Pinecrest II – New Providence

Clifford Darling Estates / South Beach | New Housing Sample Project

LOCATION	SITE	TYPOLOGIES	KEY BUILD
New Providence	38-lot subdivision	Single-family + multifamily	2 × 12-unit buildings, mixed rental/ownership

PROJECT OVERVIEW

Pinecrest II is a representative new-housing investment intended to demonstrate how an existing subdivision can accommodate a broader mix of housing typologies while making more efficient use of serviced land. The current working concept retains the 38-lot subdivision and introduces selected multifamily uses alongside single-family development. Programme material identifies Pinecrest II as supporting serviced residential lots and direct construction of multifamily housing.

PROPOSED SCOPE

- Infrastructure and servicing required to support residential development, including associated subdivision works and utility connections.
- Single-family residential development on designated lots.
- Selected lower-density multifamily/duplex development, subject to final rezoning and planning approvals.
- Two proposed medium-density residential buildings comprising 12 units each.
- Integration of roads, drainage, stormwater management, electricity, water/sewer connections and other site infrastructure as required.

TECHNICAL APPROACH

The technical objective is to increase housing yield without expanding the project footprint by adjusting the housing typology on selected parcels. Final engineering and architectural design should confirm lot configuration, access, parking, drainage, utility capacity, building setbacks, fire/emergency access and the relationship between the medium-density buildings and surrounding lower-density development. The design should also incorporate climate-resilient construction standards appropriate to New Providence.

ENVIRONMENTAL & SOCIAL CONSIDERATIONS

Construction impacts may include dust, noise, traffic, waste, worker health and safety risks and temporary disruption to surrounding residents. Consultation should also test community concerns regarding density, drainage, traffic, utility capacity and compatibility with Pinecrest I and nearby residential areas. Applicable ESA/ESMP and stakeholder-engagement requirements will guide mitigation and monitoring.

CURRENT PREPARATION STATUS / KEY ITEMS TO FINALIZE

Final lot assignments, rezoning requirements, infrastructure design, architectural plans, quantities and construction costs remain subject to confirmation through detailed design and approvals. The project should continue to be presented as a representative sample rather than the full six-year construction programme.

Working project details reflect the latest Ministry consultation/orientation materials and remain subject to final design and approvals.

Central Pines – Abaco

Central Pines | New Housing Sample Project

LOCATION	PROJECT AREA	TYPOLOGIES	PURPOSE
Abaco	**Existing parcels within Subdivision**	**Single-family + duplex + multifamily**	**Expand rental & ownership supply**

PROJECT OVERVIEW

Central Pines is the Abaco representative new-housing project. The approach uses existing project parcels while changing the proposed housing typology to increase the number and range of housing solutions. This responds to Abaco's need for additional housing and rental supply while retaining development within an already identified residential area.

PROPOSED SCOPE

- Parcel 2498 AB: four lots proposed for duplex development, producing eight housing solutions.
- Parcel 2499 AB: seven lots proposed for duplex development, producing fourteen housing solutions.
- Parcel 2500 AB: six lots are part of the revised concept, including medium-density development; the working configuration includes a 12-unit building and associated housing solutions.
- Single-family development remains part of the wider Central Pines housing mix.
- Associated roads, drainage, utilities, site servicing and resilient infrastructure are to be confirmed through design.

TECHNICAL APPROACH

The project is intended to use a mixed-density approach rather than a single housing product. Technical design should confirm parcel boundaries, building placement, density, parking, pedestrian access, drainage, potable water, electricity, wastewater arrangements and emergency access. Given Abaco's hurricane exposure, structural design, roof systems, openings, site drainage and other resilience measures should be integrated from the outset. The final tenure mix should distinguish rental, ownership and any serviced-lot products.

ENVIRONMENTAL & SOCIAL CONSIDERATIONS

Key considerations include construction nuisance, drainage and stormwater, utility capacity, disaster and climate risk, access to schools/health/services, and potential effects on surrounding Central Pines residents. Engagement should include nearby residents, prospective beneficiaries, local government/administration, utilities, Works, emergency services and other community stakeholders.

CURRENT PREPARATION STATUS / KEY ITEMS TO FINALIZE

The existing parcels are not proposed to change; the principal working change is the housing typology and density. Final unit count, rental/ownership distribution, building designs, engineering, costing and implementation sequencing require confirmation before procurement and construction.

Garden Village – Grand Bahama

Garden Villas / Drake Avenue / Bain Apartments | Regeneration & Social Housing Sample Project

LOCATION	PROJECT TYPE	SITES	HOUSING
Grand Bahama	Regeneration / redevelopment	Garden Villas • Drake • Bain	Mixed-use (PPP) + social rental + ownership

PROJECT OVERVIEW

Garden Village is the programme's principal regeneration sample in Grand Bahama. It addresses severely deteriorated and underused housing areas through a coordinated redevelopment concept involving Garden Villas, Drake Avenue and Bain Apartments. The working approach combines redevelopment, social housing, relocation/resettlement arrangements and opportunities for mixed-use and medium-density development.

PROPOSED SCOPE

- Redevelopment of the Garden Villas area, including acquisition/land arrangements, demolition where required, rezoning and new development.
- Use of Drake Avenue as part of the housing and relocation/resettlement strategy for affected Garden Villas households partnership with the Ministry of Grand Bahama.
- Redevelopment of Bain Apartments, with medium-density Department of Housing residential buildings under consideration.
- Potential mixed-use redevelopment and private-sector participation at Garden Villas, subject to final structuring and affordable-housing requirements.
- Associated public realm, roads, drainage, utilities, community facilities and resilient infrastructure to support the redevelopment.

TECHNICAL APPROACH

Garden Village requires integrated master planning rather than stand-alone building construction. Technical work should coordinate land ownership/acquisition, demolition, site clearance, infrastructure capacity, density, building height, mixed-use functions, public space, access and phasing. The redevelopment strategy must be sequenced with the resettlement plan so that demolition and construction do not proceed ahead of the measures required for affected households. Disaster-risk management must be incorporated into final design, particularly if building heights or density change.

ENVIRONMENTAL & SOCIAL CONSIDERATIONS

This project has the most significant social complexity in the sample because existing residents and property interests are present. All project-affected persons must be identified and addressed in accordance with the applicable environmental and social framework, regardless of tenure status. Individualized resettlement/compensation measures, livelihood considerations, stakeholder engagement and a functioning grievance mechanism are central. Consultation must also address utilities, sanitation, safety, community services and potential impacts of demolition and redevelopment.

CURRENT PREPARATION STATUS / KEY ITEMS TO FINALIZE

Ownership/acquisition matters, final redevelopment boundaries, Drake Avenue works, Bain building configuration, demolition sequencing, resettlement packages, PPP/RFI structure and final architectural/engineering designs require completion. Environmental and social instruments must be updated as final designs and resettlement arrangements are confirmed.

Public Rentals Rehabilitation & Expansion

Department of Housing Public Rental Portfolio | Existing Housing Stock Improvement

LOCATION	PROGRAMME ALLOCATION	FOCUS	EXPANSION
New Providence / selected estates	Working allocation: $ 1.5 Million	Rehabilitation + resilience	Targeted additional units

PROJECT OVERVIEW

The Public Rentals intervention is intended to preserve and improve Government-owned rental housing while increasing the resilience, safety and functionality of selected complexes. Rather than spreading limited resources thinly across the entire portfolio, the working approach is to prioritize a defined group of units/buildings—preferably clustered within complexes—for comprehensive rehabilitation to a consistent standard.

PROPOSED SCOPE

- Interior rehabilitation, including plumbing, electrical fixtures, walls/ceilings, finishes, kitchens/bathrooms and other condition-based repairs.
- Exterior and structural/resilience works, including roofs, railings and stairs, cracks/foundation issues, building envelope and drainage.
- Site and common-area improvements where required for safe access, sanitation and functionality.
- Condition assessment and prioritization of complexes/units based on urgency, occupancy, age, repair need and value for money.
- Targeted expansion of public rental capacity, including additional units intended for seniors and persons with special needs where sites are confirmed.

TECHNICAL APPROACH

A portfolio-based technical assessment should establish the final list of complexes and units, condition ratings, standard rehabilitation packages, unit-level scopes of work, cost benchmarks and the threshold for rehabilitation versus replacement. Works should be grouped geographically where possible to improve procurement efficiency and supervision. Designs should incorporate resilience, accessibility and maintainability, with clear O&M responsibilities after completion.

ENVIRONMENTAL & SOCIAL CONSIDERATIONS

Most works will occur in occupied or established communities. Key issues include temporary access restrictions, noise/dust, worker/tenant safety, temporary relocation where works cannot safely occur with tenants in place, accessibility for seniors/persons with disabilities, and clear communication on construction sequencing. Tenant engagement and the programme grievance mechanism should remain active throughout works.

CURRENT PREPARATION STATUS / KEY ITEMS TO FINALIZE

The Property Management/Public Rentals team must finalize the priority portfolio, clustered unit selection, detailed condition assessments, scopes, quantities and cost estimates. Temporary relocation needs and sequencing should be identified before procurement. The working US$3.5M rehabilitation envelope and any expansion scope should be reconciled with the final programme activity table.

BMC Home Improvement Microloan Programme

National Housing Stock Improvement Window | Bahamas Mortgage Corporation

DELIVERY	WORKING ALLOCATION	LOAN SIZE	COVERAGE
BMC	**BSD $8.5M**	**Up to US$25,000**	**Eligible homeowners**

PROJECT OVERVIEW

The Microloan Programme is a proposed concessional financing window to help eligible homeowners improve existing dwellings rather than requiring a new housing solution. It is intended to reduce deterioration of the existing housing stock, improve resilience and household functionality, and—where approved—support additions or auxiliary dwelling units that can relieve overcrowding or add long-term rental capacity.

PROPOSED SCOPE

- Urgent repairs and maintenance required to keep homes safe and habitable.
- Climate-resilience retrofits, including eligible roof, opening, structural, drainage or related protective works.
- Bathroom, sanitation and other critical household-function improvements where eligible.
- Additions or auxiliary dwelling units, subject to planning/building approvals and programme rules.
- Technical assistance, design support, costing and supervision of works, with controlled contractor/payment arrangements to protect loan proceeds.

TECHNICAL APPROACH

BMC is expected to administer the financing window, with the detailed pass-through mechanism, underwriting criteria and operating procedures to be finalized. A standardized technical process should include application screening, verification of ownership/occupancy rights, property inspection, definition of eligible works, cost estimate, approvals, contractor selection/validation, staged disbursement tied to verified progress, inspection and completion certification. Where additions or ADUs are proposed, planning and building approvals must be obtained before works proceed.

ENVIRONMENTAL & SOCIAL CONSIDERATIONS

Because works occur on occupied private properties, the programme should screen for environmental, social and safety risks proportionate to the scale of each intervention. Contractor health and safety, waste management, household access, protection of vulnerable occupants and avoidance of unsafe/unapproved construction are key. The grievance mechanism should be available to beneficiaries, contractors and affected neighbours.

CURRENT PREPARATION STATUS / KEY ITEMS TO FINALIZE

Final beneficiary eligibility, income/credit criteria, interest rate and tenor, security/collateral requirements, contractor framework, disbursement process, eligible/ineligible works, geographic rollout and BMC staffing arrangements remain to be finalized. The US$25,000 ceiling and US$6.5M working allocation should therefore be presented as programme parameters subject to final approval and operating rules.