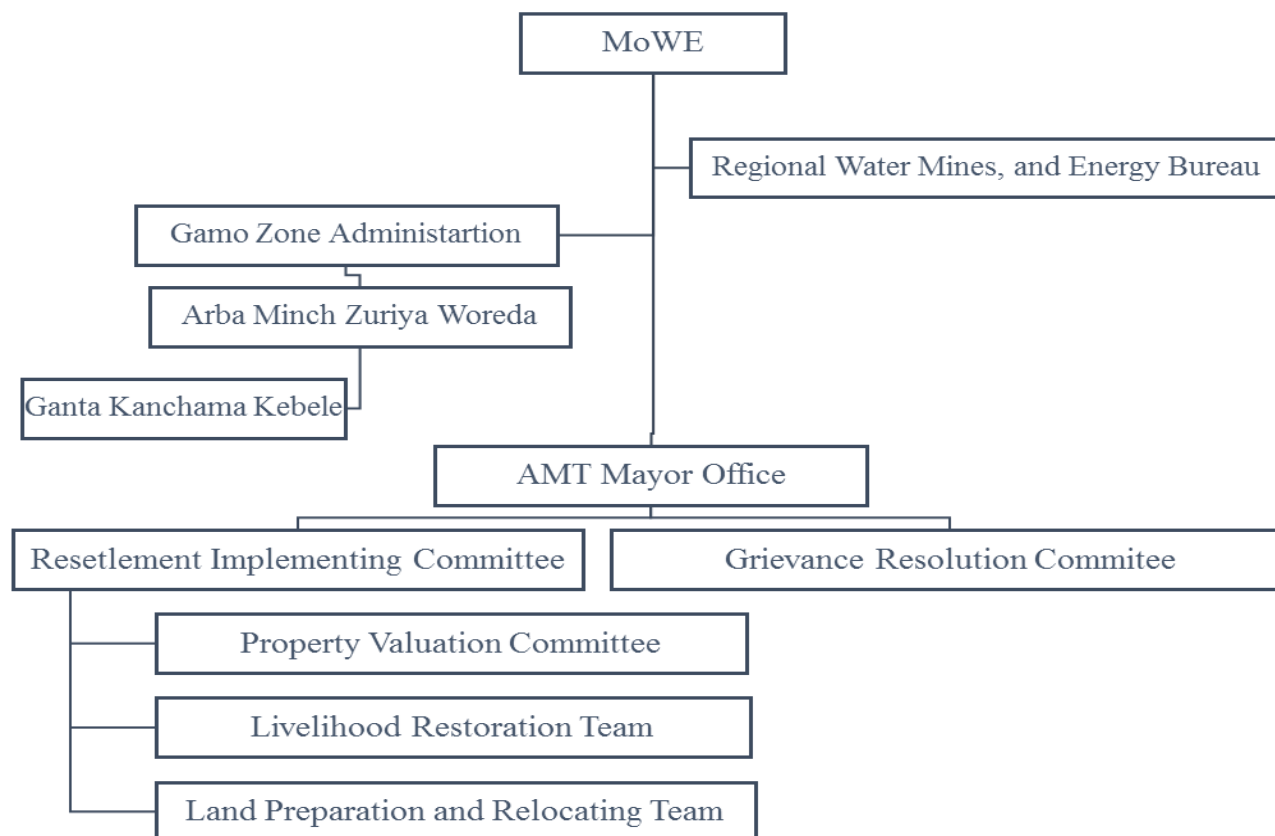


Figure 33: Organizational Structures of RAP Implementing Institutions, Generated by the Consultant, December 2023

Table 23: Implementing Institutions and their Roles in RAP Preparation and Implementation

Required Institution	Roles
MoWE	Arrange a briefing workshop and monitoring the RAP implementation
South Ethiopia Regional Government Water, Mines, and Energy Bureau (WMEB)	WMEB should arrange a briefing workshop, conduct monitoring of the implementation of RAP, and establish tight communication with Gamo Zone and Arba Minch Town Administration to address challenges that may arise during the implementation process.

Required Institution	Roles
Gamo Zone administration	The collaboration between the Gamo Zone Administration, Arba Minch Town Administration, and Arba Minch Zuriya Woreda is crucial for the successful implementation of the RAP. The Gamo Zone Administration should take an active role in bringing these entities together to work on land preparation and overall RAP implementation.
AMT Mayor office	In order to effectively implement the overall RAP, it is expected that the office should take the lead. This includes approving aggregate compensation and other payments, making decisions on relocation sites, establishing resettlement implementation committee, monitoring, and allocating budget for compensation (house related, agricultural product, livelihood restoration, and vulnerability), capacity building, and running costs.
Arba Minch Zuriya Woreda	The cooperation between the Woreda Administration and Arba Minch Town Administration is of utmost importance for the successful relocation of PAPs. Arba Minch Zuriya Woreda should assist the town in relocation site preparation, ensuring that all necessary documentation for PAPs is provided, guiding Ganta Kanchama Kebele in implementing helpful strategies for the RAP implementation, and offering expertise in relocation site preparation.
AMT Municipality	As per the decision that will be made by the Arba Minch Town Administration Council, it is imperative for the municipality to prepare, survey, give land, and landholding certificates to PAPs.
Arba Minch Town WSSSE	In collaboration with the mayor's office, it is essential for the WSSSE to play a crucial role in facilitating, organizing, and leading the overall RAP implementation process. This includes arranging logistics and finance. Moreover, it is imperative for WSSSE to provide timely information and recommendations to the mayor's office so that appropriate decisions can be made. Furthermore, WSSSE should also engage with regional and federal level institutions if necessary. Another important task for WSSSE is writing reports on progress made during the implementation of RAP. These reports should highlight achievements, challenges faced, and recommendations for improvement. Additionally, giving feedback to relevant stakeholders is crucial as it helps in evaluating the effectiveness of implemented strategies and making necessary adjustments.
AMT Finance Office	AMT finance office shall accept responsibility for paying compensation and other operating costs by following orders from the AMT mayor's office.
Job Creation and Food Security Office	AMT job creation and Food Security office in collaboration with TVET shall avail the necessary capacity training for PAPs. In addition, technical support and follow up will be given by this office in order to sustain the business engagement and livelihood.
Resettlement Implementation Committee (RIC)	It is crucial to establish a main committee, chaired by the Mayor's Office Head, consisting of 6 other members, namely the Mayor Advisor, Arba Minch Zuriya Woreda Administration Office Head, the Manager of WSSSE, the Manager of Municipality, AMT finance head, and AMT Women and Children expert. In partnership with the mayor's office and the WSSE, this committee should take the lead and execute comprehensive RAP implementation. It should coordinate and supervise valuation committee, compensation payment, and relocation activities.
Property Valuation Committee (PVC)	It has already been established. Review the list and register the PAPs and affected assets. Verify the entitlement right of PAPs with concerned body. Establish standards for unit rates of affected assets and properties revalidate inventories of PAPs and affected assets, establish valuation a head of time effects the compensation payment, resettlement/relocation activities. Determine the compensation rates.
Land Preparation and	This team will be comprised of two engineers from the land development and

Required Institution	Roles
Relocation Team (LPRT)	management unit, one planner, two cadaster experts, the project coordinator from WSSSE, and the AMT municipality manager. It will be presided over by the municipality's manager.
Livelihood Restoration Team (LRT)	It is preferable to form this team with the project's social safeguard, one expert from the AMT Job Opportunity Creation and Enterprise office, one expert from the AMT Urban Agriculture Office, one expert from the AMT Health Office, and the Women and Children Office expert. This team is expected to play a role in executing LRP and ensuring that payments for livelihood restoration are made properly. It should be led by the WSSSE manager.
Grievance Resolution Committee (GRC)	This committee has been already established. The committee should develop grievance receiving tools that are easily accessible and user-friendly. It should receive grievances. Once grievances are received, it is essential for the committee to react promptly. Equally important is providing feedback to claimants in a timely manner.
Ganta Kanchama Kebele	Kanta Kanchama Kebele is expected to play a crucial role in facilitating the detailed entitlement verification for compensation, landholdings of the PAPs, and selection of relocation sites.
Contractors	The project contractors will hire as many unemployed project-affected individuals as possible.
World Bank	It is required to check the RAP's execution by utilizing its technical staff or contracting an individual/firm consultant.

Source: Presented by the Consultant

11. Monitoring, Evaluation, and Reporting

Monitoring focuses on ensuring the restoration or improvement of the standard of living for affected individuals, tracking progress and timelines, assessing compensation and rehabilitation measures, identifying problems or potential issues, and monitoring compliance with objectives and methods. On the other hand, evaluation assesses the mid- and long-term impacts of the plan on affected households' livelihoods, environment, local capacities, economic development, and settlement. While both processes are important in ensuring successful implementation, they differ in their focus. Taking these situations into account, a monitoring and evaluation plan was developed as presented in Table (24).

Table 24: Monitoring and Evaluation

		Activities	Indicators/checking mechanism	Time	Responsible Body
Monitoring	Internal Monitoring	Verifying whether the Arba Minch water supply and sewerage service office has obtained a land certification for the project site, which includes a buffer zone of 400 meters, from the Arba Minch town municipality.	Check the land certification issued by the municipality in the name of water and sewerage utility office	November to December 2024	MoWE; South Ethiopia Water & Energy Bureau
		Verify if there are no homes within 400-meters radius of the project site.	Using the GPS's XY coordinates from the RAP or ESIA report, verify by field observation that it is free from dwelling.	November to December 2024	MoWE; WSSE; South Ethiopia Water & Energy Bureau
		Ensuring the implementation of the compensation payments for PAPs in full & in a timely manner	Check list of PAPs in the RAP report & and checking bank slips/interviewing PAPs	November to December 2024	MoWE & WSSE
		Number of PAPs provided with replacement land	Check the given land physically, certificate for land given from municipality, and interview PAPs	November to December 2024	MoWE & WSSE
		Community Consultation	Make PAPs interview to check whether they were consulted well	November to December 2024	MoWE/WSSE
		Relocation of PAPs	The no. of PAPs displaced and relocated	November to December 2024	MoWE
		Training and technical assistance	Check types of training & number of participants and their photos and attendance of trainees, and interview participants	November to December 2024	MoWE & WSSE
		Implementation of LRP	the no. of HH benefited from LRP (bank slip/interview/physical observation)	November to December 2024	MoWE & WSSE
		Support and assistance made to vulnerable groups/women	the no. of vulnerable people assisted (bank slip & interview)	November to December 2024	MoWE/WSSE

		Activities	Indicators/checking mechanism	Time	Responsible Body
		Grievance readdressing mechanism	Check grievance collection tool, types of grievance received, resolved and its time, and how it was communicated with claimer. Interview some grievance claimer.	November to December 2024	MoWE/WSSE
		Implementation committee	Check the establishment, capacity building and functionality of different committees (document review/photo/interview)	November to December 2024	MoWE/WSSE
		Employment Creation	Number of employed PAPs in the construction work of the project (sex disaggregated). Document review (attendance sheet, payroll, report, letter) and interviews with PAPs employed in the construction work	November to December 2024	MoWE/WSSE
		The day-to-day field supervision	All type of activity related to the project	All time	WSSSE
		Giving feedback	Discussion with the key officials of the town including the mayor on findings of the monitoring plus written feedback from MoWE to the town administration	November to December 2024	MoWE
		Verify if there are no homes within 400-meters radius of the project site.	Using the GPS's XY coordinates from the RAP or ESIA report, verify by field observation that it is free from dwelling.		
	External Monitoring	RAP preparation process	Review RAP document and different minutes and use FGD/KIIs; interviewing a random sample of PAPs in the field, verifying the internal RAP implementation monitoring reports, and observing the functioning of the resettlement operation at all levels to assess its effectiveness and compliance with the RAP.	December 2024	WB's technical staffs or hired consultant
		Verifying whether the Arba Minch water supply and sewerage service office has obtained a land certification for the project site, which includes a buffer zone of 400 meters, from the Arba Minch town municipality.	Check the land certification issued by the municipality in the name of water and sewerage utility office		

		Activities	Indicators/checking mechanism	Time	Responsible Body
		Participation of PAPs in RAP preparation and implementation	Interviews with PAPs/document reviews such as minutes, photos, & videos in the WSSE office		
		Compensation Payment	Interviews with PAPs/review the bank transaction payment document in Arba Minch finance office, and triangulate (the amount indicated in the RAP, paid bank document, & responses by PAPs via interview).		
		Replacement land provision	Interviews with PAPs and land certification document on the hand of the PAPs		
		Livelihood restoration (packages, trainings, health insurances)	Interviews with PAPs/review and triangulate photos & videos taken during training, payment documents of livelihood restoration packages, health insurance certificate bought for one year		
		Infrastructure Development in the relocation site	Check (field observation) the presence of at least two new waterpoints, access road, and others such as electricity. Make interview with PAPs to check whether they received clearance and pavement of land support by municipality machinery like grader.		
		Job creation in the construction of the project	Number of employed PAPs in the construction work of the Project		
		Observing socio-economic conditions of the PAPs in the post resettlement period	Observing housing, quality of life, business and income restoration, and health conditions. Observe the level of satisfaction of PAPs in the post resettlement period.		
		Grievance readdressing mechanism (GRM)	Check its adequacy and efficiency of GRM: its recording, reporting and processing time and its redressal. Appealing procures and its functionality. Triangulate it by a document review and making an interview with some grievance claimers and grievance readdressing committee members.		

		Activities	Indicators/checking mechanism	Time	Responsible Body
		Giving feedback	Discussion with the key officials of the town including the mayor on findings of the monitoring plus written feedback from MoWE to the town administration		
Evaluation/Audit		Verifying whether the Arba Minch water supply and sewerage service office has obtained a land certification for the project site, which includes a buffer zone of 400 meters, from the Arba Minch town municipality.	Check the land certification issued by the municipality in the name of water and sewerage utility office	April 2025	Hired Consultant or WB's technical team
		Verifying if there are no homes within 400-meters radius of the project site.	Using the GPS's XY coordinates from the RAP or ESIA report, verify by field observation that it is free from dwelling.		
		Checking RAP implementation completion	Determine whether the procedures for PAPs participation and delivery of compensation, replacement land, livelihood restoration and vulnerability support, and other rehabilitation entitlements has been done in accordance with the RPF and as RAP. Document review such as payment document, payroll, land certification, captured photos & videos, attendance sheet, and FGD/KIIs for verification. Feedbacks given by World Bank and MoW as well as different committee minutes can be used for verification.		
		Assessing the improvement of living standard of PAPs	Check either their living standard better-off/worse-off (HH survey/FDG/KIIs)		
		Assing the status of health	Check health problems (Physical observation/Interview) due to the project implementation		
		Access to basic services	Access to basic infrastructure such as water, health, education, road, electricity and others		
		Others unintended impacts	FDG/KIIs		
		Grievance readdressing mechanism	Check grievance collection tools, types & number of grievances received, resolved and its time, and how it was communicated with claimer. Triangulate it by making an interview with some		

		Activities	Indicators/checking mechanism	Time	Responsible Body
Reporting			grievance claimers.		
		Assessing the effectiveness, efficiency, and sustainability of the Project related with the RAP implementation	Means of verification: efficiency (the economical use of resources), effectiveness (the degree to which objectives of the RAP have been achieved), sustainability (the extent to which the positive effects of the project will continue to benefit PAPs after the conclusion of the project)		
		Giving feedback	Discussion with the key officials of the town including the mayor on findings of the monitoring plus written feedback from MoWE to the town administration.		
		Challenges and progress on RAP implementation should be reported to Mayor office, regional Water and energy bureau, and MoWE	Report weekly, monthly, and quarterly as required by phone, email, and hard copy report	Weekly, monthly, & quarterly	WSSSE
	Internal monitoring reports should be sent to WB	Hard copy/soft copy	In the first week, December, 2024	MoWE	
	External Monitoring Report	Hard copy/soft copy	In the first week, January, 2025	WB's technical staffs' team	
	RAP completion evaluation/audit report should be submitted to MoWE and sent to WB	Hard copy/soft copy	May, 2024	Hired consultant or WB's technical staffs' team	

Source: Presented by the Consultant

12. Budget and Schedule for RAP Implementation

12.1. Summary of RAP Budget

The implementation of RAP requires a budget to ensure its successful execution. A total budget for the implementation of the RAP has been prepared and summarized in Table (25). The detail how this budget was calculated is presented in Annexes (15, 25 and 26), and Tables (20 and 22). This entire budget will be funded by the Arba Minch town mayor's office.

Table 25: RAP Implementation Budget

No.	Item	Ethiopian Birr
A	COMPENSATION	
A1	Compensation for Land Acquisition	to be paid in kind
A2	Compensation for crops/trees/grasses	2,841,044.40
A3	Compensation for houses and related structures	13,177,147.97
	TOTAL COMPENSATION	16,018,192.37
B	RESETTLEMENT	
B1	Site Clearance and Land Pavement	1,701,680.00
B2	Gravel Road Development	2,290,000.00
B3	Potable Water Point (Bono) Development	400,000.00
	TOTAL RESETTLEMENT	4,391,680.00
C	ADDITIONAL MITIGATIONS	
C1	Livelihood restoration measures (to be directly paid to PAPs)	2,928,250.00
C2	Vulnerable Groups assistances	61,900.00
C3	Grievance management	49,500.00
C4	Vaccination & treatment for Cattles/Shoats/Chicken	30,000.00
C5	Technical training for PAPs on Livelihood Packages	16,200.00
	TOTAL ADDITIONAL MITIGATIONS	3,085,850.00
D	Implementation Cost	
D1	Property Valuation Committee	112,500.00
D2	Monitoring, Coordination and Works Supervision	151,500.00
	TOTAL IMPLEMENTATION COST	264,000.00
	TOTAL RAP IMPLEMENTATION	23,759,722.37
	CONTINGENCIES (10%)	2,375,972.24
	GRAND TOTAL	26,135,694.61

Source: Computed by the Consultant

12.2. RAP Implementation Schedule

The Table (26) presents the implementation schedule for RAP, which outlines the steps to be taken before commencing construction activities. The town administration and PAPs agreed to complete the relocation process until December 30, 2024 by managing replacement land provision, competing compensation payment, and correctly constructing replacement houses per schedule indicated in Table (26). PAPs agreed to begin construction of the replacement houses as soon as they received the compensation, with the plan of finishing it and relocating within two months. A 24-month house rental was also included as part of the compensation package to ensure a smooth transition from the original site to the relocation site.

Table 26: RAP Implementation Schedule

List of Activities	2024					2025				Remark
	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	
Approval of aggregated amount of compensation to be paid for PAPs by Arba Minch Town’s Mayor										Completed
Establishing RAP Implementation Committee										Ongoing
Capacity building and Training for different Committees										Ongoing
Disclosure of approved compensation to PAPs										Completed
Making Payment of compensation to PAPs				15						Not started (be completed by 15 Nov 2024)
Livelihood restoration packages’ implementation										Not started
Strengthen and giving training for the GRC										Completed
Receiving and Resolving Grievance										Ongoing
Land preparation and Surveying for resettlement										Completed
Giving replacement land to PAPs & issuing certificate										Each PAP has received a replacement land but certification is ongoing
Training on livelihood for selected PAPs										Not Started
Replacement House Construction by PAPs										Ongoing
Relocating compensated households										Not started
Day-to-day process and activity monitoring										Ongoing
Internal Monitoring by MoWE										It will be started as per schedule
External Monitoring by WB/hired Consultant										It will be started as per schedule
RAP Completion Evaluation by Consultant/WB										It will be started as per schedule

Source: Prepared by the Consultant (by Consulting the Arba Minch Town Mayor Office and PAPs)












13. Recommendations




1. The relocation site presents a significant opportunity for the Project affected individuals, as it offers a comparatively better land value than their original place. This assertion is bolstered by the positive feedback received from the Project Affected Persons (PAPs) who have visited the new site and assessed their designated plots. However, despite this favorable assessment, PAPs have expressed a strong demand for legal certificates to ensure ownership of their new plots of land. The response from Ganta Kanchama Kebele (a rural Kebele in Arba Minch Zuriya woreda and administrator of the project site despite it has been a part of structural plan of Arba Minch town) indicates that while they recognize the necessity of these certifications, they are contingent upon administrative jurisdiction from Arba Minch Town. The Kebele Administration has indicated that since the relocation site falls under the administrative jurisdiction of Arba Minch Town, legal certificates must be issued by its municipality. This stipulation is not merely bureaucratic; it reflects an essential aspect of property rights and security for residents in their new environment. Given that the relocation site falls under both administrative and structural plan jurisdiction of Arba Minch Town, it is imperative that legal certificates be granted lawfully by Arba Minch Municipality. According to Directive No. 24/2016 issued by the South Ethiopia Regional Government Urban and Infrastructure Development Bureau, it is necessary for PAPs to receive certification for their land as stipulated in Article 10, Sub-Articles (1), (5), and (6). Therefore, we strongly advocate for prompt action in issuing these certificates to facilitate a smooth transition and uphold the rights of all affected parties.
2. For PAPs, compensation, livelihood, and vulnerability assistance should be paid properly by Arba Minch Town Administration via bank account and it has to be backed by a bank slip (Commercial Bank of Ethiopia).
3. Before paying compensation and implementing resettlement, the PAPs and affected communities shall be given advise, training on financial management and offered legal assistance on how they use the compensation money and how they restore their livelihood.
4. Infrastructures (road & waterpoints) and social institutions should be carefully considered during the relocation.
5. During construction of the FSTP, PAPs shall be given priority in the employment of skilled and unskilled labor as a short-term livelihood restoration measure.
6. Tight supervision of the RAP's implementation by the MoWE would be preferable.
7. It is advised that, during the fourth quarter of the 2017 Ethiopian fiscal year, the RAP implementation be audited by an independent consultant from a firm or individual or by a team from the World Bank.







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Annexes: List of Annexes

Annexes	Title of Annexes	Attached Documents
1.	Census and Inventory of Affected HHs and Assets tool for AMT FSTP RAP	 Annex 1 Census and Inventory of Affecter
2.	FGD Guiding Questions for PAPs Consultation	 Annex 2 FGD Guiding Questions for PAPs C
3.	List of Town Level Property Valuation Committee (1st round)	 Annex 3 List of Town Level Property Valuat
4.	List of Kebele/Community Level Property Valuation Committee	 Annex 4 List of Kebele Community Le
5.	List of Town Level Property Valuation Committee (2nd round)	 Annex 5 List of Town Level Property Valuat
6.	Types of Stakeholder and Public Consultations Held for the RAP	 Annex 6 Types of Stakeholder and Publi
7.	Entry Meeting Consultation Minutes with AMTWSSE	 Annex 7 Entry Meeting Consultation
8.	Consultation Minutes with Officials of AMT	 Annex 8 Consultation Minutes
9.	Consultation Minutes with Property Valuation Committee	 Annex 9 Consultation Minutes
10.	Consultation Minutes with Ganta Kachama Kebele Level Property Valuation Committee	 Annex 10 Consultation Minutes
11.	Consultation Minutes with PAPs	 Annex 11 Consultation Minutes

Annexes	Title of Annexes	Attached Documents
12.	Consultation Minutes with PVC to Evaluate Data Collection Process	 Annex 12 Consultation Minutes
13.	Consultation Minutes with PVC to Approve Preliminary RAP Report	 Annex 13 Consultation Minutes
14.	Unit Price Lists Basis for Property Valuation	 Annex 14 Unit Price Lists Basis for Propert
15.	Estimated Amount of Payment for Compensation, Livelihood Restoration and Vulnerable Community Group by Affected HHs	 Annex 15 Livelihood Restoration Budget P
16.	List of Affected Households Characteristics with Corresponding Affected Land and Houses Data Generated from STATA	 Annex 16 List of Affected Households
17.	Sample Grievance Registration Form	 Annex 17 Sample Grievance Registratio
18.	Consultation with Zonal Committee – Minute	 Annex 18 Consultation with Zor
19.	Consultation with Mayor (2nd Round) –Minute	 Annex 19 Consultation with Ma
20.	Consultation with Property Valuation Committee (New) – Minute	 Annex 20 Consultation with Pro
21.	Consultation with PAPs (2nd-round) – Minute	 Annex 21 Consultation with PAF
22.	Assignment Letter of Property Valuation Committee (New)	 Annex 22 Assignment Letter of

Annexes	Title of Annexes	Attached Documents
23.	Consultation Minutes with PVC to Evaluate Data Collection Process during RAP Revision	 Annex 23 Consultation Minutes
24.	Consultation Minutes with PVC to Evaluate RAP Revision Preliminary Report	 Annex 24 Consultation Minutes
25.	Revised Estimated Budget for Compensation, Livelihood Restoration and Support for Vulnerable Group	 Annex 25 Additional Estimated Budget for
26.	Estimated Budget for Compensation, Livelihood Restoration and Support for Vulnerable Group for Additional Affected HHs	 Annex 26 Revised Estimated Budget for
27.	Annex 26: Consultation Minutes with PVC to Approve the RAP Revision and Summarized Report	 Annex 27 Consultation Minutes
28	Community Consultation Minute	 Annex 28 Community Consultation Minutes