MINISTRY OF HOUSING & LAND REFORM

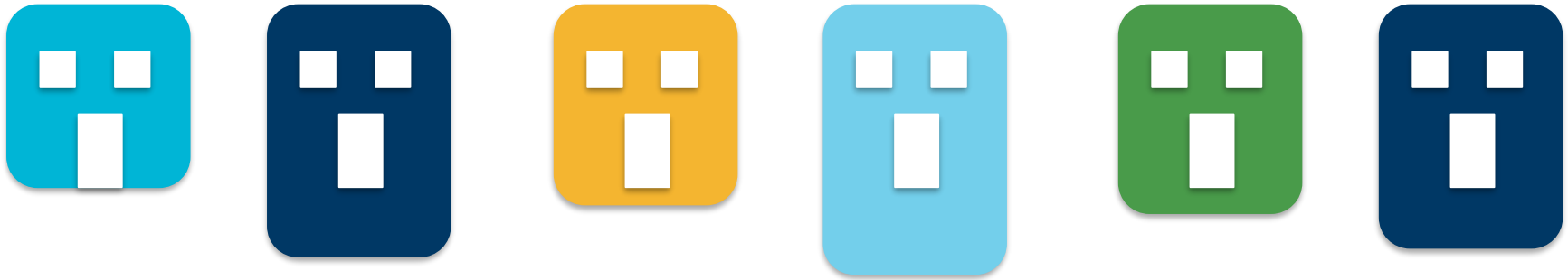
In partnership with

IDB Inter-American Development Bank

S.H.O.U.T.

Sustainable Housing Opportunities for Urban Transformation

Public Consultation | Ministry of Housing & Land Reform



Improving access to adequate housing for low- to middle-income households across The Bahamas

Why S.H.O.U.T.?

The programme responds to interconnected challenges in housing supply, affordability, housing condition and delivery.

900

estimated annual housing-unit deficit (2010-2022)

40%

of 2022 housing stock built before 1990

607

formal housing units completed in 2023

74%

of the population lived in New Providence in 2022

The housing challenge has several connected dimensions:

- Institutional framework misalignment
- Insufficient supply of new housing
- Deterioration and attrition of existing stock
- Limited access to finance for lower-cost housing

What this means for households

Housing costs and financing constraints can make it difficult for low- and middle-income households to obtain or maintain adequate homes.

What is the Programme Trying to Achieve?

GENERAL OBJECTIVE: Improve access to adequate housing for low- to middle-income households in The Bahamas.

1 Strengthen institutions & rules

Strengthen institutional capacity and the regulatory framework for adequate housing.

2 Improve existing homes

Expand access to housing-improvement solutions for the existing housing stock.

3 Increase housing supply

Increase the supply of adequate housing for rent or sale.

Adequate housing = suitable quality and resilience.

$50 Million Programme

Proposed IDB investment to be implemented over six years.



Institutional Strengthening & Regulatory Reform

$13 million

New Housing

$25 million

Existing Housing Stock Improvement

$10 million

Administration

$2 million

The Commonwealth of The Bahamas is the borrower; MOHLR is the Executing Agency.

Component I | Stronger Housing Institutions

$13M for institutional strengthening and regulatory reform.

BMC modernization

Business-process improvements, staff training, credit-scoring systems, banking software and customer interface.

Public housing institutions

Support for creation of a Public Housing Authority and a Housing Development Agency, with management systems and training.

Planning & regulation

Reforms intended to support mixed-use, higher-density and multifamily development, construction permitting and rental-sector investment.

Purpose: improve the systems, institutions and rules that shape how housing is financed, delivered, managed and maintained.

Component II | New Housing

$25M to increase the supply of adequate housing for rent or sale.

1. Direct Public Construction

Housing constructed on well-located, serviced land with clear title, including options for rent or sale.

SERVICED LAND • RENT • SALE

2. Private Investment / PPP

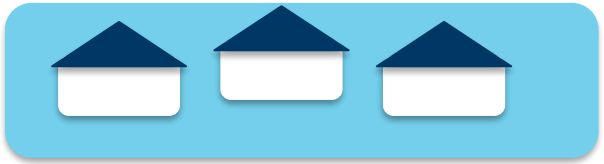
Well-located land may be paired with appropriate zoning, development rights and infrastructure to attract private housing investment, with affordable housing requirements.

DENSITY • MIXED USE • PPP

Higher density and a greater share of rental solutions are intended to help lower unit costs and broaden access.

S.H.O.U.T. | Specific Housing Investments

The programme will finance defined housing investments across New Providence, Abaco and Grand Bahama.



PINECREST II
New Providence

Serviced lots and infrastructure for single-family housing and direct construction of multifamily housing.



CENTRAL PINES
Abaco

Serviced lots for direct construction of new housing.



GARDEN VILLAS
Grand Bahama

Redevelopment/rehabilitation of underused or abandoned housing clusters.

PUBLIC RENTAL REHAB

New Providence

Rehabilitation and resilience upgrades to selected public rental complexes, with targeted capacity expansion.

PRIVATE HOME REPAIRS

National / BMC Microloans

Concessional financing for eligible repairs, resilience retrofits, additions and auxiliary dwelling units.

Together, these investments expand new housing supply and improve existing public and private homes.

Pinecrest II | Project Site

New Providence | Mixed housing and serviced residential development

WORKING DEVELOPMENT CONCEPT

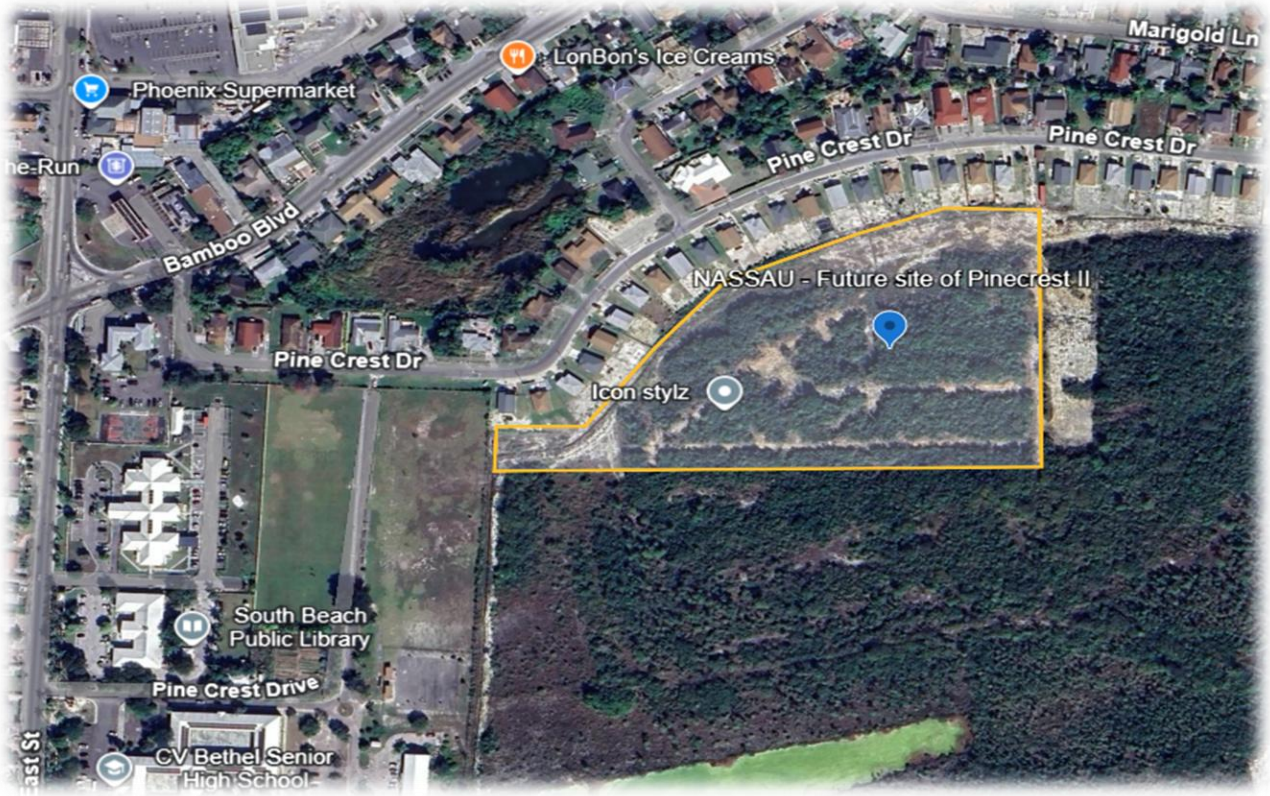
- 38-lot subdivision in the Pinecrest II (Clifford Darling Estates) area.
- Working mix includes single-family lots and selected multifamily/duplex uses.
- Two proposed medium-density apartment-style buildings, 12 units each.
- Infrastructure and servicing to support the residential development.
- TOTAL HOUSING SOLUTIONS - 63

SITE

38 lots

MEDIUM DENSITY

2 × 12 units



KEY DESIGN ITEMS

Density & zoning • Drainage / utilities • Access & parking

Pinecrest II | What the Design Must Address

The housing mix must work as a complete neighbourhood, not simply as a unit count.

TECHNICAL PRIORITIES

- Confirm final lot configuration, setbacks and rezoning requirements.
- Coordinate roads, drainage, stormwater, water, electricity and wastewater connections.
- Provide appropriate parking, pedestrian access and emergency/service access.
- Apply resilient construction standards suitable for New Providence.

HOUSING
Mixed typologies

STATUS
Design refinement









CONSULTATION FOCUS Traffic & access • Drainage • Density compatibility

Central Pines | Project Sites

Abaco | Mixed-density housing on existing project parcels

WORKING DEVELOPMENT CONCEPT

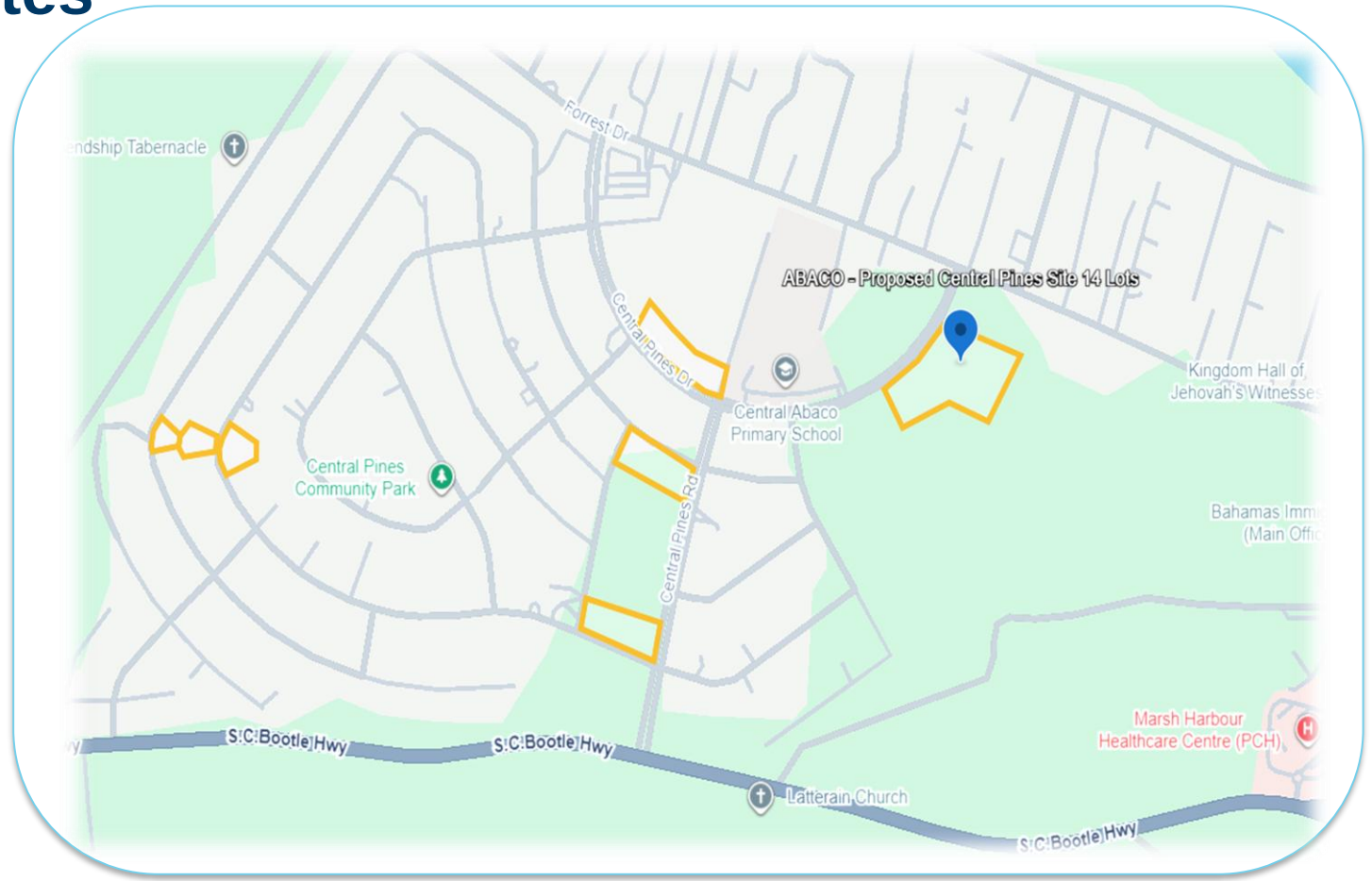
- Existing project parcels remain unchanged; the principal revision is housing typology.
- 2498 AB: 4 lots proposed for duplexes → 8 housing solutions.
- 2499 AB: 7 lots proposed for duplexes → 14 housing solutions.
- 2500 AB: medium-density development is proposed as part of the revised housing mix.

2498 AB

4 duplex lots

2499 AB

7 duplex lots



KEY DESIGN ITEMS

Housing mix • Utilities • Hurricane resilience

Central Pines | What the Design Must Address

A resilient Abaco housing project requires infrastructure and disaster-risk planning from the outset.

TECHNICAL PRIORITIES

- Confirm building placement, density, parking and pedestrian access.
- Verify potable water, electricity, wastewater and stormwater arrangements.
- Integrate hurricane-resilient structural, roofing and opening standards.
- Coordinate emergency access and construction sequencing with local services.

TYPOLOGIES

SFH + duplex + multi

CONTEXT

Abaco



CONSULTATION FOCUS Rental demand • Drainage / roads • Local services

Garden Village | Redevelopment Area

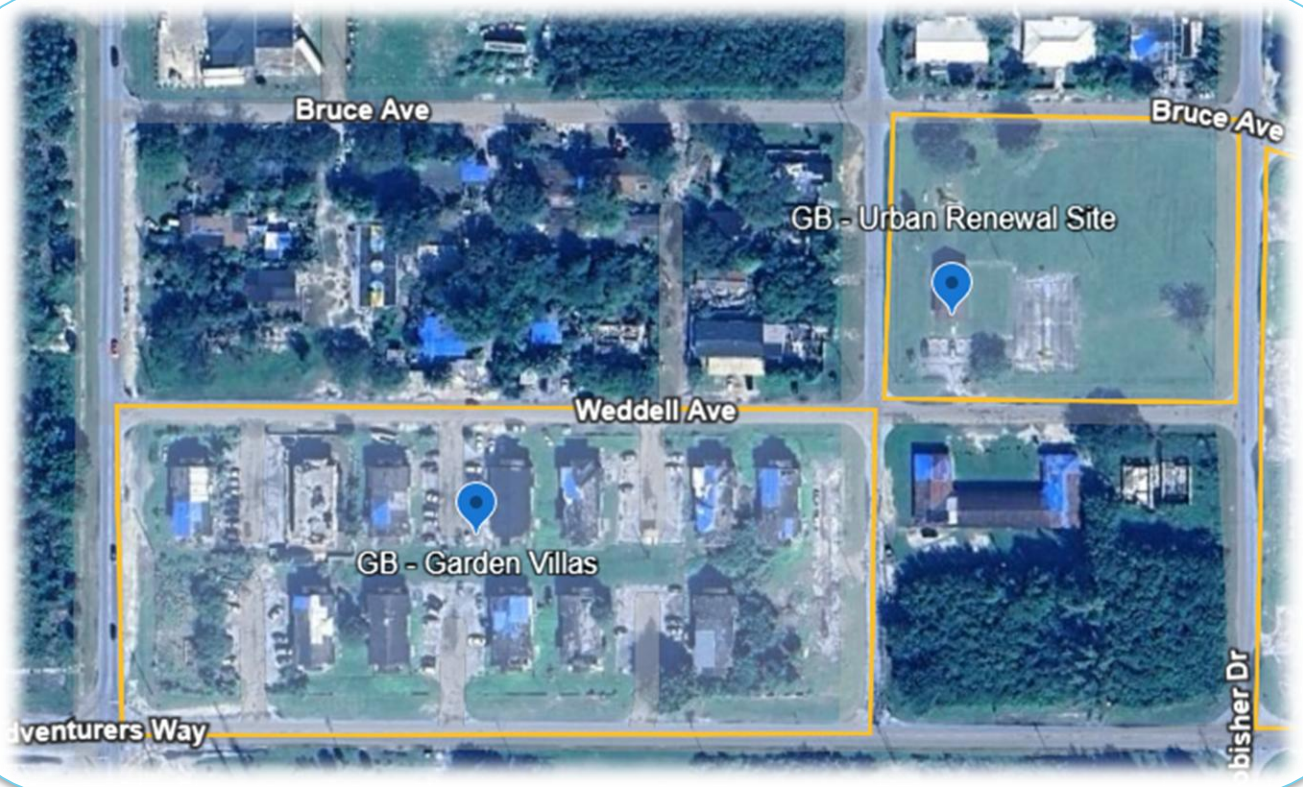
Grand Bahama | Garden Villas, Drake Avenue and Bain Apartments

WORKING REDEVELOPMENT CONCEPT

- Coordinated redevelopment involving Garden Villas, Drake Avenue and Bain Apartments.
- Drake Avenue forms part of the housing / relocation strategy for affected households.
- Medium-density residential redevelopment is being considered at Bain.
- Garden Villas has potential for broader mixed-use regeneration, subject to final structuring.

SITES
3 linked areas

TYPE
Regeneration



KEY DESIGN ITEMS Phasing • Land / ownership • Resettlement

Drake Avenue | What the Redevelopment Must Address

Physical redevelopment must be sequenced with the social and resettlement requirements.

TECHNICAL & SOCIAL PRIORITIES

- Coordinate land ownership/acquisition, demolition, infrastructure and redevelopment phasing.
- Complete resettlement planning before works that would displace affected households.
- Integrate roads, drainage, utilities, public space and disaster-risk management.
- Maintain individual engagement with affected households and accessible grievance channels.

SOCIAL CONTEXT

Existing residents

STATUS

Concept refinement



CONSULTATION FOCUS Relocation • Services & safety • Community future

Component III | Improving Existing Homes

US$10M to address deterioration, repairs, resilience and housing capacity.

PUBLIC RENTAL HOUSING

- Urgent repairs and maintenance
- Capacity expansion of public rental buildings
- Improvements intended to extend the useful life of the housing stock

HOMEOWNER MICRO-LOANS

- Urgent repairs and maintenance
- Auxiliary or long-term rental units
- Resilience retrofits

Concessional micro-loans are proposed for eligible homeowners, subject to final programme criteria.

Who is the Programme Intended to Serve?

Low- to middle-income households, with different solutions designed for different housing needs.

< $20K

Direct public housing

Direct public housing solutions are intended to support eligible lower-income households, subject to final programme criteria.

~$20K-40K

PPP housing

Affordable housing delivered through partnership approaches is intended to serve eligible low- to middle-income households.

$40K

Home improvements

Concessional micro-loans are proposed for eligible qualitative housing deficits and demonstrable rights to occupy the property.

Resilience, Inclusion & Better Communities

Housing quality is linked to disaster resilience, inclusion and long-term sustainability.

Climate resilience

The programme aims to improve the quality and resilience of the housing stock in a country exposed to hurricanes and flooding.

Inclusive design & engagement

Assessments and stakeholder engagement will consider vulnerable groups, including older persons and persons with disabilities.

Efficient land use

Higher-density, multifamily and mixed-use approaches are intended to make better use of serviced land and infrastructure.

Economic opportunity

Housing construction, rehabilitation and improved housing systems can support employment and economic activity.

Environmental & Social Management

Potential impacts are being assessed and managed as part of programme preparation.

Potential construction impacts

- Dust, noise and traffic disruption
- Waste and occupational health & safety risks
- Temporary disruption of access or services
- Possible physical or economic displacement
- Potential impacts on vulnerable groups

How these risks will be managed

- Environmental and Social Assessments (ESAs)
- Environmental and Social Management Plans (ESMPs)
- Stakeholder Engagement Plans (SEPs)
- Resettlement and livelihood-restoration planning where required
- Programme-level Environmental and Social Management Framework (ESMF)

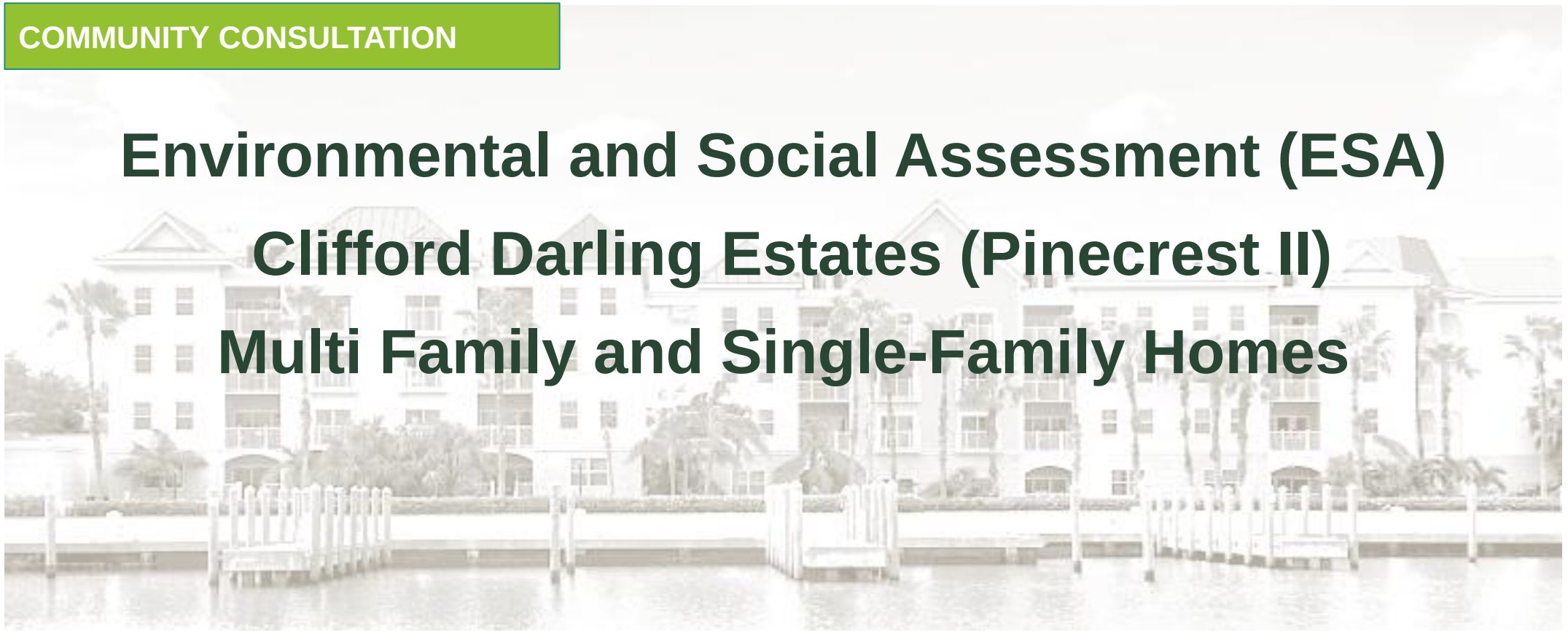
IDB preliminary classification: ESIC B | Environmental & Social Risk Rating: Substantial | Disaster & Climate Risk: Moderate

COMMUNITY CONSULTATION

Environmental and Social Assessment (ESA)

Clifford Darling Estates (Pinecrest II)

Multi Family and Single-Family Homes



Sustainable Housing Opportunities for Urban Transformation (S.H.O.U.T Programme)

October 6, 2026

Agenda

1. Objectives
2. Project Description
3. Project Phases
4. Environmental and Social Studies
5. Stakeholder Engagement Plan (SEP)
6. Grievance Redress Mechanism (GRM)

1. Objectives

1

Disclose the ESA, ESMP and SEP of the Project

2

Gather feedback for inclusion in the Project design and implementation

3

Present the Grievance Redress Mechanism

2. Project Description

25 Single-family residential development on designated lots.

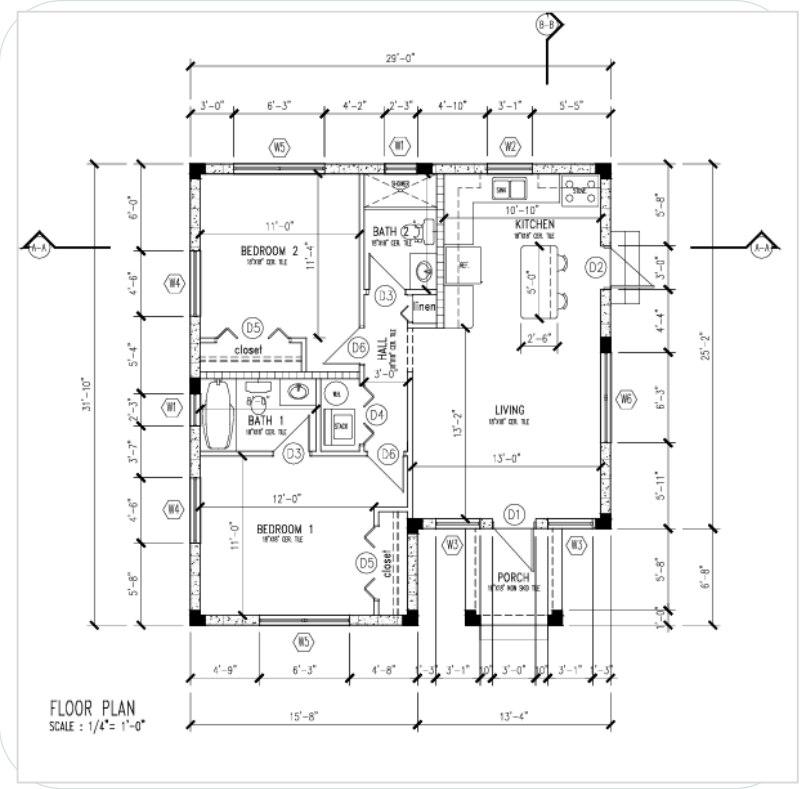
38 Multi-family housing solutions — lower-density multifamily/duplex development, subject to final rezoning and planning approvals.

+ Associated works — integration of roads, drainage, stormwater management, electricity, water/sewer connections and other site infrastructure as required.



Pinecrest II – New Providence
Clifford Darling Estates / South Beach

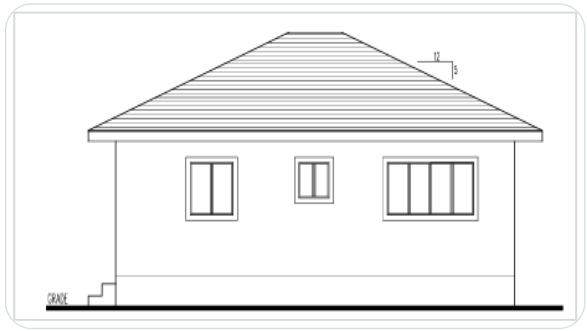
2.1. Single Family Typical Design



Floor Plan



Front Elevation



Rear Elevation



2.2. Multi Family Typical design



3. Project Phases



Pre-Construction Phase

- Final design, site preparation, vegetation clearing, and site demarcation.



Construction Phase

- Earthworks, housing construction, utility installation, roads and landscaping.



Operation and Maintenance

- Residential occupancy, infrastructure maintenance, monitoring, and post-disaster repairs.



Closure and Post-Closure

- Removal of temporary facilities, waste disposal, site restoration, and final handover.

4. Environmental and Social Studies conducted for the Project

Environmental and Social Assessment (ESA)



Environmental and Social Management Plan (ESMP)



Stakeholder Engagement Plan (SEP)



Studies were conducted following the IDB Environmental and Social Performance Standards (ESPS)

https://new.moh-ur.com/shout-programme#documents

Environmental and Social Assessment

4.1. Positive Impacts

Overall Contribution

- Safe, affordable housing.
- Helps reduce the housing shortage.
- Supports national housing and resilience priorities.



Social Benefits

- Improves access to quality housing and essential services.
- Better living conditions
- Stronger and more inclusive communities.



Environmental Benefits

- Climate-resilient housing
- Minimizes environmental impacts.
- Improves resilience to natural hazards.



4.2. Short-Term Negative Environmental and Social Impacts - Construction:





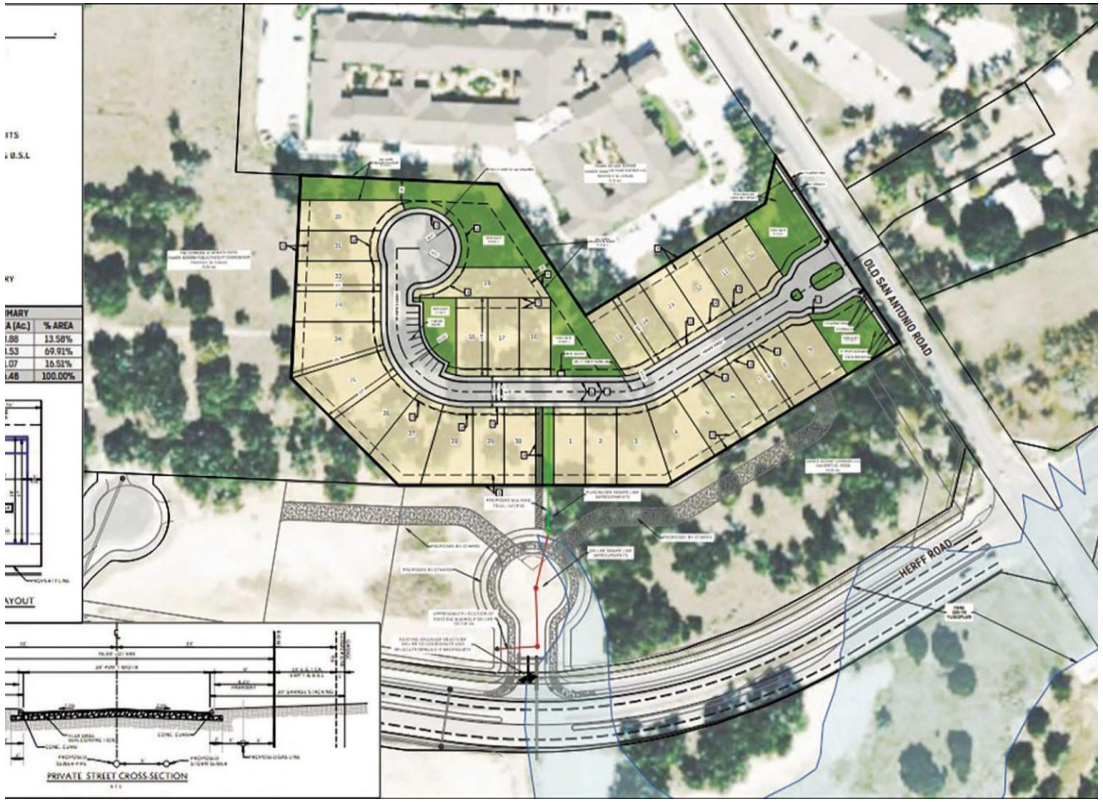


- Noise, dust, traffic, erosion, biodiversity impacts
- Workers' safety risks
- Sexual exploitation, abuse and harassment

4.3. Operation and Maintenance Impacts

- Noise, dust, traffic, biodiversity impacts
- Safety risk, disaster risk





4.4. Disaster Risk and Climate Change

Risks	Mitigation Measures
• Hurricanes, Storm Surges and Strong Winds	• Hurricane-resilient design in accordance with the Bahamas Building Code and ASCE 7 • Emergency Preparedness and Response Plans • Operations and Maintenance Plan
• Coastal Flooding	• Flood-resilient site design • Incorporate site grading and drainage measures • Use of waterproof electrical components
• Extreme Heat	• Plant native shade trees to reduce heat accumulation

4.5. Environmental and Social Management Plans

CONSTRUCTION & OPERATIONAL CONTROLS

- Contractor Environmental and Social Management Plan
- Labor Management Procedures (LMP)
- Occupational Health and Safety (OHS) Plan
- Pollution Prevention and Resource Efficiency Plan
- Erosion and Sediment Control Plan
- Community Health and Safety Plan
- Traffic Management Plan
- Emergency Preparedness and Response Plan
- Disaster and Climate Risk Management Measures
- SEA/SH Prevention and Response Plan
- Chance Finds Procedure
- Biodiversity Monitoring Plan and Biodiversity Action Plan
- Stakeholder Engagement Plan
- Operation and Maintenance Plan

https://new.moh-ur.com/shout-programme#documents

4.6. Environmental and Social Management Plan

Responsibilities

Entity	Key Responsibilities
MOHLR	Incorporate ESMP requirements into procurement and contracts; supervise contractor(s)' performance; conduct monitoring inspections; manage grievances; review incidents; maintain project records; prepare environmental and social monitoring reports.
Contractor(s)	Comply with contract ESHS requirements; appoint qualified EHS personnel; implement the ESMP; monitor EHS performance; report to MOHLR; and implement corrective actions as required.
IDB	Supervise compliance with the ESPF and Loan Agreement E&S clauses; conduct implementation support missions; and provide technical guidance to the MOHLR, as required.



5. Stakeholder Engagement Plan

Objectives of the SEP

1. Ensure transparent and timely information disclosure.
2. Promote inclusive stakeholder participation throughout the Project.
3. Integrate stakeholder feedback into project planning and management.
4. Strengthen trust, accountability, and transparency.
5. Provide accessible grievance mechanisms.
6. Support environmental and social risk management in line with IDB ESPS.

Grievance Redress Mechanism (GRM)

Grievance Redress Mechanism

Ministry of Housing and Land Reform	https://new.moh-ur.com/grievance
IDB Grievance Protocol	https://www.iadb.org/en/who-we-are/file-complaint/grievances-portal
Independent Consultation and Investigation Mechanism (MICI) – IDB Group	https://mici.iadb.org/en

Alternative grievance resolution channels

The GRM will be available throughout the execution of the Project

Grievance Redress Mechanism Process

Grievances and complaints received will be categorized according to the following:

NOT ADMISSIBLE: Grievances, complaints, or claims that are not directly related to the Project

LOW PRIORITY: Request for information, clarification, or minor concerns → **30 calendar days**

MEDIUM PRIORITY: Grievances related to Project activities that may result in limited or localized impacts → **15 calendar days**

HIGH PRIORITY: Grievances involving actual or potential significant impacts or risks or other significant adverse effects. → **7 calendar days**

MINISTRY OF HOUSING & LAND REFORM

4climate resilience



Thank you!

Why We Are Consulting You

Public consultation is part of project preparation - your local knowledge matters.

1

SHARE

We explain the proposed programme, works, potential impacts and management measures.

2

LISTEN

You identify concerns, opportunities, local conditions and people who may be affected.

3

REFINE

Relevant feedback is considered in updated environmental and social instruments and project preparation.

4

ENGAGE

Stakeholder engagement continues through implementation, including a grievance mechanism.

Today: ask questions, raise concerns, identify local issues, and tell us what should be considered before implementation.

How the Programme Will Be Implemented

COMMONWEALTH OF THE BAHAMAS	Borrower
MOHLR	Executing Agency
BMC	Sub-executing agency for micro-loans
PROGRAM IMPLEMENTATION UNIT	Programme administration, procurement, financial management, monitoring, safeguards and works supervision

The programme is being prepared as a Specific Investments Loan, with defined investments to be implemented under the approved programme scope.

What Happens After Tonight?

Consultation is one step in the preparation and implementation of the programme.

1

RECORD

Questions, concerns, recommendations and local knowledge raised during the consultation are documented.

2

REVIEW

The project team reviews the feedback alongside technical, environmental and social information.

3

UPDATE

Where relevant, project preparation and environmental and social instruments are refined to reflect consultation findings.

4

CONTINUE

Engagement continues through design and implementation, with multiple channels available for questions, concerns and grievances.

Your participation today helps the Ministry understand what must be considered as the programme moves forward.

Questions, Concerns & Grievances

Three channels are available. The programme-level mechanism is encouraged as the first point of contact, but it is not a prerequisite to use the IDB channels.

1 PROGRAMME-LEVEL GRIEVANCE MECHANISM

MOHLR / S.H.O.U.T. — first line of attention

2 IDB ENVIRONMENTAL & SOCIAL GRIEVANCE PROTOCOL

Direct channel to IDB Management for environmental and social grievances

3 MICI — INDEPENDENT CONSULTATION & INVESTIGATION MECHANISM

Independent accountability mechanism of the IDB Group

You may use the IDB Grievance Protocol or MICI without first exhausting the Programme-level mechanism.

PROGRAMME GRM: INSERT APPROVED CONTACT / QR CODE

IDB / MICI: INSERT QR CODES OR SHORT LINKS



S.H.O.U.T. PUBLIC CONSULTATION

Your Voice Helps Shape the Programme

What should MOHLR and the project team understand about your community before these works move forward?

- Housing needs
- Access & services
- Construction impacts
- Vulnerable groups
- Community opportunities

Questions • Comments • Concerns • Suggestions

Thank you for participating.