MINISTRY OF HOUSING & LAND REFORM

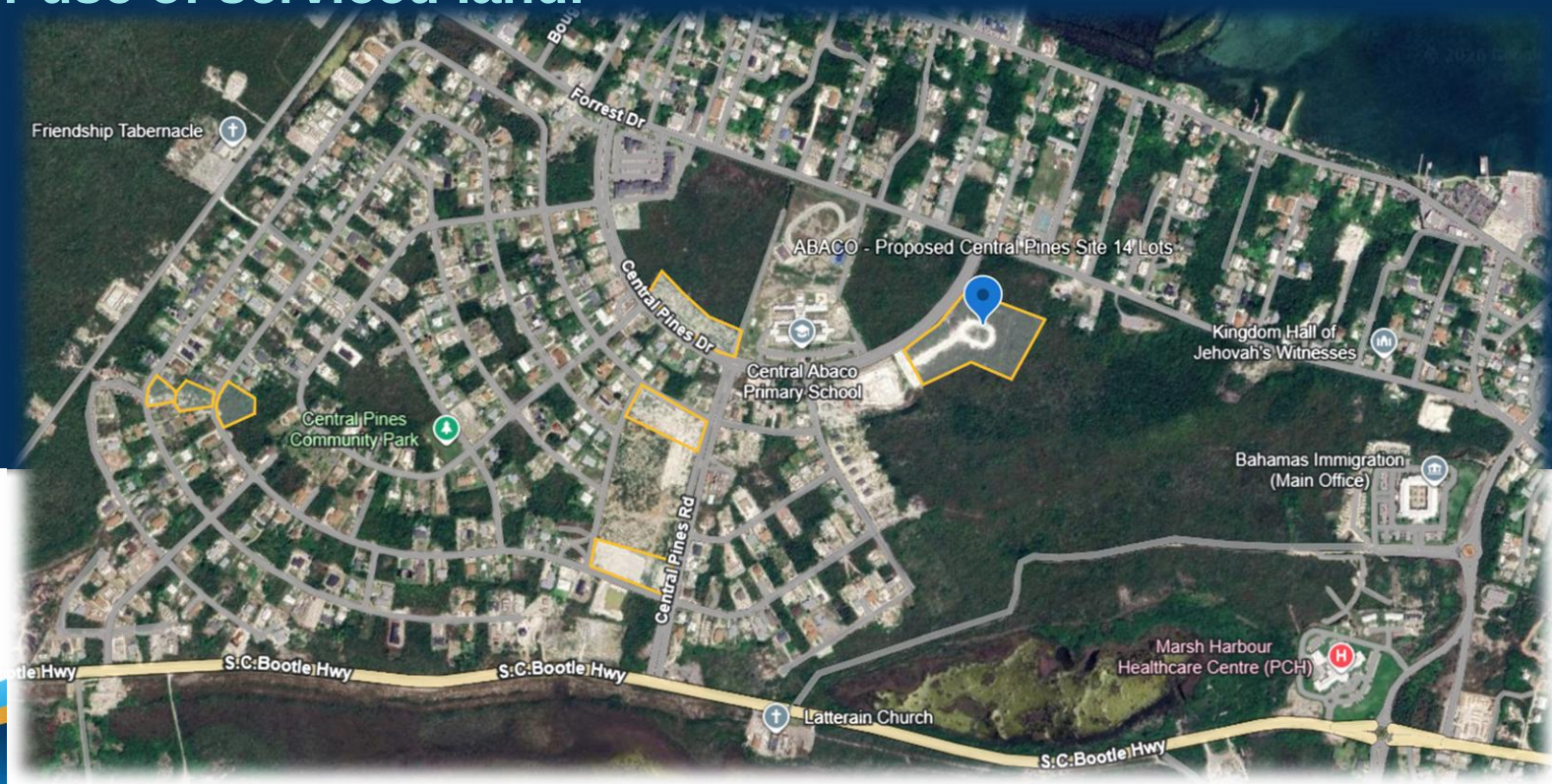
S.H.O.U.T.

Sustainable Housing Opportunities for Urban Transformation

CENTRAL PINES | ABACO

Public Consultation • October 9, 2026

More housing solutions. Smarter use of serviced land.



MINISTRY OF HOUSING & LAND REFORM

SHOUT

Safe Homes, Sustainable Communities

IDB

S.H.O.U.T. strengthens what Housing already does!

OUR EXISTING MISSION

Provide housing opportunities and help Bahamian families access suitable homes.

WHAT S.H.O.U.T. ADDS

Financing, better systems and new approaches to expand the solutions we can deliver.

WHAT THIS MEANS

Make smarter use of land and infrastructure while responding to different household needs.

It is not a different programme competing with Housing — it helps Housing do more.

Why take a different approach to housing?

HOUSING NEEDS ARE CHANGING

- Different household sizes,
- rental demand,
- rising construction costs and;
- the need for climate-resilient homes call for more than one housing model.

ABACO'S REALITY

After severe hurricane impacts, housing resilience, affordability and making good use of existing infrastructure are especially important.

The proposed $50 million investment

$25M

New housing

More housing options

$13M

Stronger institutions

Better systems and rules

$10M

Existing homes

Repairs and microloans

$2M

Administration

Programme delivery

Central Pines: using what is already in place

47

Existing serviced lots

132

Proposed housing solutions

92%

Rental share in working proposal

Build on existing serviced land and infrastructure — rather than relying only on traditional single-family development.

Proposed figures; subject to design, infrastructure capacity and approvals.

Different housing types for different needs



Single-Family Home

Detached homes for families seeking homeownership.



Duplex

Two-unit homes to expand rental opportunities and support small-scale income generation.



12-Unit Apartment Style

Medium-density buildings to increase housing supply and meet growing demand for affordable rental units.

Sustainable • Resilient • Inclusive

Three pathways to a housing solution

RENTAL

An affordable housing option for households not yet ready to purchase.

RENT-TO-OWN

A potential pathway from renting toward ownership, subject to programme arrangements.

HOMEOWNERSHIP

Opportunities for eligible households ready to purchase a home.

Final eligibility, financing and tenure terms will be communicated when approved.

What makes the approach smarter?

BETTER USE OF SERVICED LAND

Use existing infrastructure more efficiently and reduce the need to begin every housing solution with a new subdivision.

STRONGER LONG-TERM OUTCOMES

Plan for resilient construction, infrastructure capacity, access, maintenance and community needs.

Microloans: improving homes already in Abaco

PROPOSED BMC MICROLOANS

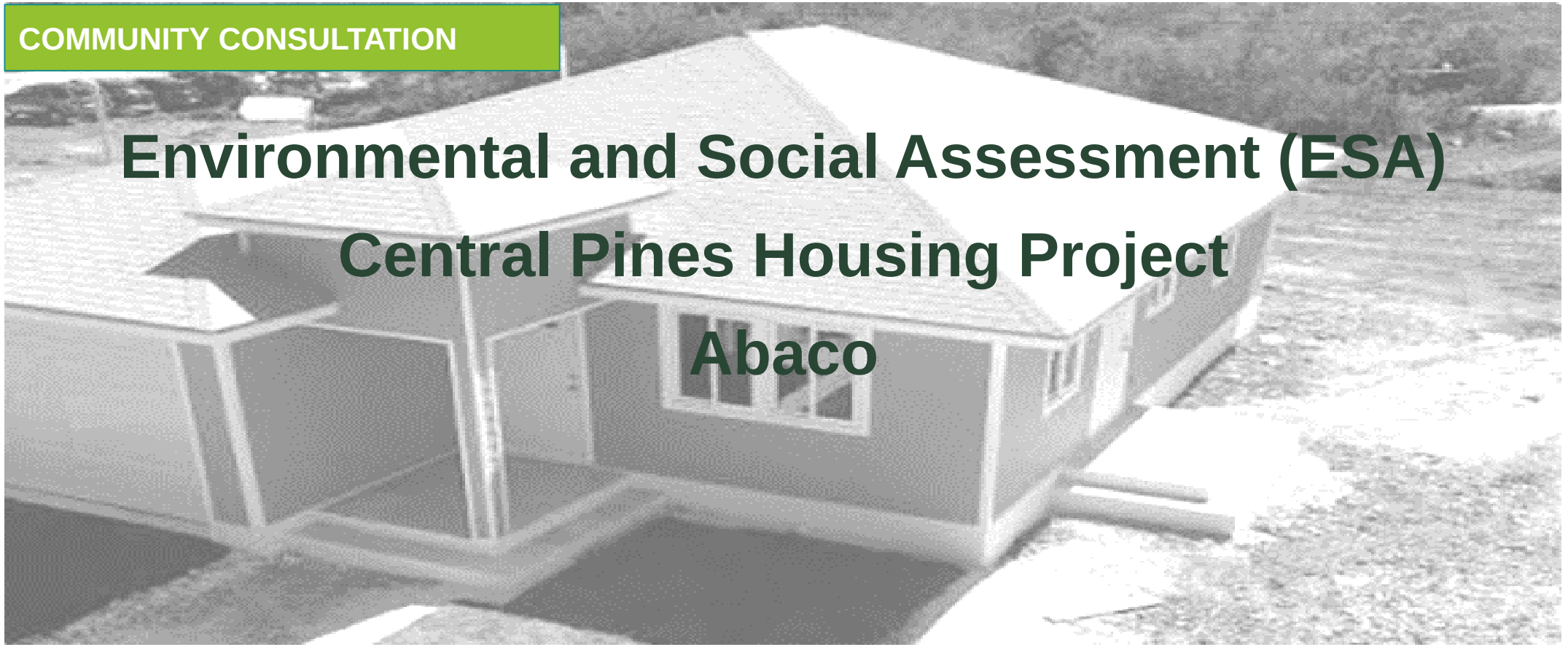
Concessional financing for eligible homeowners to repair and improve their existing homes.

POTENTIAL ELIGIBLE WORKS

Urgent repairs, resilience upgrades, improvements, additions or auxiliary units, subject to approvals.

Final loan amounts, eligibility and application procedures are not yet confirmed.

COMMUNITY CONSULTATION



Environmental and Social Assessment (ESA)

Central Pines Housing Project

Abaco

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

October 9, 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

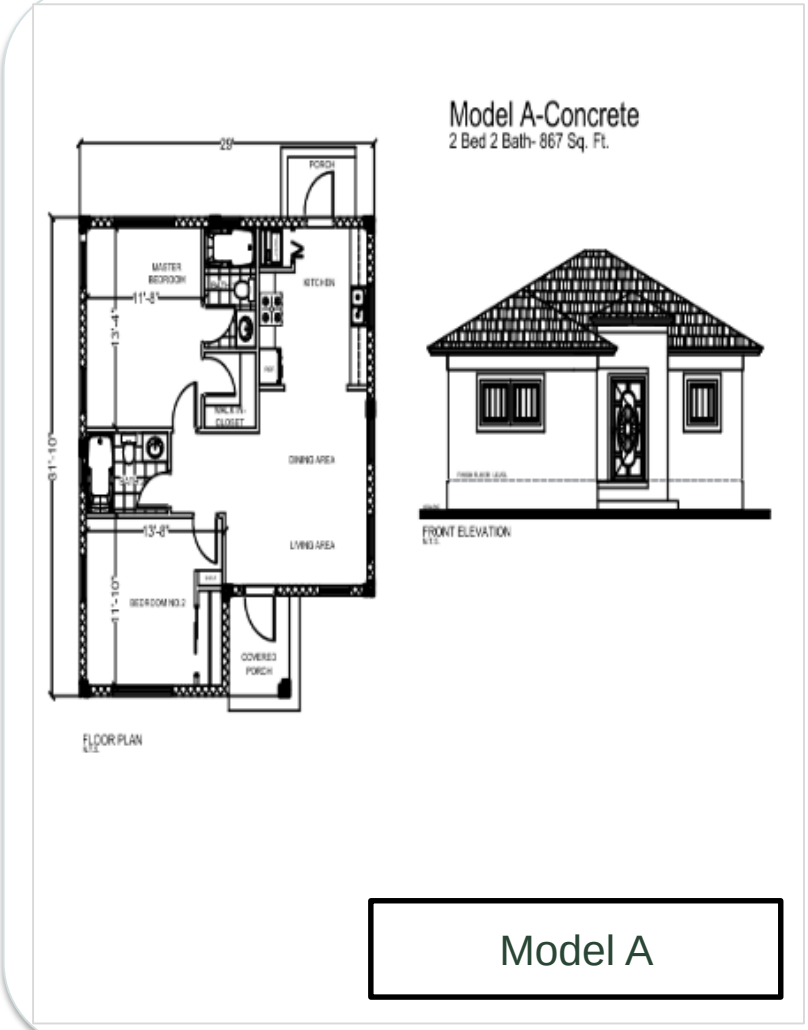
132 Housing solutions with associated infrastructure

+ Associated works - access road, connectivity to the electric grid, water and septic systems.

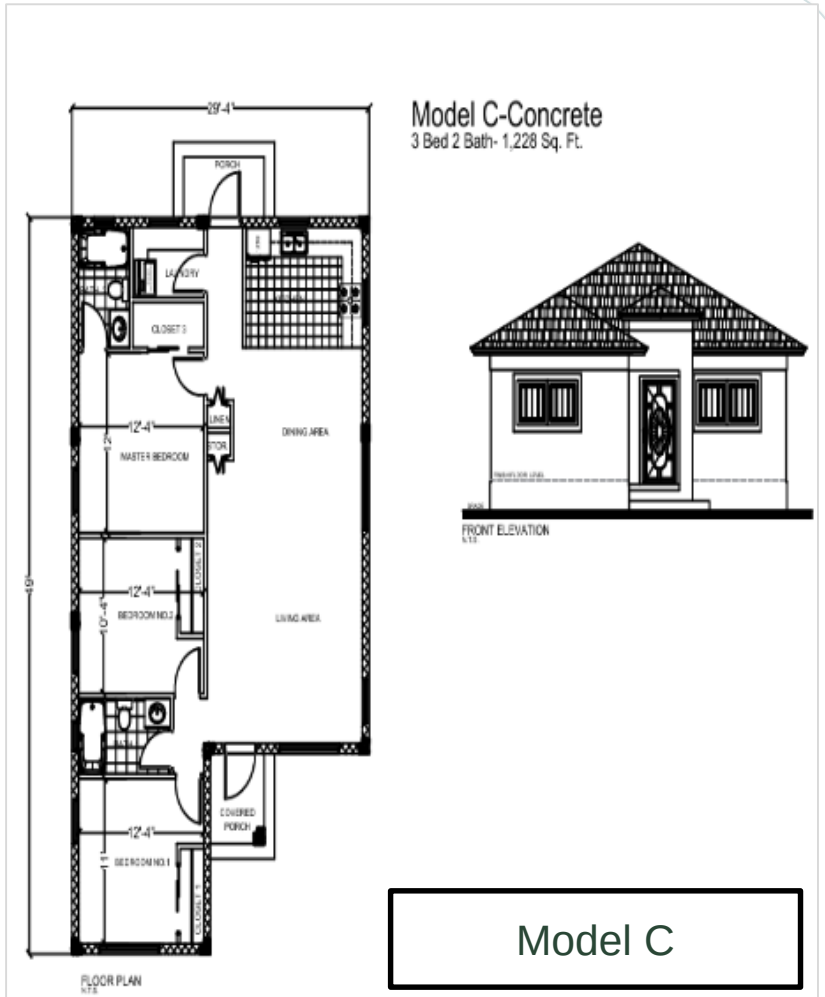


Central Pines, Abaco
Marsh Harbour Area

2.1. Typical Housing Units



Model A



Model C

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 conducted following 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





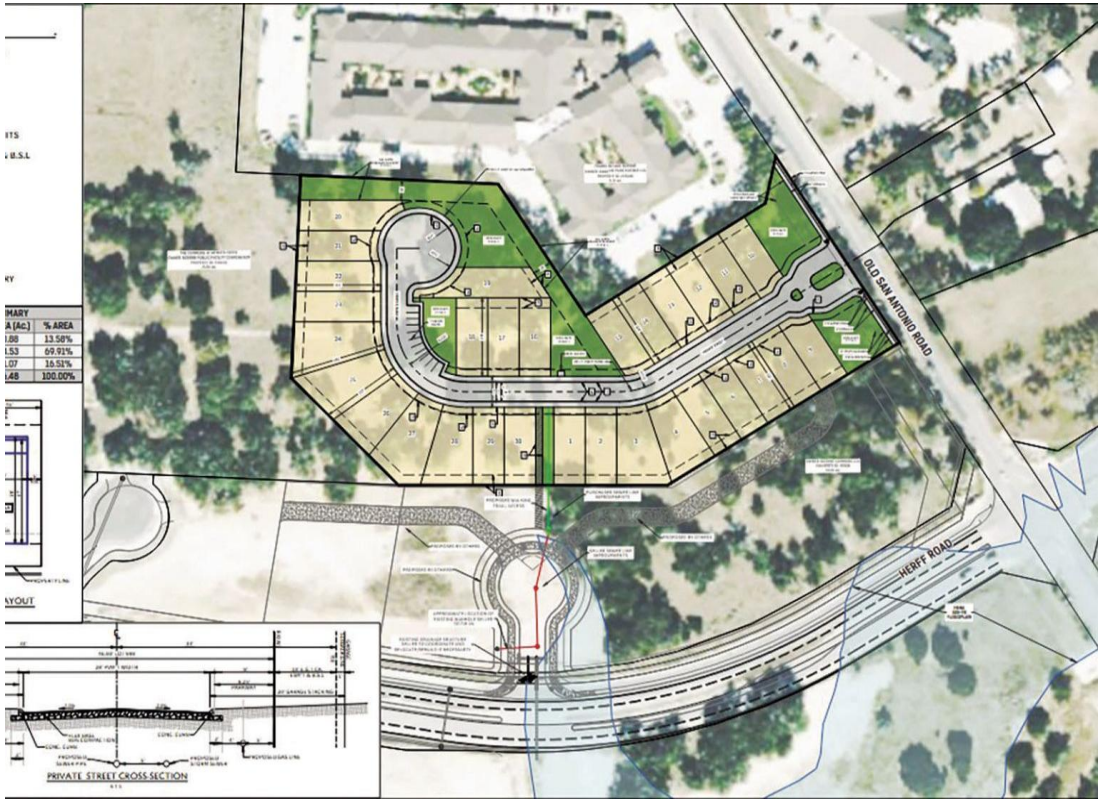


- Noise, dust, traffic, erosion, biodiversity
- Workers' safety
- Sexual exploitation, abuse and harassment

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
• 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 Plan
- SEA/SH Prevention and Response Plan
- Chance Finds Procedure
- Biodiversity Monitoring Plan and Biodiversity Action Plan
- Stakeholder Engagement 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.

MINISTRY OF HOUSING & LAND REFORM

4climate resilience

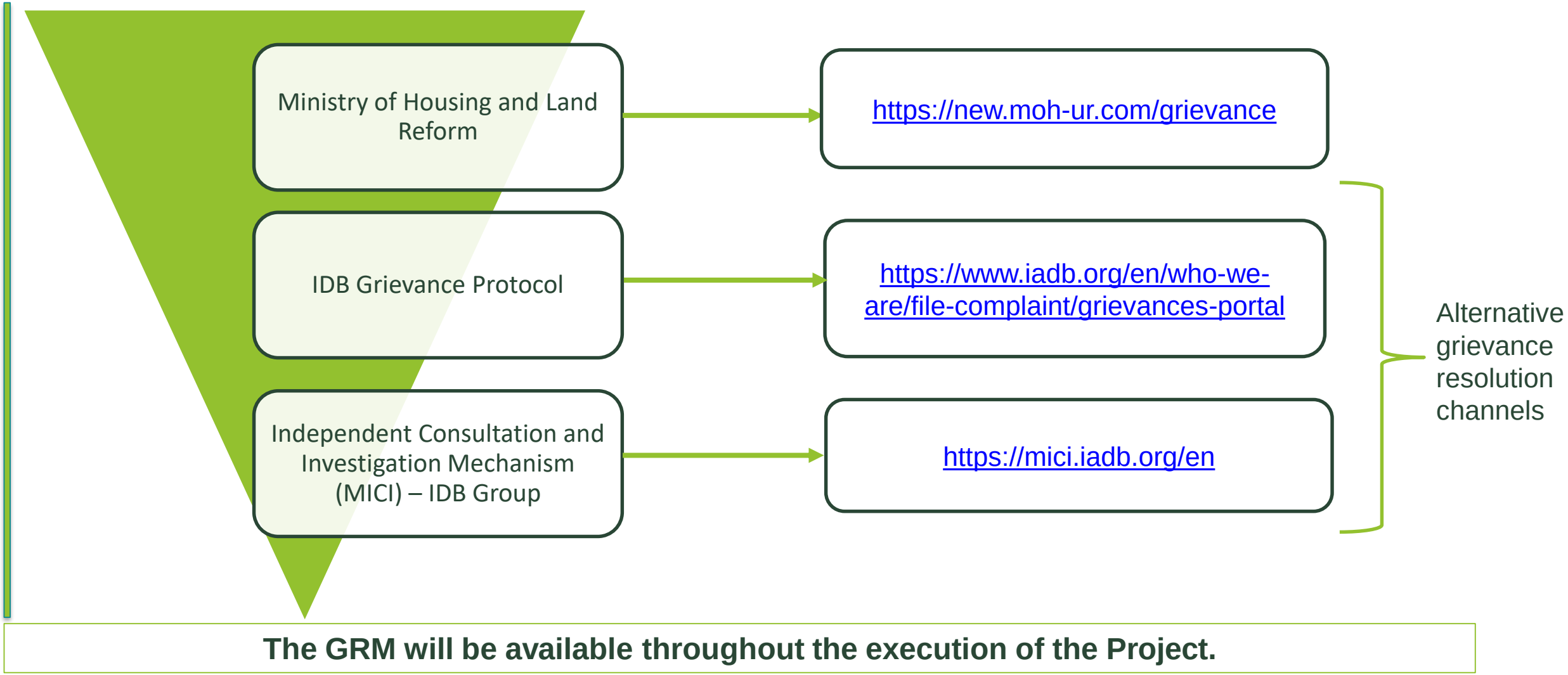
GRIEVANCE REDRESS MECHANISM (GRM)

➢ 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**

➢ Grievance Redress Mechanism



The GRM will be available throughout the execution of the Project.



THANK YOU!

Why we want to hear from Abaco

LOCAL KNOWLEDGE

Tell us about drainage, traffic, access, utilities and surrounding community needs.

HOUSING PRIORITIES

Tell us what types of homes and housing arrangements your community needs.

BETTER PLANNING

Help us identify concerns before the designs and works are finalized.

How the programme will be managed

MINISTRY OF HOUSING & LAND REFORM

Executing agency responsible for overall programme delivery and oversight.

BAHAMAS MORTGAGE CORPORATION

Expected to administer the proposed homeowner microloan window.

What happens after tonight?

1

RECORD

Document feedback

2

REVIEW

Assess concerns

3

REFINE

Update preparation

4

ENGAGE

Keep communicating

Questions, concerns and grievances

SHOUT PROGRAMME GRM

Formal programme-level process for concerns and responses.

IDB GRIEVANCE PORTAL

Direct channel to IDB Management for environmental and social concerns.

https://www.iadb.org/en/who-we-are/file-complaint/grievances-portal

MICI

Independent accountability mechanism of the IDB Group.

https://mici.iadb.org/en

These channels do not have to be used in sequence.

Your voice helps shape Central Pines

What should we consider as we plan housing for Abaco?

Housing choices • Infrastructure • Community impacts • Resilience