HOUSING

MINISTRY OF HOUSING

Sustainable Housing Development Project, Abaco

1. BACKGROUND

The United Nations Economic Commission for Latin America and the Caribbean and Inter-American Development Bank Damage and Loss Assessment (DaLA) revealed that approximately 9,000 homes and in excess of 11 million square feet of structures have sustained some damage on Abaco and Grand Bahama.

Damages to the housing sector on both islands were estimated at $1.48 billion, with 88.9 percent of the housing damage recorded in Abaco. Losses in the housing sector are attributed to the interruption of accommodation and rental services due to severe damage or destruction of the house, making it temporarily or permanently uninhabitable. The assessment team estimated losses of $56.8 million resulting from 2,894 homes left uninhabitable after the hurricane. Additional costs of $45.9 million included in this assessment refer to the cost of demolition of the most affected dwellings, debris cleaning, and labor and equipment rental cost.

2. VISION FOR RESILIENT HOUSING AND COMMUNITY

The Government of The Bahamas is committed to strengthening the capacity of Bahamians, communities and institutions to anticipate, prepare and adapt to adverse events, disturbances and stress, and to recover. This concept of resiliency will require the development of an affordable but resilient housing system and communities that are capable of withstanding shocks associated with the impact of climate change.

The design and construction of affordable homes to withstand ever increasingly strong hurricanes, flooding, storm surges, wind, fire damage, and other natural hazards will be critical to the resilient housing initiative. Other essential factors include: the enforcement of The Bahamas Building Code Edition 3, and future codes as and when revised; use of resilient materials (e.g. hurricane proof doors, roofing, windows); safety related codes and criteria for local construction (e.g. land elevation); providing at-risk low income groups' access to qualified technical professionals (architects and engineers); and improving awareness of households and communities.

Community resilience will require fostering neighbor to neighbor reliance, forging strong relationships with organizations that are equipped and prepared to respond in the midst of disaster, and using skilled

professionals and innovative technologies, such as drones, street cameras and machine learning algorithms to extract critical information, to help identify potentially vulnerable structures that could pose a risk to families and structures.

As The Bahamas population continues to increase, the Government is committed to integrating information and communication technology energy efficiency and sustainability to support future generations. This smart concept will involve resilient infrastructure development, alternative energy sources to make the communities financially viable, innovative and viable methodology for securing funding to developing communities, strategies for engaging various stakeholder, and technological advancement.

3. SUSTAINABLE HOUSING DEVELOPMENT PROJECT

1. Component 1: Identification of Crown Land on Abaco under the existing crown land initiative.

   Project/Activities:

   - The Government has already identified two (2) parcels of Crown Land, specifically selected for their respective elevations, of approximately 60 acres per parcel. The parcels are in the vicinity of Marsh Harbour and Wilson City.
   - Survey acreages designated for use as a subdivision.

   Projected Costing for Activities in Component 1: Government of The Bahamas to contribute 120 acres of crown land, valued at $20,000 per acre, for a total of approximately US$2.4 Million.

2. Component 2: Private Sector Investment for Infrastructure

   Project/Activities:

   - Design for infrastructure build out for subdivisions (200 lots with a minimum lot size of 75ft x 100ft), which includes, inter alia circulation space (i.e. roads) and open space and community parks.
   - Prepare land for construction, which includes, inter alia clearing and trenching.
   - Install infrastructure on both parcels utilising donor grants.
   - Ensure access to affordable, reliable and sustainable energy, which includes creating a sustainable environment for renewable energy resources.

   Projected Costing for Activities in Component 2: US$10.5 million per subdivision, for a total of approximately US$21 Million for both subdivisions

3. Component 3: Private Sector Investment for Construction of Resilient Homes

   Project/Activities:

   - Public Private Partnership (PPP) for home construction on designated crown land.

- Construction based on The Bahamas Building Code Third Edition reinforced with climate resilient standards.
- Cost to prospective homeowners would exclude the value of land and cost for installation of infrastructure.
- Ensure the Disaster Reconstruction Authority (Special Economic Recovery Zone) Relief Order, 2019 ("SERZ Order") is facilitating importing equipment/materials for private reconstructions.
- Implement management plan for the ongoing monitoring of contracts to ensure timely delivery.
- Prospective owners able to leverage equity in land and infrastructure to qualify for mortgages.

Projected Costing for Activities in Component 3: Subject to Tender.