



## Land Reform and Resettlement in Zimbabwe

Proposal for a Cost-Extension of the Cooperative Agreement  
with the Land Tenure Center, University of Wisconsin-Madison

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### **Abstract**

This proposal requests \$183,758 to extend the Land Tenure Center's Cooperative Agreement with USAID/Harare for the period 1 October 2002 to 30 May 2003. The resources requested will be used to close-out the project and to complete outputs that have been delayed by fast-track resettlement, the elections, post-election violence, and macroeconomic instability.

### **Background**

The current Cooperative Agreement between USAID/Harare and the Land Tenure Center is scheduled to come to completion on 30 September 2002. The cooperative agreement is divided into two components – \$300,000 for the BASIS CRSP; and \$1,198,609 for workshops, study tours, studies, training and technical assistance.

The \$300,000 for the BASIS CRSP includes a 20% set aside for the BASIS Management Entity at LTC; the remaining research funds have been subcontracted to Rutgers University and to the Centre for Applied Social Sciences (CASS) at the University of Zimbabwe.

Of the \$1,198,609 budgeted for technical assistance, the LTC budget is \$649,291. The remainder (\$549,318) has been subcontracted by LTC to CASS.

This proposal requests an eight-month cost-extension of the project from 30 September 2002 until 30 May 2003.

### **Justification of Request for Cost Extension**

Both the BASIS Management Entity budget at LTC (\$60,000) and the LTC TA budget (\$649,291) will be substantially exhausted by 30 September 2002.

Three events of the past year have resulted in unforeseen delays in implementation of BASIS research and Technical Assistance activities. First, beginning in 2001, fast-track settlement by the Government of Zimbabwe began to slow field-level implementation of research, technical assistance activities and study tours outside Harare due to questions of security and near total inaccessibility of government officials, civil servants, and civil society actors. Second, the intimidation in the run-up to the elections and post-election violence have seriously disrupted the flow of work around the country and lessened the productivity of a number of Zimbabwean technical experts working on LTC/CASS activities. In addition, any work in direct collaboration with government was put “off-limits,” which acted to decelerate progress and lowered morale. Third, the rolling series of fuel and food crises since early 2001, along with rapid increases in price inflation, have increased the time spent by CASS and LTC project management on project logistics, reprogramming budgets, and managing day-to-day crises.

The eight-month cost-extension request of \$183,758 is required to help the LTC/CASS team close out the project and successfully conclude all existing activities under the project, in particular:

- Finish the coursework of student Charles Chavunduka who will conclude his final semester of courses in May 2003.
- Provide additional resources for LTC/CASS administration to complete all technical assistance and training activities currently underway.
- Provide additional management resources for LTC to complete the CASS subcontract and bring the project to closure.
- Provide modest additional resources to prepare an end-of-project report, finalize publication of outputs, and post all outputs on a web-page so that subsequent work (by USAID or other donors) is able to take advantage of where the LTC/CASS project leaves off.

### **LTC Activities**

1. ***LTC Researchers and Project Administration.*** A total of 2.5 months of Michael Roth’s time is foreseen to provide technical input to the BASIS research and CASS technical assistance activities, mentor the Ph.D. students Charles Chavunduka and Kizito Mazvimavi, and manage final project reporting. In addition, 2 months of Katherine Davey is required to manage contracts and close out the project, and another 2 months of a financial specialist (Patty Grubb) to handle payroll, process CASS invoices, and assist with financial management.

2. **Students.** LTC resources are sufficient to cover students Kizito Mazvimavi and Charles Chavunduka through 31 December 2002. Five months funding for each is requested to extend and cover their graduate research appointments for the period January to May 2003. This funding will enable Charles Chavunduka to complete his last semester of coursework, and will partially fund Kizito Mazvimavi's dissertation research. Mr. Mazvimavi has recently been awarded a Compton Fellowship. Along with the 5 months of funding support provided by this cost extension proposal, the two grants should substantially support his time through the completion of his Ph.D. studies at UW on or around December 2003.

However, resources provided by the Compton Fellowship will only partially cover the full research costs anticipated for his dissertation. Field research costs will need to cover at least one round trip airfare between the US and Zimbabwe and field research costs (local travel, per-diem, supplies and communications) for 4-5 months stay in Zimbabwe. The money from this activity would help support Mr. Mazvimavi's research from October 2002 through May 2003. The Compton Fellowship would then be used to complete the field research and support the remainder of his graduate research assistantship from June to December 2003. The research grant would be contingent on submission of his dissertation proposal to the PMC and documentation on how the two sources of funding will be used to complete the dissertation research. Indicative earmark: \$7,500 in CASS Policy Studies Line Item.

3. **International Air Fare.** One round-trip international airfare is anticipated for Michael Roth to provide technical leadership for the project, and one round trip airfare is anticipated for Katherine Davey to assist CASS in closing out its books and submitting final invoices. In addition, two one-way international airfares are budgeted for the return trips of students Chavunduka and Mazvimavi to Zimbabwe.
4. **Website Construction.** LTC will establish a project web site to post all project outputs and summary documents with hyper-links to relevant sites, in particular CASS. Posting all outputs on the web will enable any subsequent work by USAID (or other donors) easy access to project outputs and a starting point that begins where this project has left off. One month of LTC documentarian Bev Phillips is budgeted to help modify the LTC web page and post outputs.
5. **Publications.** Two months of LTC publications editor, Kurt Brown, is included to help edit the output of 3 Scopes of Work (indicative) from the Technical Assistance portion of the project and convert these into LTC research papers. Resources are also budgeted for printing costs, 100 copies each. Ideally, we will endeavor to publish as many research papers as possible, but will need to assess and select internally those papers having publishable quality.

### **CASS Technical Assistance Subcontract**

1. **CASS Administration.** CASS will need to close out its books by 31 March 2003 to allow LTC time for final invoices to be processed and sub-contracts to be closed. Current resources under the CASS subcontract are sufficient to cover CASS administration through December 2002. Three months each of the CASS BASIS project coordinator (Francis Gonese) and CASS Technical Assistance Coordinator (Kudzai Chatiza) is required for the period of January through March 2003 to help manage and oversee

completion of all CASS subcontracts and to coordinate close-out activities, prepare final project and financial reports and meet other project closing requirements. Additional resources (3 months) are required for a) project assistant Agnes Diazi; b) CASS costs in managing sub-contracts and in-house administration; and c) CASS direct local costs (internet and communications, photocopy and supplies, bank charges, utilities and building upkeep and security).

2. ***Policy Studies.*** A number of technical assistance and monitoring and evaluation activities are currently in process of implementation:
  - i. Alternative Models Inquiry
  - ii. Land Subdivision, Monitoring of Land Deed Transactions and Agrarian Structure in Zimbabwe – Activity 1, Subdivision Policy, Land Reform and Resettlement
  - iii. Institutional Structures for Land Reform: Existing Opportunities and Obstacles, and Alternative Policy Options
  - iv. Designing a Land Information System for Rural Land Use Planning: An Assessment and Feasibility Study
  - v. Monitoring and Evaluation
  - vi. Land Subdivision, Monitoring of Land Deed Transactions and Agrarian Structure in Zimbabwe – Activity 2, Land Transaction Monitoring and Evaluation of Public and Private Land Markets in Redistributing Land in Zimbabwe

Only the Alternative Models Inquiry study (i) is expected to be completed by 30 September 2002. Most of the remaining activities (ii-vi) should be concluded without additional infusion of funds by January 2003. However, it is anticipated that additional resources will be needed to cover unforeseen costs and delays in implementation for 1-2 of these activities. All requests for additional funds will be forwarded to the PMC for review. Indicative earmark: \$10,000 in CASS Policy Studies Line Item.

3. ***End of Project Workshop.*** A final project workshop would be held to showcase the various studies and research from both the Technical Assistance and BASIS components of the project. It would also seek to document project impacts through the Project Monitoring and Evaluation activity. This workshop would be held in Harare in February or March of 2003, and take place over two days. It would seek to involve policy makers, technical experts, civil society members and donor agency personnel from within Zimbabwe. A proposal and budget describing the venue, participants and administrative costs would be circulated to the PMC for review. Indicative resources required:

- Research stipends for Zimbabwean consultants (\$1,000)<sup>1</sup>
- Workshop coordination (\$1000)
- Workshop Venue: space rental, accommodation and meals for 30 participants costs (\$7,500)
- International travel for 3 US contributors (\$7,500)
- Drivers and vehicles (\$1,000)

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<sup>1</sup> Certain Scopes of Work budgeted resources for a final workshop, others did not. In addition, papers prepared for conferences are part of the responsibility of University faculty and instructors. This funding is earmarked for the preparation of workshop papers and materials not already programmed in the scopes of work by consultants who are not employed by government or the University.

- Local travel for participants outside Harare (\$1,000)
- Supplies and communication (\$500)

4. ***Book or Summary Report.*** By the end of this year, the LTC/CASS project will have funded a large number of outputs including reports from 5 scopes of Work under the TA portion of the project; 7-10 conference papers prepared for Three Panels (2 organized by Michael Roth and 1 by David Hughes) at the IASCP meetings; 3 theses under the BASIS Mentors program; and 2-3 papers prepared by the Rutgers Agrarian Contracts project.

This activity foresees the need to disseminate findings as broadly as possible through various mechanisms:

- Project briefs (2-3) targeted to stakeholder interests to be determined
- A book or volume containing research papers from BASIS and TC activities (800 copies)
- Final project report

Project Director, Michael Roth along with Phaniel Mugabe, Francis Gonese, and LTC publications editor Kurt Brown will serve as editors and/or determine the appropriate publication venue. Kurt Brown of LTC will assist with editing and publications support (formatting). Beverly Phillips will assist with Web postings. CASS will handle printing and distribution. Estimated publication and dissemination costs: \$5,000.

### **BASIS Research**

The BASIS component (\$300,000) of the project contains three activities:

- Support for the BASIS Management Entity (20% or \$60,000)
- BASIS Mentors Program (Drs. Moyo, Mugabe and Roth as Principal Investigators and Pius Nyambara as program coordinator)
- Research on Agrarian Contracts subcontracted by LTC to Rutgers University (Principal Investigators David Hughes and Pius Nyambara)

Funding to support the BASIS Mentors Program and research on Agrarian Contracts should be sufficient to complete both activities, but the completion date is delayed until 31 December 2002.

Funding support for the BASIS Management Entity will be exhausted by 30 September 2002, and the BASIS Management Entity at LTC will be closed-out on this date. Oversight of the Mentors Program and Rutgers' subcontract will shift to Principal Investigator, Michael Roth, at the Land Tenure Center who was also formerly director of the BASIS CRSP.

### **Conclusions**

A substantial number of technical assistance and research activities under the first phase of the LTC/CASS land reform and resettlement project have been delayed by a number of unforeseen events related to fast-track settlement, the elections, post-election violence, fuel and food shortages, and rapid price inflation. Despite these delays, the work of CASS and LTC management has proceeded unabated and in some instances has even increased in order to reprogram and manage changes in activity timelines and budgets.

Ending the project at the end of September would preclude the full implementation of research and technical assistance activities. A 31 December end date would allow for the completion of much of the work, but not for the dissemination of findings and results and monitoring of impacts, which is central to the work plan.

The resource request in this proposal seeks to reinforce management costs at CASS and LTC, preserve the human capital investment in the two Ph.D. students, complete unfinished work, and disseminate research findings through a final project workshop and support to publications.

The intention of this proposal is to complete this work and bring this project and unfinished work to an orderly close in such a way that project investment in training, research and studies is preserved for such future time when the donors and the Government of Zimbabwe must inevitably return to the issue of land reform.

## Annex A: Cost Extension Budget

### Land Tenure Center University of Wisconsin-Madison

Category	Units	Cost per Unit	Total Units	Estimated Costs
<b>Land Tenure Center</b>				
Researchers (Michael Roth)	Month	\$10,345	2.5	\$25,863
Consultants (Jacobs and Kinsey)	Month	-	-	\$0
RPC (Pozarny)	Month	-	-	\$0
Project Assistants (Mazvimavi & Chavunduka)	Month	\$1,800	10	\$18,000
Administration (Davey, Grubb, Phillips & Brown)	Month	Varies	varies	\$37,791 <sup>2</sup>
International Travel (air fares and per diems)	Varies	varies	varies	\$11,600 <sup>3</sup>
Start-up & Housing	-	-	-	\$0
Communications and Supplies	Month	\$250	8	\$2,000
Library	-	-	-	\$0
RPC Computer	-	-	-	\$0
Indirect Cost Recovery		25%		<u>\$23,814</u>
<b>Total</b>	-	-	-	<b>\$119,068</b>

<sup>2</sup> Administration line now includes two months for K. Davey (@ \$6,392) for close-out activities and in part to pick up some of P. Pozarny's responsibilities; two months for financial support (P. Grubb @ \$4,217); two months for publications editing (K. Brown @ \$4,950); and one month for web site construction (B. Phillips @ \$6,733).

<sup>3</sup> Assumes two trips to include r/t flights (Madison – Harare) @\$2,500 and 15 days each @\$100/day, and 2 o/w flights (Madison to Harare) for the project assistants @\$1,800 each.

## Annex B: Cost Extension Budget

### Centre for Applied Social Science University of Zimbabwe

Category	Units	Cost per Unit	Total Units	Estimated Costs
<b>CASS</b>				
Project Administration	Month	\$3,187 <sup>4</sup>	3	\$9,560
Policy Studies	-	-	-	\$17,500
Travel Study	-	-	-	\$0
Workshops	-	-	-	\$19,500
Training/Short Courses	-	-	-	\$0
Monitoring & Evaluation	Month	\$1,667	3	\$5,000 <sup>5</sup>
Vehicle	-	-	-	\$0
Vehicle Fuel, Insurance, Upkeep	Month	\$1,000	3	\$3,000
Driver	-	-	-	\$0
Living Allowance for RPC	-	-	-	\$0
Local per diem for RPC	-	-	-	\$0
Local travel	Month	\$100	3	\$300
Airfare for Ph.D. training in the US	-	-	-	\$0
Internet & Communications	Month	\$300	3	\$900
Photocopy & Supplies	-	-	-	\$3,430 <sup>6</sup>
Researcher Salaries (Gonese)	Month	\$1,667	3	\$5,000 <sup>7</sup>
Audit	-	-	-	\$0
Furniture (RPC)	-	-	-	\$0
Bank Charges	-	-	-	\$0
Utilities & Building Upkeep	Month	\$67	3	\$200
Security	Month	\$100	<u>3</u>	<u>\$300</u>
<b>TOTAL</b>				<b>\$64,690</b>

<sup>4</sup> CASS project administration as follows – CASS management fees (\$ 333/month for accounting services for the preparation of quarterly and other financial statements, processing of project-related payments and banking errands, bookkeeper salary, and payment for administration services whose more specific sub-items include administration of contracts, procurement of goods and services, processing of travel arrangements and administration of vehicles), Courier service (\$ 20), TA coordinator Kudzai Chatiza (\$ 2,166), and project assistant Agnes Daizi (\$ 667).

<sup>5</sup> M&E budget includes: M&E consultant's salary at \$1,267 per month (\$3,800) plus related workshops, reports and travel (\$1,200).

<sup>6</sup> Includes \$143 per month for CASS photocopy and supplies and \$3,000 for printing and final dissemination.

<sup>7</sup> Reflects increase given due to salary adjustment to bring existing level in line with other researchers on same research activities, adjustment for devaluation of the Zim dollar, and anticipated annual salary increment.