MINISTRY OF HOUSING & LAND REFORM

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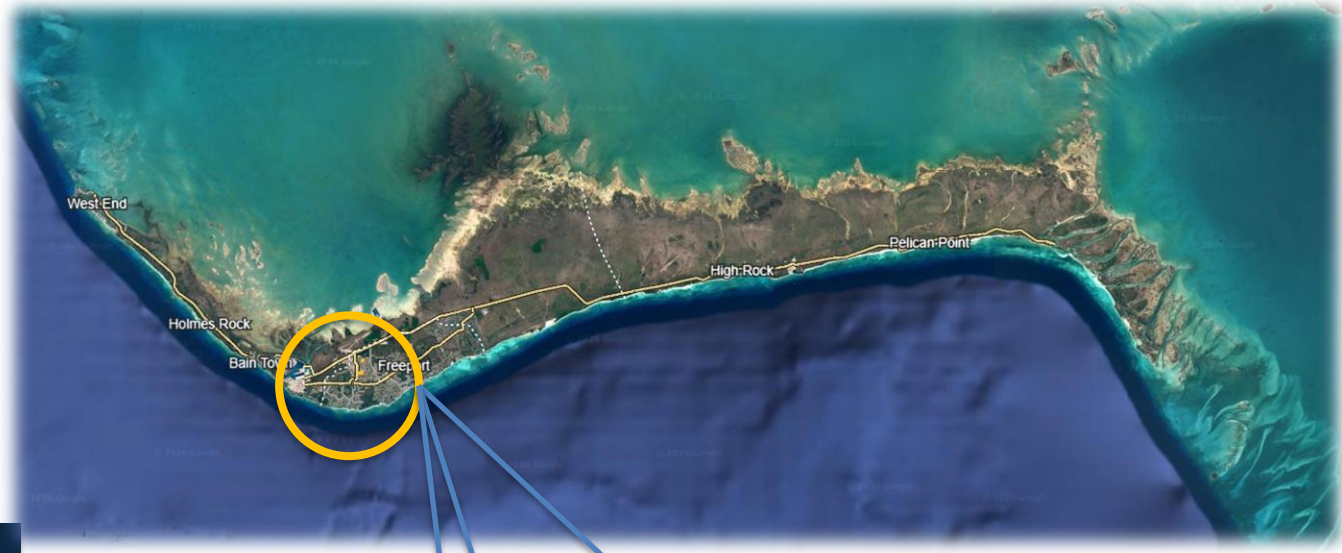
Sustainable Housing Opportunities
for Urban Transformation

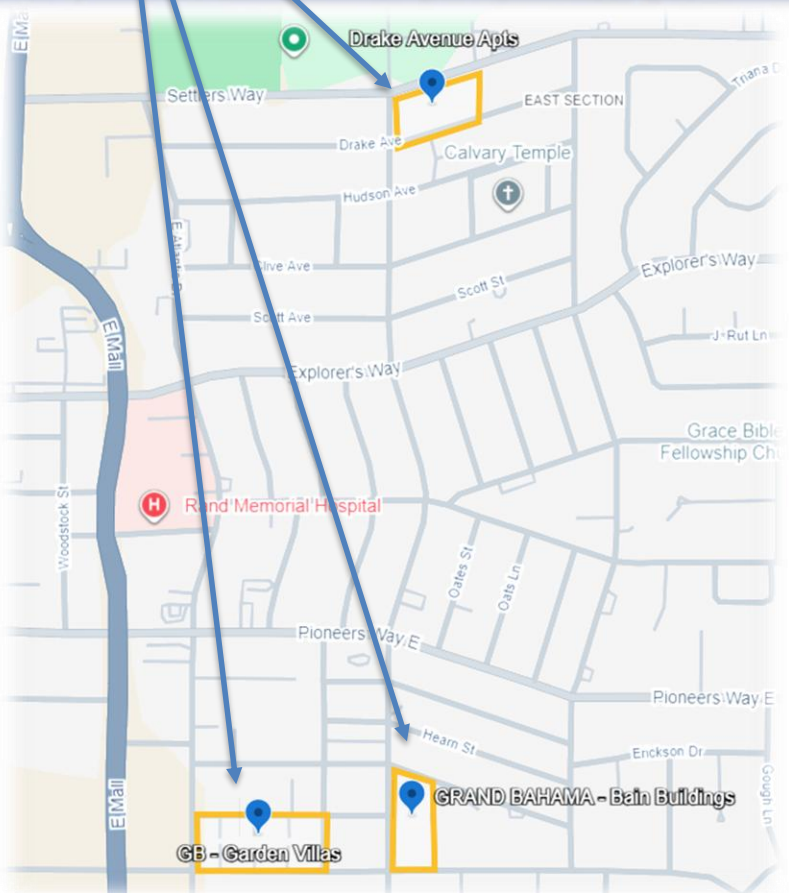
GARDEN VILLAGE
GRAND BAHAMA

Public Consultation • October 14, 2026

Three sites.

One coordinated redevelopment vision.





One Ministry. One housing mission.

THE MINISTRY

Continues its existing mandate to deliver housing opportunities.

S.H.O.U.T.

Adds proposed loan financing, institutional support and new delivery approaches.

THE OUTCOME

More housing solutions, better systems and stronger communities.

S.H.O.U.T. helps Housing do more — it is not a separate housing ministry.

IMPORTANT CLARIFICATION

Already applied for housing? You do not need to reapply.

NO NEW S.H.O.U.T. HOUSING APPLICATION

Existing Ministry applicants do not have to reapply simply because a development is supported by S.H.O.U.T.

Housing allocation and eligibility details will be announced through official channels.

The proposed $50 million investment

$25M

New housing supply

$13M

Institutions and housing reform

$10M

Existing housing and microloans

$2M

Programme administration

One programme. Different housing needs.

NEW PROVIDENCE

Pinecrest II housing opportunities and public rental improvements.

ABACO

Central Pines: use serviced land to expand housing solutions.

GRAND BAHAMA

Garden Village: coordinated urban renewal and affordable apartment-style rentals.

Different projects — one commitment to affordable, resilient housing.

Why Garden Village? Why now?

HOUSING NEED

Increase access to suitable, affordable rental accommodation.

URBAN RENEWAL

Improve ageing housing sites and surrounding living conditions.

RESILIENCE

Plan for climate hazards, drainage, safe access and maintenance.

Three sites. One coordinated redevelopment vision.

Three sites, complementary roles

GARDEN VILLAS

Broader neighbourhood revitalization and potential mixed use residential redevelopment.



DRAKE AVENUE

Affordable rental accommodation and proposed role in resident relocation planning.



BAIN APARTMENTS

Proposed clearance and redevelopment for medium-density apartment-style housing.



Working concepts — not final approved site designs or allocations.

Garden Villas: renewal of an existing community

CURRENT CONTEXT

Ageing residential buildings and existing community needs.

PROPOSED DIRECTION

Medium-density apartment-style housing within a broader renewal strategy.

PLANNING PRIORITIES

Resident engagement, infrastructure, green space, access and resilience.

Redevelopment concepts and land arrangements remain under review.

Drake Avenue: affordable rental opportunities

RENTAL FOCUS

Apartment-style affordable rental housing.

RESIDENTS FIRST

Consider existing households and potential relocation arrangements.

COORDINATED DELIVERY

Link site planning with the wider Garden Village redevelopment.

Individual relocation arrangements are not being announced as final tonight.

Bain Apartments: rebuilding for the future

PROPOSED RENEWAL

Replace deteriorating buildings with planned apartment-style housing.

WORKING CONCEPT

Up to four 12-unit buildings / 48 units considered in preliminary planning.

REQUIRED SAFEGUARDS

Technical design, demolition reviews, environmental and social compliance.

No demolition or construction timetable is being committed to here.

What type of housing are we proposing?

MEDIUM-DENSITY

APARTMENT-STYLE HOUSING

Affordable rentals • Climate resilience • Inclusive communities

No single-family housing is proposed for these three sites.

Planning for climate resilience and the long term

SAFER BUILDINGS

Resilient design and appropriate construction standards.

SMARTER SITES

Drainage, utilities, emergency access and green space.

LONG-TERM CARE

Operations, maintenance and community wellbeing.

Not just more units — safer, stronger communities.

Existing residents must be part of the plan

LISTEN

Document the circumstances and concerns of affected residents.

PLAN

Assess potential impacts and develop appropriate safeguards.

COMMUNICATE

Explain next steps and provide channels for questions and grievances.

No one-size-fits-all relocation promise is being made tonight.

How can public-private partnerships help?

PUBLIC SECTOR

Land, policy, coordination, oversight and possible enabling works.

PRIVATE SECTOR

Potential investment, construction expertise and management.

PUBLIC BENEFIT

More affordable rental supply and sustainable long-term operations.

Potential partnership model — no developer or PPP agreement has been confirmed.

How the redevelopment could move forward

1 CONSULT

Hear from residents and stakeholders.

2 ASSESS

Review design, land, infrastructure and safeguards.

3 STRUCTURE

Evaluate financing, procurement and potential partnerships.

4 DELIVER

Proceed in phases after required approvals.

COMMUNITY CONSULTATION



Environmental and Social Assessment (ESA)
Garden Village Housing Project
Garden Villas, Grand Bahama

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

October 14, 2026

MINISTRY OF HOUSING & LAND REFORM

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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

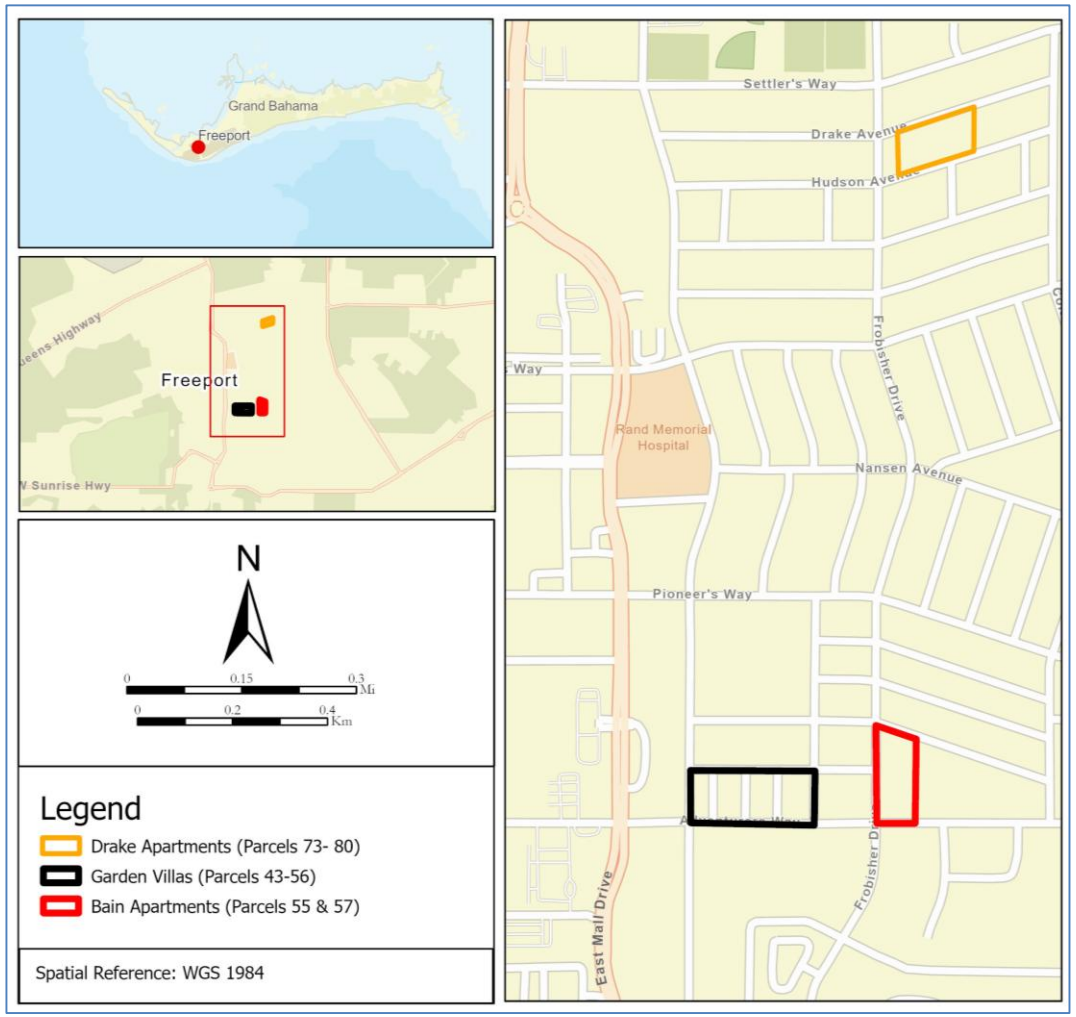
2. Project Description

168 Housing solutions (medium density, mixed-use, multifamily, rental, rent-to own, senior).

204 Housing solutions (mixed used, commercial on ground floor and multi-family medium-density solutions on top floor)

3 Principal areas for redevelopment: Garden Villas Site, Bain Building Site and Drake Apartments Site.

+ Involves relocation of affected residents, demolition of unsafe structures, site clearance and remediation.



Garden Villas – Freeport, Grand Bahama

2.1. Existing Conditions



Garden Villas Apartments

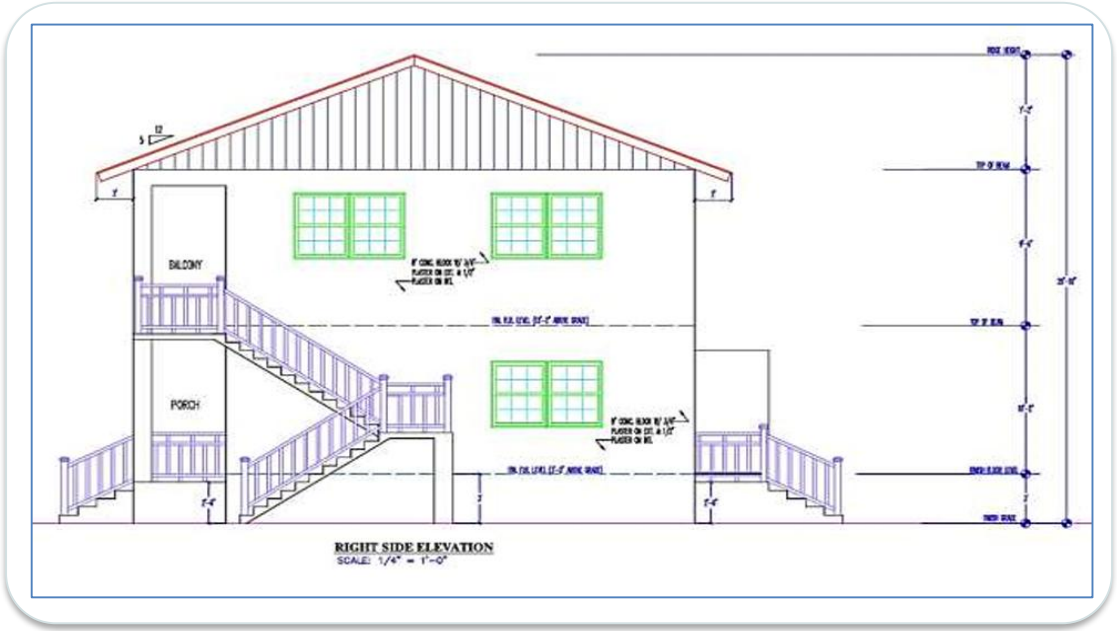


Bain Apartments



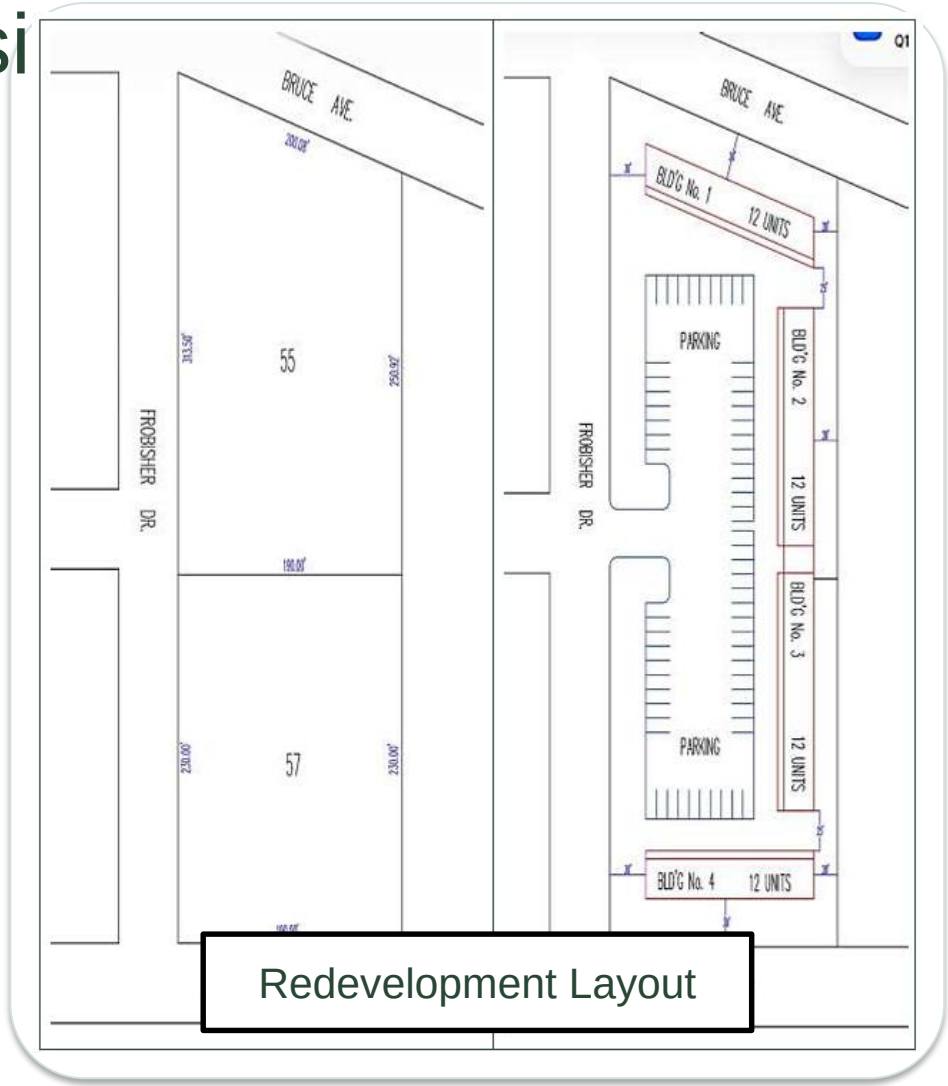
Drake Apartments

2.2. Preliminary Desi



Elevation of Typical Building

Bain Apartments



Redevelopment Layout

3. Project Phases



Pre-Construction Phase

- Hazardous material assessment
- Relocation activities
- Demolition and site clearance



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)



Socio-Economic Census* (Drake and Garden Villas)



Environmental and Social Management Plan (ESMP)



Stakeholder Engagement Plan (SEP)



*Census prepared by the Bahamas National Statistical Institute (BNSI)

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

https://new.moh-ur.com/shout-programme#documents
https://www.iadb.org/en/project/BH-L1064

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. Anticipated Environmental and Social Impacts







- Noise, dust, traffic, waste, biodiversity
- Workers' safety risks
- Exposure to hazardous materials

- Sexual exploitation, abuse and harassment
- Physical and economical displacement

4.3. 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. • Conduct post-event inspections.
• Coastal Flooding	• Flood-resilient site design. • Incorporate site grading and drainage measures. • Use of waterproof electrical components.
• Extreme Heat	• Heat-aware design and shading.

4.4. Socio Economic **Census – August 2026**

Garden Villas Apartments

19 participating households with 43 individuals.

Drake Apartments

14 participating households with 38 individuals.

Bain Apartments

Vacant.

Census report can be found at https://www.iadb.org/en/project/BH-L1064

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
- Waste and Hazardous Materials Management Plan
- Hazardous Material Survey
- 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
- Preliminary Resettlement Action Plan (PRAP)
- Stakeholder Engagement Plan

https://new.moh-ur.com/shout-programme#documents
https://www.iadb.org/en/project/BH-L1064

4.6. **Preliminary Resettlement Action Plan (PRAP)**

- Prepared in accordance with IDB ESPS 5 – Land Acquisition and Involuntary Resettlement.
- BNSI census identified the project affected persons.
- Established the preliminary framework for eligibility, compensation, relocation, livelihood restoration, vulnerable-group support, and grievance management.
- The PRAP can be found at https://www.iadb.org/document.cfm?id=EZIDB000941-720988234-167

Final RAP:

- Consultation feedback will inform the final RAP
- Compensation, relocation assistance and replacement housing arrangements completed before displacement
- Eligible households successfully relocated and civil works authorized

4.7. 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

5. Stakeholder Engagement Plan (SEP)

Project SEP

Establishes the overall framework for identifying, informing, consulting, and engaging stakeholders throughout the Project lifecycle.

Involuntary Resettlement SEP

Specific consultation and engagement activities associated with involuntary resettlement.

5.1. 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.
7. Ensure meaningful, continuous and informed participation of Project Affected Persons (PAP).

6. GRIEVANCE REDRESS MECHANISM

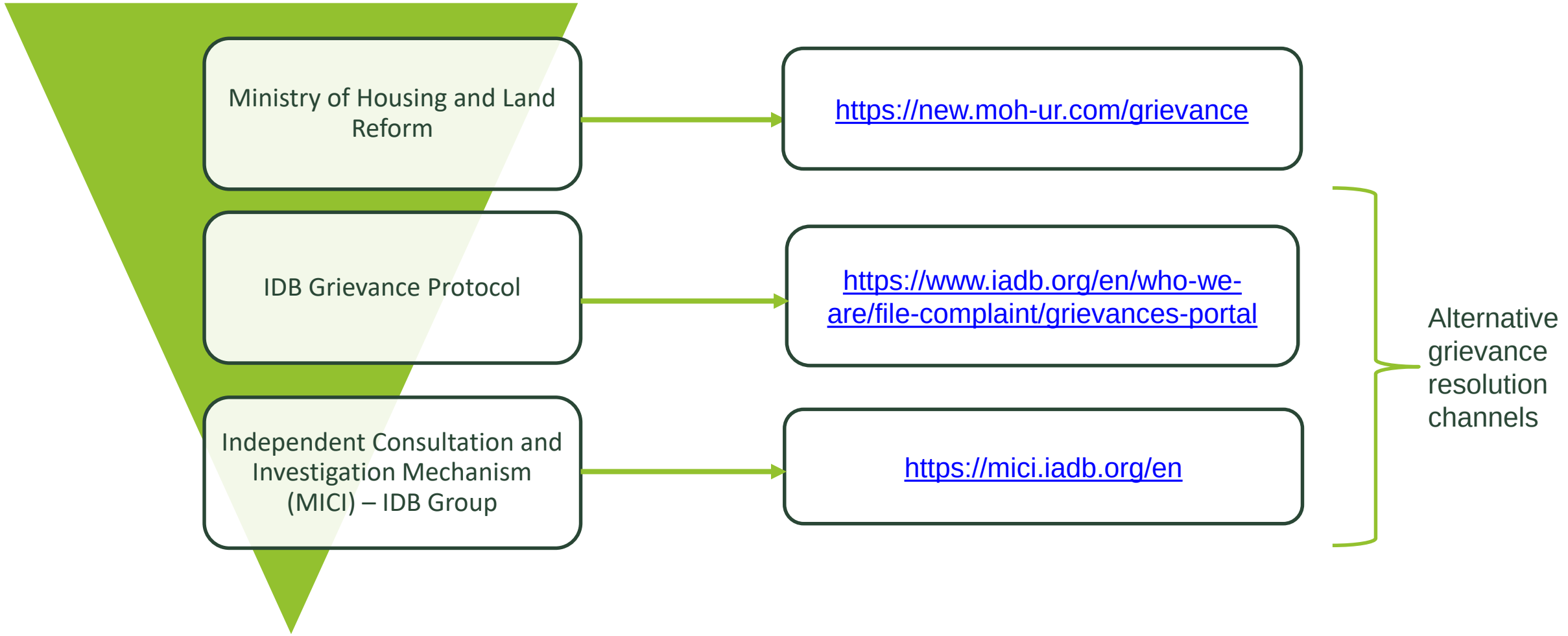
Project Grievance Mechanism

General procedure for receiving, registering, assessing, addressing, and resolving grievances and concerns raised by project-affected people and other stakeholders.

RAP - Resettlement-specific Grievance Process

Procedure for managing grievances related to eligibility, valuation, compensation, relocation, livelihood restoration, and other resettlement-related matters, in coordination with the Project Grievance Mechanism.

6.2. Project **Grievance Redress Mechanism**



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

6.2. 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**

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THANK YOU!



How can residents raise a concern?

1 SHARE

Raise a project-related question, complaint or concern through the S.H.O.U.T. programme grievance process.

2 REVIEW

The concern is documented and assessed, with appropriate follow-up and referral where needed.

3 RESPOND

The programme communicates the outcome or next steps and maintains a record of the matter.

Three channels for questions and complaints

MINISTRY / S.H.O.U.T.

Programme-level grievance mechanism for concerns related to planning, works and community impacts.

Programme: new.moh-ur.com/grievance

IDB MANAGEMENT

The IDB Grievance Portal is a direct channel for environmental and social concerns about IDB-supported projects.

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

MICI

The Independent Consultation and Investigation Mechanism is the IDB Group's independent accountability mechanism.

MICI: mici.iadb.org/en

We want to hear from Grand Bahama

HOUSING

What affordable rental options are most needed?

COMMUNITY

What should we understand about residents and neighbourhood conditions?

RESILIENCE

What concerns do you have about drainage, access, safety and climate hazards?

Your feedback can help shape the next stage of project preparation.

Thank you for helping shape Garden Village

THREE SITES. ONE REDEVELOPMENT VISION.

Affordable rental housing • Resilient communities • Responsible urban renewal