STAKEHOLDER ENGAGEMENT REPORT

S.H.O.U.T. – Sustainable Housing Opportunities for Urban Transformation (BH-L1064)

Garden Village, Grand Bahama Public Consultation

Prepared by: Special Projects Unit, Ministry of Housing & Land Reform, The Bahamas

Date: 14th October 2026

1. Purpose of the Report

This report documents the public consultation held in Freeport, Grand Bahama, on the proposed Garden Village redevelopment under the Sustainable Housing Opportunities for Urban Transformation (S.H.O.U.T.) Programme (BH-L1064). It records information disclosed about the Garden Villas, Drake Avenue and Bain Apartments sites, stakeholder concerns and questions, responses captured in the consultation materials, and issues requiring follow-up during design, land arrangements, environmental and social assessment, and implementation.

2. Engagement Objectives

- Present the proposed US$50 million S.H.O.U.T. Programme and the preliminary Garden Village regeneration vision for Garden Villas, Drake Avenue and Bain Apartments.
- Explain potential affordable rental, mixed-use and replacement housing concepts while distinguishing proposals from approved designs and schedules.
- Disclose relevant environmental and social considerations, including demolition safety, displacement risks, preliminary resettlement planning and the ESA, ESMP and SEP.
- Invite community input on housing affordability, density, accessibility, resilience, neighbourhood infrastructure and proposed redevelopment.
- Explain the programme Grievance Redress Mechanism (GRM) and opportunities for continuing engagement.

3. Consultation Details

Item	Details
Consultation in series	**Fourth** public consultation in the S.H.O.U.T. series; Garden Village, Grand Bahama.
Date and time	Wednesday, 14 October 2026; advertised meeting window 6:00–8:00 p.m.
Venue	Pro-Cathedral of Christ the King, Freeport, Grand Bahama.
Format	In-person public meeting, presentations, moderated questions and answers.
Presenters / participants	MOHLR leadership and programme representatives; environmental and social consultants; members of the public and other stakeholders.

Item	Details
Attendance	129 participants
Supporting records	Garden Village SHOUT consultation presentation; Grand Bahama sign-in register; working consultation issue matrix.

4. Stakeholder Groups Represented

- Residents and households of Garden Villas, Drake Avenue, Bain Apartments and surrounding Freeport communities, including potentially affected people.
- Prospective housing applicants, tenants and other members of the public interested in affordable rental and ownership opportunities.
- Local community representatives and persons interested in accessibility, redevelopment impacts and future neighbourhood services.
- Ministry representatives, environmental and social consultants, and other government or institutional stakeholders.
- Affiliations and unique attendance could not be independently verified from all handwritten registration entries.

5. Consultation Methodology

The consultation was held in a town-hall format with presentations by MOHLR and the environmental and social consulting team, followed by moderated questions and responses. The Ministry presented the preliminary Garden Village concept across three related sites: mixed-use regeneration at Garden Villas; proposed affordable rental housing at Bain Apartments; and replacement housing at Drake Avenue Apartments, including an illustrative concept of up to four 12-unit apartment buildings. The concepts remain subject to land arrangements, detailed design, statutory approvals and financing decisions.

The environmental and social presentation addressed potential demolition and construction impacts, hazardous materials, public and worker safety, climate resilience and possible physical or economic displacement. A preliminary resettlement planning framework was discussed, with further census, eligibility, consultation and assistance arrangements required before any displacement.

The programme GRM was presented at https://new.moh-ur.com/grievance, alongside alternative channels through the IDB Grievance Protocol and MICI. Questions were addressed orally; matters requiring confirmation are recorded in the issue matrix as follow-up recommendations rather than final commitments.

6. Limitations and Observations

Stakeholder mix and competing interests: The meeting brought together residents potentially affected by redevelopment, prospective applicants and people interested in wider housing opportunities. This breadth supported public participation but made it difficult to devote equal time to each site and to the specific needs of current occupants.

Land and institutional arrangements: The proposed Garden Villas land acquisition and Drake Avenue institutional arrangements were not final at the consultation. As a result, the Ministry could not confirm

all site boundaries, development sequencing, property management responsibilities or definitive delivery dates.

Preliminary design and resettlement information: Building configurations, density, tenure, allocation and resettlement measures were presented at concept stage. A preliminary framework is not a final resettlement plan, compensation determination or notice to vacate; individual household circumstances require direct verification.

Time and depth of technical discussion: The two-hour public format constrained detailed consideration of demolition safety, infrastructure, drainage, traffic, accessibility, community services and livelihood impacts across the three sites.

Need for direct engagement: Follow-up discussions with existing tenants and other potentially affected persons, nearby residents, community leaders, relevant Grand Bahama agencies and technical stakeholders are needed to capture issues that may not be fully expressed at a general meeting.

7. Recommended Approach for Subsequent Engagement

MOHLR should organize site-specific consultations for Garden Villas, Drake Avenue and Bain Apartments, including direct household-level engagement with any persons potentially affected by demolition, relocation or changes in tenure. These discussions should be consistent with the Stakeholder Engagement Plan and applicable IDB environmental and social requirements.

Technical coordination should address land acquisition and title, institutional responsibilities, infrastructure capacity, density, accessibility, drainage, hazardous materials, contractor environmental and social controls, and any resettlement and livelihood-restoration measures. Separate applicant-information opportunities should clarify eligibility, affordability, rent-to-own or rental terms and application continuity once policies are confirmed. A tracked feedback log should record actions, responsible parties and updates.

8. Key Issues Raised

The following matrix summarizes issues reflected in the consultation materials and working consultation record. Suggested actions identify matters for verification or consideration; they are not confirmed Ministry commitments.

Key Issue	Question / Concern Raised	Response Provided	Suggested Action/Follow-up
Redevelopment vision and scope	Participants sought clarity on the coordinated redevelopment of Garden Villas, Drake Avenue and Bain Apartments.	The Ministry presented a preliminary regeneration vision covering three related but distinct sites.	Publish site-specific concept plans and clarify the scope of each proposed investment.
Garden Villas land and acquisition	Questions concerned land ownership, acquisition arrangements and the	A potential mixed-use regeneration concept was described; property	Confirm title, acquisition status, planning

Key Issue	Question / Concern Raised	Response Provided	Suggested Action/Follow-up
	future use of the Garden Villas site.	arrangements were not finalized.	constraints and proposed land-use options.
Mixed-use and building height	Participants raised questions about density, building heights and the relationship between commercial and residential uses.	Mixed-use development was discussed at concept stage, subject to planning and technical assessment.	Present scaled design options and assess height, parking, accessibility and surrounding character.
Bain Apartments rental housing	Participants sought information on proposed affordable rentals and the management of Bain Apartments housing.	The site was identified for potential affordable rental delivery, subject to institutional agreements and approvals.	Confirm land arrangements, allocation responsibilities, property management and project phasing.
Drake Avenue Apartments replacement housing	Participants asked about the scale and configuration of replacement apartments.	The presentation included an illustrative option of up to four 12-unit buildings (up to 48 units), subject to approvals.	Validate feasible unit count, density, accessibility and infrastructure requirements.
Demolition and hazardous materials	Concerns involved the safety and timing of demolishing deteriorated buildings.	No fixed demolition schedule was confirmed; relevant safety and environmental/social procedures were described.	Complete hazardous-material surveys, procurement review, contractor ESMP and applicable clearances before works.
Relocation and resettlement	Existing occupants and potentially affected households require clarity about whether and how relocation would occur.	The environmental and social presentation outlined a preliminary resettlement planning framework, not final individual entitlements.	Complete census verification, consultations and a compliant resettlement plan before displacement.
Compensation and vulnerable households	Questions concerned assistance for residents, including people with disabilities and other vulnerable households.	Potential assistance and mitigation measures were discussed in principle; no household-specific package was finalized.	Assess individual needs and disclose eligibility, assistance and grievance arrangements through direct engagement.
Mixed-income housing and segregation	Participants raised the importance of equitable integration of different household income groups.	The proposed redevelopment was presented as an affordable housing and regeneration initiative; final allocation	Evaluate mixed-income integration and transparent allocation criteria during design.

Key Issue	Question / Concern Raised	Response Provided	Suggested Action/Follow-up
		arrangements were not established.	
Affordability and financing	Participants asked about eligibility, deposits, rent-to-own arrangements and the ability of low-income households to access units.	General housing and financing pathways were discussed; no final Garden Village prices or eligibility rules were approved.	Publish verified affordability, tenure and eligibility information when authorized.
Existing housing applications	Questions concerned whether existing Ministry applicants would need to apply again for S.H.O.U.T.	The programme presentation indicated that existing Ministry applicants need not reapply solely because of S.H.O.U.T.	Reiterate the policy and explain how applications will be updated and assessed.
Local contractors and procurement	Participants asked about local participation and how construction contracts would be awarded.	Procurement was discussed without identifying a confirmed contract award or tender timetable.	Publish procurement notices and eligibility requirements through official channels.
Resilience and infrastructure	Concerns included drainage, utilities, traffic, storm exposure and safe neighbourhood access.	Climate resilience and supporting infrastructure were identified as planning considerations.	Complete site-specific infrastructure and environmental/social studies and incorporate feasible mitigation.
Accessibility and design choices	Participants raised the suitability of proposed designs, including accessibility and possible alternative construction approaches.	The Ministry described preliminary development options; detailed designs and construction systems were not finalized.	Assess universal design, durability, maintenance and feasible building systems.
Delivery dates and sequencing	Participants wanted to know when demolition, construction and occupation might begin.	The presentations did not establish a final schedule for demolition or housing delivery.	Provide milestones only after land, safeguards, design, procurement and approvals are confirmed.
Grievance and continuing consultation	Participants require a means of raising project, housing and potential resettlement concerns after the meeting.	The programme GRM and alternative IDB channels were disclosed.	Keep GRM contacts visible and maintain a feedback and follow-up register.

9. Lessons Learned and Recommended Follow-up

- Confirm the status of Garden Villas land negotiations and the institutional arrangements for Drake Avenue before announcing delivery milestones.
- Validate site-specific housing quantities, building heights, density, tenure mix and affordability criteria through technical design and approvals.
- Complete necessary hazardous-material, demolition safety, procurement and environmental/social reviews before authorizing works at Bain Apartments or other sites.
- Undertake individualized engagement, census verification and resettlement planning before any displacement or relocation, with particular attention to vulnerable households.
- Engage local infrastructure and regulatory agencies on drainage, utilities, road access, accessibility and resilience across all three sites.
- Communicate application continuity, rental management, selection criteria and grievance channels clearly through accessible official notices.

Maintain a consultation action tracker and update the SEP, relevant ESMPs and resettlement instruments as project preparation advances.