STAKEHOLDER ENGAGEMENT REPORT

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

Central Pines, Abaco Public Consultation

Prepared by: Special Projects Unit, Ministry of Housing & Land Reform, The Bahamas
Date: 9th October 2026

1. Purpose of the Report

This report documents the public consultation on the proposed Central Pines housing investment in Abaco under the Sustainable Housing Opportunities for Urban Transformation (S.H.O.U.T.) Programme (BH-L1064). It records information disclosed, stakeholder participation, issues raised, responses captured, and recommended follow-up during project preparation and implementation.

2. Engagement Objectives

- Present the proposed US$50 million S.H.O.U.T. Programme and the Central Pines investment, including proposed housing typologies and tenure pathways.
- Disclose preliminary development concepts, infrastructure requirements and environmental and social considerations, including the ESA, ESMP and SEP.
- Invite community feedback on local housing needs, affordability, hurricane resilience, infrastructure and possible project impacts.
- Clarify the distinction between proposed S.H.O.U.T. activities and earlier or separate Ministry housing programmes.
- Explain the Grievance Redress Mechanism (GRM) and channels for continuing stakeholder engagement.

3. Consultation Details

Item	Details
Consultation in series	**Third** public consultation in the S.H.O.U.T. series; Central Pines, Abaco.
Date and time	Friday, 9 October 2026; advertised meeting window 6:00–8:00 p.m.
Venue	Abaco Hurricane Shelter and Community Centre, Central Pines, Abaco.
Format	In-person public meeting, programme and environmental/social presentations, and moderated questions and answers.
Presenters / participants	MOHLR leadership and programme representatives, supported by environmental and social consultants and representatives of Abaco Hon. Bradley Fox, and Hon. Kirk Cornish.
Attendance	107 participants
Supporting records	Central Pines public consultation presentation, attendance register and consultation questions/notes.

4. Stakeholder Groups Represented

- Residents of Central Pines and surrounding Abaco communities, including persons interested in potential development impacts.
- Prospective applicants and households interested in rental, rent-to-own and ownership opportunities.
- Local contractors and persons interested in procurement and employment opportunities.
- Ministry representatives, environmental and social consultants, and other institutional stakeholders.
- Stakeholder affiliation and demographic representation could not be fully verified from the available attendance records.

5. Consultation Methodology

The meeting followed a public town-hall format. MOHLR presented the S.H.O.U.T. Programme and its proposed Central Pines intervention. The working concept described approximately 47 serviced lots and a potential mix of single-family, duplex/triplex and apartment housing, with rental and other tenure options. The presentation referred to approximately 132 housing solutions and a rental-oriented preliminary mix; these figures are indicative and subject to design, infrastructure capacity, statutory approvals and financing decisions.

The presentation also addressed broader programme interventions, including homeowner resilience and repair microloans, while distinguishing these from site-specific housing delivery. Environmental and social information covered construction impacts, traffic, dust, occupational health and safety, flooding, hurricane resilience, stakeholder participation and grievance procedures. Questions and comments were taken during the moderated discussion, with responses provided by Ministry and project representatives.

The programme GRM was presented at https://new.moh-ur.com/grievance, alongside alternative channels through the IDB Grievance Protocol and Independent Consultation and Investigation Mechanism (MICI).

6. Limitations and Observations

Stakeholder interests and scope: The meeting brought together nearby residents, prospective beneficiaries and participants concerned with wider Abaco housing recovery and development. Accordingly, some questions related to housing programmes outside the proposed Central Pines investment.

Broader recovery and housing concerns: Questions about earlier Hurricane Dorian housing initiatives, applications and financing reflected important community concerns, but were not necessarily matters that could be resolved through the site-specific consultation.

Time available for technical dialogue: The scheduled public meeting allowed broad questions but limited detailed discussion of drainage, roads, utilities, housing density, construction impacts and the implications of different tenure arrangements.

Need for targeted local engagement: Additional engagement with directly affected residents, community leaders, local contractors, utilities and relevant Abaco government agencies would support more specific feedback on infrastructure, procurement access and environmental and social measures.

Preliminary design and source limitations: Housing numbers, allocation figures, site layouts and financing terms were discussed at a preliminary stage. The available issue record is a summary rather than a verified verbatim transcript; unclear statements should be confirmed before external reporting.

7. Recommended Approach for Subsequent Engagement

MOHLR should arrange targeted discussions with Central Pines residents, community leaders, relevant local authorities, utilities and technical agencies to assess infrastructure readiness, road access, drainage, flood exposure, hurricane resilience and the potential effects of construction. These findings should be considered in the final design, ESMP and SEP.

Separate applicant-information sessions or published FAQs should address eligibility, financing, down payments, rent-to-own and the status of earlier housing projects. Procurement information should be communicated through official channels to interested Abaco contractors without implying any unapproved preference or contract award. A response tracker should distinguish project-specific commitments from wider Ministry service matters.

8. Key Issues Raised

The following matrix summarizes concerns recorded in the available consultation documentation. Suggested actions are recommendations for consideration, not confirmed Ministry or IDB commitments.

Key Issue	Question / Concern Raised	Response Provided	Suggested Action/Follow-up
1. Site extent and proposed lots	Participants asked which lots and areas in Central Pines are proposed for development.	The Ministry described the proposed Central Pines intervention and showed site information; final layouts remain subject to technical processes.	Confirm lot schedule and publish a readable site map.
2. Abaco programme allocation	A participant queried the scale of proposed investment for Abaco.	A figure of approximately US$6.5 million was discussed; its scope and status require checking against the financing plan.	Verify allocation before external reporting.
3. Local contractor participation	Participants asked whether Abaco contractors would be able to compete for works.	Procurement opportunities were discussed without a specific contract award or preference commitment.	Publish procurement information and eligibility rules.

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4. Previously constructed housing	Participants sought an update on housing previously constructed following Hurricane Dorian.	Discussion addressed earlier developments as distinct from the proposed programme.	Provide separate status update on earlier housing projects.
5. Housing applications and eligibility	Questions addressed the status of existing applications and qualification for new homes.	The Ministry described its existing housing application and review arrangements.	Publish consistent eligibility and application guidance.
6. Housing typologies	Participants asked about single-family, duplex and multi-unit housing options.	The proposed development was described as involving a mix of housing typologies, subject to design confirmation.	Confirm unit mix and plans.
7. Serviced lots and infrastructure	Questions addressed whether lots would have roads and utilities.	Infrastructure requirements were acknowledged as part of project preparation.	Confirm scope and sequencing of utilities and roads.
8. Ventilation, moisture and mold	Participants raised ventilation, dampness and mold in island housing.	Resilience and appropriate design were discussed as important considerations.	Integrate ventilation and moisture management into design review.
9. Single applicants	Participants asked whether unmarried or single persons could apply.	Application eligibility was discussed; individual eligibility requires case assessment.	Clarify household and single-applicant rules.
10. Maintenance and restrictive covenants	Participants asked about subdivision upkeep and restrictions on homes.	The discussion acknowledged the need for clear development and occupancy rules.	Prepare maintenance and covenant guidance.
11. Building on privately owned land	Participants asked whether the programme would assist people who already own land.	Existing Ministry programmes and proposed financing pathways were discussed.	Publish distinctions between construction, mortgage and microloan support.
12. Down payments and financing	Questions concerned deposits, affordability and mortgage access.	Mortgage assessment and programme eligibility were discussed without guaranteed individual financing.	Coordinate written FAQs with BMC.
13. Rent-to-own opportunities	Participants asked whether rent-to-own	The Ministry discussed rent-to-own as a housing	Clarify which products are available in Abaco.

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	would be available in Abaco.	pathway; site-specific terms were not confirmed.	
14. Insurance and storm exposure	Participants raised the cost and availability of home insurance.	Resilience and affordability were discussed; no insurer commitment was recorded.	Assess insurance barriers and communicate mitigation options.
15. Spring City and other areas	Participants asked whether proposed housing would extend beyond Central Pines.	The Ministry discussed broader housing activity; no additional SHOUT site commitment was established.	Separate confirmed SHOUT scope from other Ministry projects.

9. Lessons Learned and Recommended Follow-up

- Validate the proposed lot schedule, housing quantities, tenure mix and indicative funding allocation before public confirmation.
- Provide clear site maps and engage local infrastructure and regulatory agencies on roads, utilities, drainage, ventilation and resilience.
- Publish accessible information on applications, single-applicant eligibility, down payments, mortgage assessment and any rent-to-own pathway when terms are approved.
- Distinguish the Central Pines S.H.O.U.T. investment from earlier post-Dorian housing and other proposed Ministry projects.
- Communicate procurement opportunities transparently and maintain a record of local contractor enquiries.
- Log consultation feedback, assign follow-up responsibility and retain the GRM as an accessible channel during project preparation and implementation.

Source note: Central Pines consultation presentation, attendance register and recorded consultation issue matrix. Annexes are omitted because supporting materials are retained in the consultant's consultation documentation.