Affordable Housing Committee Meeting

Date: March 9th, 2026, 2 p.m.

Location: BHC Boardroom

Participants: Minister of Housing and Municipalities (MHM) the Hon Zane DeSilva, PS Drew Pettit (MHM), Julie Marshall (MHM), Jane Brett (MHM), Paul Martin (BHC), Keino Furbert-Jacobs (BHC), Mark Melo (BHC), Lakila Bell (BHC), Andrew Dias (BLMC)

Meeting Notes

Governance, Committee Structure, and Communication

- Hugo Pereira has been appointed as the Chairman.
- All project communications will be conducted via email to maintain a formal record.
- The chairman is responsible for keeping the Boards of BHC and BLMC informed of progress.

Vendor Selection and Project Strategy

- A formal decision was made to proceed with a precast housing strategy for "phase one" (the next fourteen months), as modular options could not guarantee a lifespan over thirty years.
- The primary vendors under consideration are Coastal and Preconco.
- Concerns were raised about Preconco's quality after a video from Barbados showed cracks in their homes, but the initial preference is to continue with precast solutions from both vendors.
- A risk mitigation strategy was proposed to split the project between the two vendors rather than committing the full project to one company.
- Recent site visits to Victoria Place with the same precast system confirmed the structures were solid with good quality finishes, and that high-end interior finishes can significantly enhance the basic structure.

Project Scope, Budget, and Financing

- The total project scope is approximately 229 units across the three projects with Dr Cann Park, Albert Row and Channel House.
- The total budget for Phase 1 is $90 million, averaging to $393,000 per unit. Should an additional $60 million be available, this could potentially fund another 152 units in "Phase 2."
- A revised verbal quote from Preconco is approximately $22 million for the Dr Cann Park project, bringing the combined project cost to $63 million before fit-out. The Committee is awaiting Preconco's final written quote expected by 5 p.m. today. Coastal's revised proposal is around $41 million, a reduction of the original $6-7 million. This leaves approximately $30 million for fit-out and other costs within the $90 million budget.
- The group discussed securing the $90 million from banks (Bermuda Commercial Bank and Clarien), proposing an even split. To facilitate this, projects will be assigned to specific banks. A government guarantee has been secured however the detailed paperwork could take one to three months.
- This raised concerns about making upfront payments ($2-3 million) before the paperwork is complete.

Roles, Responsibilities, and Project Management

- Independent consultant Dave Braddock will be asked to present a proposal for being retained to manage project costs.
- To manage team workload, it was proposed that Mark Melo, Paul Martin, and Andrew Dias focus on financial aspects. A separate team, Keino Furbert-Jacobs and the proposed Mr. Braddock, will be Project Managers handling day-to-day progress.
- Lakila Bell's role, compensation, and contractual details need to be clarified and formalized.
- Jane Brett will be consolidating all project information into a Google Drive, and the committee has created a spreadsheet comparing vendors to justify final decisions.

Specific Project Details (Channel House)

- The Channel House project will be allocated for senior housing, creating approximately 30-50 studios or one-bedrooms, potentially for independent seniors and a rest home.
- A previous applicant, Piper, needs to be contacted to discuss potential involvement.
- It was suggested to proactively contact the press to manage the narrative, framing it as "senior housing."

Reporting and Next Steps

- A justification document for the Financial Secretary (FS) is needed, detailing project costs, payment schedules, and a construction schedule from both vendors to approve the funding request.
- A Ministerial statement announcing the precast decision is planned for Friday, but caution was advised to inform the board before public release.
- An MOU for the Dr Cann Park lease will be provided, as a full lease would take too long.

Action Items	Person Responsible	Target Date
1. Finalize the structure and members of the formal committee.	PS Pettit	
2. Transition all communications to email	All Committee Members	
3. Obtain and review the amended written proposal from Preconco.		
4. Conduct a detailed comparison of Coastal's proposals to understand the $6-7 million price reduction.		

5. Prepare and submit the cost, payment, and construction schedules to the Financial Secretary (FS).		
6. Finalize the allocation of projects to specific banks.		
7. Draft a letter to Financial Secretary to initiate the documentation and banking process.		
8. Determine the steps required to secure the government guarantee.		
9. Review Dave Braddock's proposal for consulting services and clarify his engagement process.		
10. Define and formalize Lakila Bell's role, contract, and compensation.		
11. Contact Piper to discuss his potential role in the Channel House project.		
12. Prepare a Ministerial Statement for Friday announcing the precast decision.		
13. Obtain the MOU for the Dr Cann Park lease from Public Lands and Buildings (Estates)		
14. Send formal letters to the modular companies thanking them and advising that Phase 1 of the building will be done with precast and provide the reasons.		

13th March 2026

Hugo Pereira, Chairman

Affordable Housing Advisory Committee

Date: 13 March 2026

Location: BHC Boardroom

Participants: Hon Zane DeSilva, Minister of Housing and Municipalities, PS Drew Pettit (MHM), Julie Marshall (MHM), Jane Brett (MHM), Hugo Perreira (MHM Special Advisor to Minister DeSilva) Paul Martin (BHC), Mark Melo (BHC), Keino Furbert-Jacobs (BHC), Lakila Bell (BHC), Andrew Dias (BLMC)

Meeting Notes

- Financial scope and funding
    - Annual subsidies and total funding figures discussed. The estimate for subsidies are as follows: $1.6 million for Dr Cann Park and $3.1 million for Dockyard (Victoria Place II and Albert Row). Working totals are $117 million for Dockyard, Dr Cann Park and Channel House.
    - The Financial Secretary has agreed to meet at 3:30 p.m. today to discuss funding. Team agreed to prepare two documents, one detailing the $117 million request (Dockyard, Dr. Cann Park and Channel House) and the second for $23 million (Harbor View) totaling $140 million. This includes a $10 million contingency ($5 million each).
- Rent vs. sell strategy
    - Determine for each site (Dockyard, Dr Cann Park, Channel House, Harbor View) to guide prioritization and financial models.
    - Harbor View identified for sale under existing SDO to minimize approvals; selling could recoup funds with a target to break even.
- Harbor View Village planning and code
    - Unit configurations discussed: Potential for 28–36 units with a mix of 2- and 3-bedroom units; target 30 units for planning.

- Four-storey feasibility considered; code limit at 72 feet; sprinklers required above thresholds; Harbor View previously at four stories with full sprinklers.

- Dockyard and Dr Cann Park project numbers (worst-case)
  - Two projects: Dockyard (84 units, 7 buildings) and Dr Cann Park (approx. 110 units).
  - Spreadsheet will be prepared: base shell vs. turnkey. Numbers will be estimated at worst-case scenario and may change after consultant Dave Braddock input.
  - Estimates for the planning and design plans are Dockyard at $45,000 and Dr Cann Park at $55,000 for a total of $100,000.
  - Design engineering cost estimates are Dockyard at $110,000 and Dr. Cann Park at $140,000 for a total of $250,000.
  - Local engineering site plan estimates are $400,000 for both sites.
  - Local engineering stamping and building control estimates are Dockyard $430,000 and Dr Cann Park $570,000 for a total of $1,000,000. There is potential to reduce building control fees if processed through the Ministry.
  - Site clearing estimates are Dockyard $100,000 and Dr Cann Park at $400,000.
  - The Project management estimate for Dr Cann Park is $120,000; the Dockyard site project management is included under vendor Coastal estimate; overseas accommodations and coordination noted.
  - Shell completion and overseas labor: approximately $10 million each (Dockyard and Dr Cann Park).
  - Utilities estimate for BELCO, water tanks, sewage to be determined.
  - Exterior doors estimate is Dockyard at $355,000 and Dr Cann Park at $465,000. Windows are believed to be included but need confirmation.

- Landscaping (hardscape, sidewalks, vegetation, street lighting): Dockyard estimate is $1.3 million, and Dr Cann Park is $1.7 million.
- Parking (Dr Cann Park): seniors-only designation preferred to avoid expanding from current 50–60 spaces. Additional parking could be added later.
- Elevators: one per building; therefore, Dockyard sites will require seven and Dr Cann Park will need four).
- Interior fit out inclusive of elevators: estimate is $1.9 million for Dockyard and $1.1 million for Dr Cann Park
- Fire sprinkler system estimates are Dockyard $750,000 and Dr Cann Park at $2.25 million.
- Estimate of cost per square foot (worst-case), Dockyard at $546/sf and Dr Cann Park $508/sf). Channel House related costs are not included. Estimates are intentionally conservative; expect reductions after validation.

- Engineering approach and local stamping
  - Overseas firms engineer the product; local engineers review and stamp, implying local liability and significant costs.
  - Dave Braddock will submit a proposal and charge hourly rate until project price is set and is comfortable reviewing/stamping if designs are sound, potentially reducing costs.
- Preconco timeline and scheduling
  - Estimate of forty-eight weeks total; clarify start date.
  - Expect phased occupancy as buildings complete; if construction starts in August, most buildings could be up by year-end with overall completion in 12–18 months. Project manager to produce a comprehensive internal schedule.
- Planning authorization and ministerial coordination

- Construction start depends on planning authorization. Plan to meet with the Minister responsible for Planning, Permanent Secretary and Director of Planning. Ensure that BHC Chair Famous and BLMC Chair Tyrrell are included in communications.
- Minister requested an Information Cabinet Paper be prepared within 10–12 days; include timeline of activities by month since committee formalization in December.

- Contractor engagement and contract structure
  - Once the 3:30 p.m. meeting today has concluded, send letters to Coastal and Preconco indicating projects are in final evaluation and include AIA contract template.
  - MOU and bank confirmations required before signing contracts. Consider non-refundable retainer/deposit of between $50,000 and $100,000 to allow design work to be carried out while financing is completed.
  - Use AIA contract with liquidated damages, potential early completion bonuses, and standard 10% retention. Keep fit-out budget confidential during bids to avoid price anchoring.
- Bank negotiation
  - Seek improvement to bank rates and reduce finder's fees. Write to both banks promptly and request responses by 3:00 ahead of the 3:30 meeting with the Financial Secretary and copy the team.
- Other Contractors and media
  - Z Modular seeking meeting when on island. Agreed to meet and potentially route to BEDC. Team is firm that no other contractors are to be considered for Phase 1.
  - Media inquiry from Mr. Watlington of Harrington Homes regarding a vendor claim: clarify that only a brochure was supplied (no formal presentation), vendor lacks local presence and capacity for phase one

timelines/quantities; consider inviting for phase two if appropriate. Maintain focus on phase one execution.

- Property and site matters
    - Spinning Wheel property: family have approached BHC with a view to a sale. Price of $2 - 2.5 million has been indicated. This is a substantial property needing refurbishment however the family consensus is unclear. Property requires an appraisal.
    - Wantley property and National Trust: correspondence noted; safety concerns and potential demolition vs. heritage interests. Desire to prioritize housing and safety; PS to send documents to Paul for review.
    - Casuarina trees at BBR: roots damaging cliffs; propose formal request to Public Works for removal (invasive species), with documentation/photos.
- Committee documentation
    - Compile committee minutes and ensure the Cabinet Information paper includes monthly timelines since December. Finalize vendor evaluation list and research; address Google Docs upload/download challenges; share access and instructions.

17th March 2026

Hugo Pereira, Chairman

Affordable Housing Advisory Committee

Date: 2026-03-20
Location: BHC Boardroom
Participants: Minister Zane Desilva, Paul Martin (BHC), Mark Melo (BHC), Lakila Bell (BHC), Keino Furbert-Jacobs (BHC), Julie Marshall (MHM), Jane Brett (MHM), Andrew Dias (BLMC) Chris Famous (BHC Chair)
Apologies; PS Drew Pettit

Meeting Notes

Project Funding, MOU, and Bank Coordination

- Discussions are underway to coordinate the funding from BCB and Clarien banks. BCB will handle the Dockyard project, while Clarien will take on the Cann Park project.
- A concern was raised about Clarien, which holds around forty million dollars in current loans (BLMC). They need to be formally advised and comfortable with the new arrangements with BCB, as a clause may require their consent.
- The MOU will cover the two projects funded by a $ 90million loan: Dockyard (Inclusive of Victoria Place and Albert Row in Dockyard and Tommy Fox in St Davids) and Cann Park. Projects funded by BHC (Channel House) will be kept separate to maintain clear financial lines.
- A Memorandum of Understanding (MOU) is being developed to secure an annual subsidy of approximately $8 million from the Ministry of Finance for the two projects as there is a concern that the $90 million may be insufficient. This would likely be due to non-payment by tenants. The banks require this MOU for the financing agreement.
- A clause will be added to the MOU giving the entity responsible for the project (e.g., BLMC or BHC) final authority on its progression.

Vendor Engagement and Project Kick-off

- To avoid delays while finalizing the MOU, "good faith" non-refundable deposits of $50,000 will be paid to two vendors (Preconco and Coastal) to initiate projects. The vendors are ready to begin upon receipt. The deposit should be clearly stated as part of the overall contract price.
- After the deposit is sent, vendors will be asked for a project outline to help plan site clearing and line up architects and engineers.
- Meetings will be scheduled for Tues. 24 March with Preconco and Coastal to discuss supply, negotiate contract terms, and finalize project details.

Project Planning, Management, and Governance

- This Committee will function as the approval board for the projects.
- To address internal resource constraints, external project managers will be hired for construction management. The committee will assign a project manager for each project.
- AIA contracts will be signed by the project manager, reviewed by the committee, and then sent for payment.
- A detailed critical path will be created for the projects to track progress and ensure accountability in weekly meetings.
- For the Preconco and Coastal projects, the team will engage engineers to create a civil layout for planning submission, with a goal of having it ready within 30 days.
- A proposal was made to ask Minister DeSilva to appoint a BLMC board member to this Committee.

Specific Project Details

- **Channel House Project:** This project will be funded from BHC. A lease between BLMC and BHC must be executed. A meeting is scheduled with Mr. Myron Piper to discuss renting one floor. However, financial concerns were raised about Piper's group.

- **Boaz Island Site Clearing:** The objection period for the planning application has closed. A tender for clearing work has received no significant interest. The plan is to directly engage trusted contractors to begin the work immediately.
- **Quantity Surveyor (QS):** Efforts are ongoing to engage Dave Braddock as the quantity surveyor. His contract and rates are still pending. A site meeting is planned at Cann Park.
- **Use of Local Contractors:** The team will encourage Preconco and Coastal to use local Bermudian firms for foundation work. Coastal has already identified a local company, and Preconco will be asked for a price breakout to enable hiring locally.

Other matters

- **Concrete Supply:** There are challenges with concrete availability due to inconsistent plant operations and prioritization by major suppliers. The impact is minimal as most components are prefabricated. A mobile batch plant is a potential contingency.
- **Modular Housing Vendor Controversy:** A Bermudian man in Florida, Chris Wallington, has publicly claimed his modular housing solution was overlooked. His submission was deemed a vague brochure, not a formal proposal, and his quoted price of $85/sq ft was considered unrealistic. The committee plans to compile all correspondence as part of the vendor evaluation documentation record.
- **Capsule Shipping Logistics:** A shipping quote from Grace showed a significant price jump. An inquiry will be made about potential "wiggle room," though rising fuel costs are acknowledged. A buffer for such increases was included in project spreadsheets.

24Th March 2026

Hugo Pereira, Chairman

Affordable Housing Advisory Committee

Date: 2026-03-27 at 9 a.m.
Location: BHC Boardroom
Participants: PS Drew Pettit (MHM), PS Jeanie Nikolai (Cab Office), Paul Martin (BHC), Mark Melo (BHC), Keino Furbert-Jacobs (BHC), Lakila Bell (BHC), Chris Famous (Chair BHC), Julie Marshall (MHM) Jane Brett (MHM) Hugo Pereira (MHM) Kleita Pitcher (MYSDS) Mark Maloney (Preconco) joined at 9:30 a.m. for 30 min
Apologies; PS Glasford (MYSDS)

Meeting Notes

- **Committee Membership Changes and Meeting Logistics**
    - Two new members joined from the Ministry of Youth, Social Development and Seniors by Ministerial invitation. Kleita Pitcher (Policy Analyst, Ministry of Youth, Social Development and Seniors) and PS Glasford.
    - PS Transition will occur on 1st April 2026. PS Jeanie Nikolai will take over as PS of Ministry of Housing and Municipalities as PS Pettit will move to the Cabinet Office.
    - Meeting workflow: invites sent by the PS Housing; Paul manages Zoom; Jane circulates notes.
- **Board Approvals, Governance, and Budget**
    - BLMC board approval obtained to support the Ministry; government guarantee of 90 million noted; willingness to seek an increase if needed.
    - BHC board is in support.
- **Cross-Ministry Coordination and Cabinet Engagement**
    - Aim to align homelessness strategy and improve awareness between Ministries.

- A paper informing Cabinet about this Committee and Phase 1 projects was deferred and will be discussed at next Cabinet meeting on 7th April. Expect increased scrutiny; ensure documentation ready.

- **AIA Contract Framework, Payment Structure, and Prerequisites**
  - Use AIA contract as base agreement for Coastal and Preconco proposals.
  - No payment due until the AIA is signed. The Government Guarantee and land lease must be in place. Noted that the government legal review of the guarantee could slow progress. Emphasis on hand-carrying documents through offices to avoid delays.
- **Insurance Coverage and Liability**
  - Structural and MEP (mechanical, electrical and plumbing) designs will be stamped by provider's engineers.
  - Professional indemnity and related coverages will be provided.
  - Public liability currently at $1 million; provider open to increasing limits.
- **Fit-out Procurement Approach and Logistics**
  - Preconco can procure fit-out materials (drywall, electrical, plumbing, lighting, windows, doors, flooring, kitchens, elevators) without markup to add value via supply chain.
  - Logistics options: ship direct to Bermuda or via Barbados; factory sourcing may complicate direct shipping.
  - Fit-out can be a contract line item or a separate agreement; samples and specs to be provided.
- **Schedule Coordination, Foundations Readiness, and Technical Inputs**
  - Foundations must be completed before material arrivals to avoid delays.
  - Preconco proposes a site visit in coming weeks to accelerate planning; SharePoint to provide daily communication on design, manufacturing, logistics, and engineering.

- Preconco requests AIA draft, client preferences, geotechnical data, site survey, site plan with building layout, local building codes/standards and requests assistance with quantities.

- **Funding Status with Local Banks and Structuring**
  - Funding leads: Lakila, Mark and Paul.
  - Meetings held with BCB and Clarien; banks in a holding pattern awaiting requested documents. Requirements sent to Lakila, Mark, Paul, and Andrew.
  - Clarien meeting covered legal processes and timelines; estimated 4–6 weeks once documents submitted. Emphasis on active, daily follow-up; email alone is insufficient.
  - $90 million to be split across two related site packages. "Dockyard" package includes Tommy Fox, St. David's and is slated for Coastal with financing from BCB; Clarien targeted for Preconco and Cann Park financing. Vendor engagement and project kickoff to proceed.
  - Additional guarantee request: work completed to support a further $60 million with documentation compiled by Mark and vetted by Andrew Dias and Latanya Carmichael (BLMC CFO). Summary sent to FS for Friday review; outcome pending.

- **Cann Park 2 Lease**
  - Lease between BLMC and Ministry of Public Works is still not signed. BLMC needs the signed lease to proceed with loan documentation; obtaining this is urgent as the Banks/legal are unlikely to proceed without it. A MoU is insufficient. PS Housing to follow-up after meeting.

- **Engagement with HSBC (Phase Two)**
  - New inquiry from HSBC about housing projects. Prior meeting indicated HSBC is interested in sale-related financing, not current (rental) project scope. Plan to schedule follow-up, likely in phase two.

- **Government Guarantee and Cost Validation**

- Current guarantee: $90 million; initial project estimate is approximately $105 million, indicating an approximate $15 million shortfall.
- Independent cost validation by Mr. Braddock (QS) expected by Friday or Monday; aims to confirm or lower internal estimates.
- Concern that delays push timelines into June; approvals and paperwork are bottlenecks more than construction.

- **Channel House Project Update**
  - Minister and Paul met with developers Myron Piper and Mrs. Lowe to review proposal which is to lease and rent lower floor from BHC. Agreement in principle achieved.
  - Intended use: primarily aging seniors (mostly unassisted) on lower floor. Local contractors to be used for development.
- **Boaz Island**
  - Objections have been addressed and letters sent to objectors.
  - Site engineering for MEP completed and under structural review due to tank modifications.
  - Concrete/block supply risk noted; shortages of certain block sizes; precast approach favored to mitigate supply risk.
- **Contractor Engagement, Work Permits, and Equipment**
  - Preconco plans to bring approximately 6 key personnel and intends to hire/train 30–40 local workers for foundations and erection; emphasis on local participation reduces work permit needs.
  - Cranes may need to be imported; potential use of one existing crane.
  - Aim for sign-off early next week to start the process.
- **Affordable Housing Strategy Timeline and Consultation**
  - Strategy is 10 years – 2025-2035.

- Awaiting a first design draft from DCI. HQ will review every draft until satisfied. Strategy to then be submitted to Cabinet requesting permission to consult externally.
- Anticipated timeline: at Cabinet by mid-April; public release by end of April. Consultation methods: town halls, interviews, podcasts, government forum; interest from Chambers' real estate division noted.
- Suggestion that town halls should be site-specific (e.g. proposed housing developments - Cann Park, Tommy Fox), rather than a Town Hall on the Strategy itself. Minister to decide.

- **Documentation and Evaluation Matrix**
  - Concern about research background and documentation completeness.
  - Need to finalize evaluation matrix to justify selection of vendors.
  - Team to review and identify gaps and share missing items.
- **Financial Considerations**
  - Discussion of a good-faith payment; Mr. Maloney declined.

31st March 2026

Hugo Pereira, Chairman

AFFORDABLE HOUSING ADVISORY COMMITTEE

Date: 10 April 2026 9:00 a.m.
Location: BHC Boardroom
Participants: Minister Zane DeSilva (MHM), PS Jeane Nikolai (MHM), Acting PS Marva O'Brien (MYSDS), Paul Martin (BHC), Mark Melo (BHC), Keino Furbert-Jones (BHC), Lakila Bell (BHC), Jane Brett (MHM), Hugo Pereira (MHM), Andrew Dias (BLMC), Kleita Pitcher (MYSDS)

Meeting Notes

Project Management, Strategy, and Reporting

- **Critical Path Charts**: The Minister requested that critical path charts be created for every project. These will be included in a Cabinet Paper to show project timelines and key milestones, such as unit ordering and infrastructure completion. The charts will also serve as a visual tool for tracking weekly progress and ensuring accountability and will be cross-referenced with vendor-supplied construction schedules.
- **Compendium of Affordable Housing Research :** A Google Doc for this information has been created. All Committee Members are requested to upload documents into this drive.

Legal, Regulatory, and Emergency Powers

- **Emergency Powers for Project Acceleration**: The discussion focused on using existing emergency powers to expedite housing projects and bypass the standard planning process, including the public objection period. The Attorney General (AG) has proactively suggested using these powers, which can be invoked quickly. Minister agreed to reach out to the AG to discuss.
- **Lease between BLMC and Ministry of Public Works and Environment**: The lease for Cann Park is still pending. The relevant parties are aware of the urgency.

- **Draft Contracts (Coastal and Preconco)**: The standard AIA draft contracts have been circulated and are under review. A discussion was held on whether to use in-house legal counsel for review. Typically, this is not done unless unreasonable conditions are added, but it was suggested as a good idea given expected public scrutiny. The Minister will be guided by the team's judgment.

- **MoU**: The Financial Secretary and Minister of Public Works and Environment. will prioritize moving the MoU forward for the annual subsidy needed due to the anticipated shortfall of $8 million for the two projects. It requires signatures from Minister DeSilva and the Minister of Finance.

- ## Project Financing and Budget

- **Bermuda Commercial Bank Financing**: Ready to proceed pending the lease agreement between BLMC and Ministry of Public Works and Environment.

- **Clarien Bank Financing**: Negotiations are ongoing. Issues were raised about excessive red tape and a high, unacceptable legal review fee ($80,000). Both BCB and Clarien have a finder's fee and have adjusted their interest rates downward.

- **International Financing (China)**: A very brief meeting was held with a group from China that offered to supply materials at "less than half" the price and also provide financing.

Project Updates and Estimates

- **Quantity Surveyor (QS) Report and Estimates**: The QS report was used to validate internal cost estimates, which were found to be more robust than contractor proposals.

    - **Cann Park**: Contractor: $38 million; Internal: $46 million.

    - **Victoria Place**: Contractor: $22 million; Internal: $24 million.

    - **Albert Row and Tommy Fox**: Approx. $16.3 to $16.4 million each.

- **Channel House**: Approx. $7 to $10 million.

- **Cost Targets**: The cost per square foot is targeted to be under $400. The current "all-in" cost for capsules is close to $700 per square foot due to freight.
- **Boaz Island Project**: The formal decision from the Development Applications Board is pending, however the Department of Planning's recommendation for refusal is online. The team anticipates an appeal will be approved but possibly with a condition that the emergency housing must be removed within a four year period. The refusal is seen as an attempt to prevent the public from buying the emergency housing "capsules". Major work has stopped, and no asbestos was found on site. The units are expected to arrive in May.
- **Channel House Project**: A meeting with Mr. Piper is scheduled for this afternoon.

Public and Community Engagement

- **Public Communication Strategy**: A plan was discussed to make a public announcement about project timelines and delivery dates however no decision was made.
- **Housing Strategy Document**: Proofs from DCI have been received. The team is waiting for draft four, which will include the Minister's foreward and photograph. The document will be presented to Cabinet on the 21st April 2026 requesting approval for public consultation. The Minister requested that photos of seniors and children be added to the cover page. The Minister plans to table the document in Parliament in May.
- **Community Engagement**: The plan is to hold "information meetings" rather than "town halls" for upcoming projects Cann Park 2 in Southampton and Victoria Terrace and Albert Row in Dockyard to inform the public of decisions already made, not to seek approval. No dates have been decided.

7th April 2026

Hugo Pereira, Chairman

Affordable Housing Advisory Committee

Date: 17 April 2026 9:00 a.m.
Location: Bermuda Housing Corporation Boardroom
Participants: Hugo Pereira (MHM), Julie Marshall (MHM), Jane Brett (MHM), Andrew Dias (BLMC), Paul Martin (BHC), Mark Melo (BHC), Lakila Bell (BHC), Keino Furbert-Jacobs (BHC) Chris Famous (BHC), Kleita Pitcher (MYSDS)

Meeting Notes

Vendor Contracts, Engineering, and Financials

- Keino reported that IEPC (engineering firm) is handling architectural aspects of the projects
- The Coastal contract was reviewed and approved. The Preconco contract is pending.
- An addendum for Coastal for an additional $19,500 to provide stamped drawings was discussed and approved. The contract specifies project completion no later than 365 calendar days from commencement.
- The contract payment structure is based on the percentage of completion. It includes a termination clause where the contractor is paid for work completed plus a 20% fee on the remaining contract value if the project is stopped.
- A financial guarantee from the Financial Secretary (FS) for $114,750,000 has been secured, which could increase to $116.4 million with the addition of balconies.
- Legal documentation for financing has been sent to Wakefield and Quinn for review on behalf of BCB (Bermuda Commercial Bank). BCB is willing to take on all financing if needed.
- Progress with Clarien for financing is slow; they require a full QS report and estimate funds may not be available until mid-to-late May.

Project Design and Strategy

- Survey boundaries at Albert Row and Victoria Place are being extended to maximize amenity space. Compu-CAD is finalizing the survey for Victoria Place.
- The necessity of hiring an architect was debated and deemed a potentially unnecessary expense, as Preconco and Coastal will provide completed drawings and registered engineers can handle submissions.
- A discussion was held on adding balconies. Despite an additional cost of approximately $2 million and concerns about tenant misuse, the final decision was to approve the balconies to avoid a guaranteed planning refusal.
- A suggestion was made to hold a final review meeting with the Director of Planning's team before each official submission to prevent refusals..

Appeal for Department of Planning Refusal

- Paul presented an appeal letter for the Department of Planning's refusal based on policies DSM 4, 11, 17, and 22.
- The letter argues the project is an emergency pilot program, not a permanent development, aligns with providing diverse housing, and meets private outdoor amenity space requirements under DSM 17.
- The appeal will be signed by Keino on behalf of the Ministry of Housing and submitted today. There should be no fees as this is a project sponsored by the Ministry of Housing.
- The process involves a review by objectors, followed by a 21-day review by the planning department.

Emergency Powers

- The team is in agreement for emergency powers to be used to expedite the project and is awaiting documents from the Attorney General. Hugo to follow up with Minister DeSilva.

Lease and MoU Status

- The Memorandum of Understanding (MOU) is awaiting the FS's signature. Once the FS returns to the office on Monday, his signature will be secured.
- The lease agreement between Public Works and BLMC is still not signed. Once signed, it will be provided to the banks, which is a requirement for Clarien's process.

Housing Strategy, Policy, and Public Consultation

- The group discussed the need for a formal definition and policies for subsidized housing to distinguish it from luxury private developments. Julie agreed to draft policies for low-cost housing.
- DCI are working on Draft 5 of the Housing Strategy. Once the final version is received it will be submitted and discussed at Cabinet on 5th May 2026. Public information sessions will follow to present the strategy.
- The team discussed the merits of creating a Housing Authority (which is included as a recommendation in the Housing Strategy) to create a legal framework, regulate the sector, protect stakeholders and create investment opportunities.
- The housing waiting list has grown to 448 families.

Rent Control, Subsidies, and Market Issues

- The current rent control system was described as outdated, biased, and in need of being completely replaced.
- It was argued that government subsidies (e.g., for seniors) should be means-tested to ensure fairness.
- Concerns were raised that public housing units built in the past were sold on the private market, depleting stock and distorting the market. It was emphasized that new developments must remain as permanent public housing.
- Contractors have stated they are not interested in affordable housing projects without a profit margin. The group discussed seeking unit-based pricing or hiring multiple smaller contractors to control costs.

- A newspaper article was published regarding a six-month MOU for an affordable housing proposal on Westcott Road, Southside by Dwayne Trott. No formal proposal has yet been submitted to BLMC. Mr Trott has until July 2026 to submit proposal.

21st April, 2026

Hugo Pereira, Chairman

Affordable Housing Advisory Committee

Date: 24 April 2026 9:00 a.m.
Location: Bermuda Housing Corporation Boardroom
Participants: BHC Chair Famous (BHC) – zoom, Jeane Nikolai (MHM) Hugo Pereira (MHM) Julie Marshall (MHM), Paul Martin (BHC), Keino-Furbert Jacobs (BHC), Lakila Bell (BHC), Mark Melo (BHC), Andrew Dias (BLMC), Kleita Pitcher (MYSDS)
Apologies: Minister Zane DeSilva, Jane Brett (MHM)

Meeting Notes

- Contract Status - Preconco
    - The latest proposal was reviewed line by line by Andrew, Keino, and Hugo followed by a meeting yesterday with Mark Maloney (Preconco owner). The team advised Preconco that the contract was very "one-sided" as they perceived that all the risk was falling on Bermuda.
    - Preconco acknowledged this and will revise and send an updated version for the team to review. Scope changes include balcony redesign to cantilevered, size reductions affecting pricing; MEP concerns addressed.
    - The target is to sign the contract next week.
    - Deposit terms negotiated from 20% to 10–15%, with timing aligned to funding.
- Financing and banking constraints (Clarien, BCB)
    - The Clarien funding is delayed due to governance/documentation requirements. Clarien need the BLMC lease (which now requires Cabinet approval despite it being a "peppercorn lease") to secure lending tied to property control. Cabinet meets next Tuesday and Minister and Chair to expedite to get the Lease on the agenda. The aim is to obtain the funds by the end of May.
    - The team agreed to use BHC funds temporarily for Preconco deposit and repay after Clarien release the funds.

- BCB overdraft progressing; Wakefield Quinn is reviewing documents and readiness expected within two weeks.
- Chair requested clear timelines to avoid operational strain.

- Project coordination with vendors and technical planning
  - The next step is for the architectural and MEP plans to be completed and ready to be submitted to Dept of Planning.
- Emergency Powers
  - Minister has had conversations with the Attorney General. She has advised that the Governor needs to be involved. Minister to revert once he has returned to the Island.
  - Emergency powers could remove red tape but not safety/structural compliance; team not relying on these.
- Balcony design and cost revisions
  - Coastal has revised specs; costs reduced from approximately $2,000,000 to approximately $630,000–$660,000 via thicker cantilevered slabs (1–2 inches) instead of columns.
  - Options include 6-foot or 8-foot lengths; confirm exact dimensions (e.g., 4x6).
  - Planning requirements may dictate inclusion; aesthetic review recommended.
  - The team agreed that balconies will proceed.
- Dr Cann Park garages cost estimate
  - The estimate for the garages is approximately $3,000,000 however the exact figure needs to be clarified.
- Geotechnical constraints

- A geotechnical engineer is required however there is not one available on-island.
- Work permit application will be prepared.

- Planning application timing and political communications
  - Final building elevations and sizes due shortly.
  - Submit applications to Dept of Planning once Cabinet has been informed.
  - Planning publication may trigger scrutiny; brief Minister and Cabinet first. Must align communications to manage reactions.

- Affordable Housing Strategy
  - Cabinet consideration targeted for Tuesday, April 27, 2026; document is being finalized by DCI with style edits.
  - Memo seeks approval for public consultation.
  - Target to present the strategy on May 1, 2026, following Cabinet approval.
  - Minister has agreed to present at the BUILD Conference on 6th or 7th May.
  - Develop PowerPoint and gather project photos. Presentation to also be used for Community Meetings.

- Community engagement approach
  - Schedule two separate community meetings (Southside and Dockyard) aligned with planning submissions.
  - Ministerial press release recommended ahead of submissions to Dept of Planning to prepare public; anticipate NIMBY reactions but mandate remains delivery.

- Project planning timelines and fast-tracking
  - The Planning process is expected to take 1–2 months. Internal prioritization for government projects exists; approvals likely around two months even if submission starts next week.

- Building permit bottlenecks and inter-agency coordination
    - Delays at building permit stage with Fire, Health, and DENR, which meet monthly.
    - Engage PS Pettit to assign a liaison to assist with progressing applications.
    - Ensure applications complete and compliant to avoid delays.

  Documentation and coordination with FS

    - Documentation was emailed; will be walked over in person; FS has returned and is busy—ensure delivery.
- Boaz Island planning appeal process and Minister of Cabinet Office decision
    - Appeal arrived last Friday; objectors may submit further comments by May 1, 2026.
    - Request PS Pettit to expedite Director's Case for week beginning May 4, 2026; then final comments and Minister's decision.
    - Minister of Cabinet Office likely to approve with temporary condition; request for 7-year duration.
    - Prepare for mid-May approval with temporary permission but then needs building permit.
- Site maintenance at Boaz Island
    - Works at Boaz Island have been halted due to local concerns; site has trash; discussion around whether to clean and grade for tourist season.
    - The team agreed to proceed with cleanup and erect fencing (≤4 feet without permit) but defer excavation.
- Project status updates (Victoria & Albert Row, Dr Cann Park, Boaz Island capsules)

- Victoria & Albert Row and Dr Cann Park are proceeding with IEPC assistance.
- Boaz Island: seven capsules being wrapped at port; shipping ETA ~60 days (late June 2026).
- Aim to have siteworks and permits ready; consider Dockyard storage contingency if delays occur.
- Conclusion: Finalize permitting and site readiness to meet capsule arrival; arrange storage contingency.

- Westcott Road inquiry (external proponent)
  - Two lots identified; six months granted to submit proposal (due June–July 2026); public claims made without formal submission.
  - There is no active project until formal proposal received and reviewed.
- Rezoning for HC sites (Ocean View and Sparks Cottage) in new Bermuda Plan
  - Propose rezoning conservation sites to enable housing; include affordable housing policy tweaks.
  - Timing not critical for Phase 1. Sites with zoning issues are in later phases (Phase 2–3).
  - Conclusion: Compile and submit rezoning/policy package to Planning for consideration in new Bermuda Plan.
- Town hall/community meetings planning (Southside and Dockyard)
  - Venues under consideration (e.g., St. David's Primary School, St. David's Cricket Club, building near Moresby House).
  - Ensure attendance: Minister (lead), BHC Chair, committee members (including Paul), Junior Minister Senator Bell, area MPs.
  - Prepare visuals: PowerPoint, 3D renderings, slideshows; coordinate availability.
- Community amenities for family housing areas

- With increased families living on/near Tommy Fox Road, need play spaces/parks; consider near tennis courts on Tommy Fox Road, and west end between Victoria Place and Albert Road.
- Seek sponsors to fund parks outside core budgets.
- Identify locations and sponsors; integrate into planning and messaging.

- Channel House update and healthcare partnerships
  - Met with Sunset View operator interested in ground floor; coordinate multiple parties.
  - Convene BHB engagement as part of Housing Strategy stakeholder outreach; potential funding if serving patients/staff.
  - Channel House capacity is approximately 18–19 units per floor.
- Public engagement and education on precast strategy
  - Positive feedback from PLP Branch meeting on precast rationale.
  - Develop expanded public engagement with Minister and QUANGO Chairs to explain housing context and to build buy-in.
- Vendor meeting organization and gatekeeping needs improving

28th April 2026

Hugo Pereira, Chairman

Affordable Housing Advisory Committee

Date: 1 May 2026 9:00 a.m.
Location: Bermuda Housing Corporation Boardroom
Participants: Minister Zane DeSilva, BHC Chair Famous (Zoom), PS Drew Pettit, Hugo Pereira (MHM), Paul Martin (BHC), Lakila Bell (BHC), Mark Melo (BHC), Keino Furbert-Jacobs (BHC), Andrew Dias (BLMC), Julie Marshall (MHM), Jane Brett (MHM), PS Pandora Glasford (MYSDS), Kleita Pitcher (MYSDS)

Apologies: PS Jeane Nikolai (on leave)

Meeting Notes

Project and Press Conference Strategy

- The team discussed two upcoming press conferences. The first is on Monday, May 4, 2026 and is primarily a Ministry press conference, and the second is on Thursday, May 7, 2026, at 12:30 PM in Middletown and is a BHC press conference.
- The Monday press conference will launch the Affordable Housing Strategy 2025-2035 and the associated public consultation and announce that 229 homes will be built using precast concrete in the next 18 months. The strategy will be introduced first, followed by the housing announcement. The second press conference will show the completion of the Middletown units.
- The team agreed to focus entirely on "Phase One" of the project for the next month to ensure it starts properly before considering "Phase Two." The public announcement on Monday will create momentum, but the team's priority is execution.
- A request was made for the Chair and the Minister to help unblock critical issues related to finance and planning.

Financial and Funding Updates

- Two loan offers have been signed with BCB bank. An offer from BCB to fund all projects was deemed unsuitable for the desired timeline.
- The ten-million-dollar overdraft is pending review by the Solicitor General.
- BLMC is reviewing documents and will submit to Clarien Bank today. Hopefully the financing from Clarien will be available by the end of May.
- It was agreed that a post-mortem should be undertaken with regard to the financing.
- The Memorandum of Understanding (MOU) is currently delayed at the Attorney General's Chambers after the Financial Secretary (FS) requested a one-line addition.

Budget

The project has a strict construction cost of $522 per square foot.

Tenant and Community Strategy

- Community meetings are planned for East and West end residents.
- A waiting list exists for the new units, with priority given to those in desperate need.
- A playground is planned for the tennis court area in Tommy Fox Road in St. David's to create a community-oriented space.
- The Annie's Bay park project in St. David's has been approved by BLMC Board.
- The Team discussed naming the new housing developments, avoiding names like "Cann Park 2" to differentiate them from older projects, and getting the community and Parish Councils involved in naming them

• Tenant Selection, Policies, and Accessibility

- There was a detailed discussion on establishing strict criteria for new tenants to protect the $100 million investment. The BHC subcommittee is reviewing and tightening lease policies to prevent occupancy by tenants with a history of non-

payment or who own other properties. Policies will include clauses on asset declaration and property cleanliness.

- Regarding accessibility, six of the new units at Cann Park 2 will be fully accessible with features like grab bars, walk-in showers, and adjusted cabinetry height.

Energy Efficiency

- The high cost of utilities was discussed, leading to suggestions for energy-saving solutions like solar panels and 12-volt electrical systems.
- Implementing smart energy monitoring systems to track usage and control costs (e.g., shutting off A/C if a door is open) was proposed.
- Each unit will have its own electrical meter, but one project may have a centralized HVAC system.

Inter-Agency Collaboration and Information Sharing

- The potential use of Channel House for hospital patients ready for discharge was proposed as an alternative to leasing to a commercial vendor. The Ministry of Health will be consulted.
- A concern was raised about the non-profit organization "Home" potentially inflating homelessness numbers by collating data from multiple waiting lists.

Emergency Powers

- Minister will continue to press the Attorney General (AG) for an update on using emergency powers to shorten the planning process. Project timelines will be provided to the AG to support this.

Planning, Approvals, and Upcoming Meetings

- A technical meeting between Ministries to create a fast-track process will be scheduled with Minister Rabain and the Director of Planning.

- Build Conference is scheduled for May 6-7 at BUEI. Minister will speak at 2 p.m. on 6th May.
- Two Town hall meetings are to be scheduled for June.
- A meeting with the planning, fire, and health departments is being scheduled for Friday, May 9, 2026.

The deadline for objectors to appeal the Boaz Island Project is today, May 1, 2026. PS Pettit has been asked to request that the Director's case for the appeal be expedited from 21 days to receive by next week so that the appeal can be submitted to the Minister for consideration by the week beginning 11 May 2026.

The Minister responsible for the Dept of Planning is likely to consider an emergency or temporary approval for the "capsule" units subject to a time-limited condition.

5th May 2026

Hugo Pereira, Chairman

Affordable Housing Advisory Committee

Date: 8th May 2026 9:00 a.m.
Location: Bermuda Housing Corporation Boardroom
Participants: Minister Zane DeSilva, BHC Chair Famous (ZOOM), PS Nikolai (MHM), Julie Marshall (MHM), Jane Brett (MHM), Hugo Pereira (MHM), Paul Martin (BHC), Keino Furbert-Jacobs (BHC), Lakila Bell (BHC), Andrew Dias (BLMC), Kleita Pitcher (MYSDS)

Meeting Notes

Financing, Approvals, and Project Delays

- **M.O.U. and Financing Delays:** The Memorandum of Understanding (M.O.U.) has not yet been signed. The Attorney Generals Chambers have raised a list of concerns, causing significant delays and frustration. There was general discussion that these concerns stem from a misunderstanding as government mandated projects are typically backstopped by the Government, making liability concerns moot. Minister directed Lakila to draft a response to Chambers for the Minister to send today. Minister noted he will escalate to Premier if necessary.
- While the lease is signed, the financing documentation is not complete and funds are not available. Clarien's underwriters are reviewing the documentation, and a response is anticipated by mid-May 2026.
- **Capsule Appeal & Emergency Powers:** An appeal to the Minister responsible for Planning is underway to grant approval for the Capsules. The team will ask for a seven-year duration approval, citing the Triton House precedent. PS Pettit will be asked to ensure the Minister responsible for Planning gives this urgent attention. To support a request for emergency powers, a "guesstimate" for Phase 1 project timeline will be provided to the Attorney General.

Project Updates and Planning

- **Project Budget and Savings:** The Phase 1 project has a strict construction cost of $522 per square foot which includes estimates for all fit-out work. The goal is

to achieve significant savings during the fit-out phase, with a target cost of $398 per square foot noted as ideal. Skepticism was expressed regarding a builder's claim at the BUILD summit on 6th May 2026 to be able to build at $200 per square foot.

- **Channel House Project:** An update is required for a Cabinet paper, but progress has been slow. There are no firm vendor agreements, and the project's format is uncertain, with potential involvement from the hospital to transfer patients who are medically fit to be discharged. PS Keisha Tuckett at the Ministry of Health is the primary contact.
- **Preconco Visit:** Representatives from Preconco will visit from May 13th to 16th for in person meetings, inspect shipping access, and meet local construction companies. An internal meeting is scheduled for May 11th to discuss their contract.

Housing Units, Tenants, and Community

- **Solar Energy Discussion:** The group discussed installing solar systems on Phase 1 housing buildings to reduce electricity costs. Solar water heating (approx. $5,000 per unit) was suggested as a potentially better return than solar PV. The team agreed a separate conversation should be scheduled soon to get pricing for solar panels before ordering materials.
- **Tenant Policies:** A stricter "one strike and you're gone" policy for new tenants was discussed. However, it was acknowledged that legal protocols must be followed and that political intervention often complicates enforcement. There are concerns that a revamp of the landlord and tenant act could offer tenants more protections, further discouraging landlords.
- **Community Engagement:** Meetings will be held to inform residents about Phase 1 housing project decisions already made. Minister recounted advising some St. David's residents that homes would be built on Tommy Fox Road despite their objections. A lack of public comment was noted after a press conference about building 300 homes.
- **Renaming "Cann Park Two":** The team agreed to use the name "Cann Park Two" until a new name is agreed. Community input for a new name will be

sought, possibly through a competition involving the Southampton Parish Council.

- **Proposed Football Arena:** Hugo advised that the BFA have funds from FIFA to build a small football arena in St. David's. Hugo proposed that the tennis court site on Tommy Fox Road could be utilized at no cost to BLMC/BHC. Concerns were raised about the lot size and the lack of a plan for maintenance, security, and management, citing past issues with the existing tennis courts. Hugo was tasked with asking the BFA about their plan for ongoing responsibility.

Communications and Scheduling

- **Media Strategy:** Two press conferences to announce the financing will be held; one with Clarien Bank and the other with BCB. One will be considered for 21st May. The second one will be scheduled pending the finalization of the documentation. Another press conference will be scheduled for 19th May to highlight the work at Annie's Bay, St Davids.
- **Community Meeting Schedule:**
    - **Boaz Island**: Tuesday, 26th May (Tentative)
    - **West End:** Sunday, May 31st at The Shed at 3:00 PM (venue for 100 people needed).
    - **East End:** Thursday, June 11th at 6:30 PM at "Open Doors", with a pre-meeting for Marginal Wharf tenants at 5:00 PM.
    - **Cann Park:** Tuesday, June 16th at 6:30 PM at "Dalton Tucker School".

12th May 2026

Hugo Pereira, Chairman

Affordable Housing Advisory Committee

Date: 15th May 2026
Location: Bermuda Housing Corporation Boardroom
Participants: PS Nikolai (MHM), Julie Marshall (MHM), Hugo Pereira (MHM), Paul Martin (BHC), Keino Furbert-Jacobs (BHC), Lakila Bell (BHC) (ZOOM), Mark Melo (BHC), Andrew Dias (BLMC)

Meeting Notes

Critical Financing and Administrative Delays

The Memorandum of Understanding (MOU) is still not signed and this is holding up access to funds. The team is frustrated with government bureaucracy and noted that processes are dated, slow-moving, and laden with red tape. Critical matters need escalation at the PS and Ministerial level rather than through the team's direct channels. The team views the MOU as a pragmatic safeguard amid government leadership changes—while not enforceable in court, it memorializes intent beyond informal emails and helps mitigate selective memory or shifting positions.

Project Planning and Execution Status

The Preconco team is currently visiting and have met with IEPC, Crisson Construction and Barclay Construction. Arrangements are needed for Preconco accommodation (one house with availability to house six people).

The Capsule appeal is with the Minister of the Cabinet Office for decision as of this morning.

The applications for the units at Tommy Fox Road and Albert Row are nearly ready to be submitted. Victoria Place has an approved SDO for residential use. Need to check if it needs a final planning application or if it can go straight to a building permit.

The comments from Dept of Planning on Tommy Fox and Albert Row sites focus primarily on the site plan—trash management and sightlines (120 feet visibility in both directions from the entrance). The receiving sites for Preconco are clear and flat and will

likely only require an excavation or building permit for foundations. Fire and Health have reviewed and approved plans for the initial projects. There is a recommendation to omit sprinklers based on building type.

The team stressed maintaining a disciplined focus on securing planning approvals and signing contracts, specifically warning against design changes that would increase costs.

Stakeholder and Community Engagement

Build Summit

Zlato from Paradise Mobile provided a very compelling presentation on renewable energy at the BUILD Summit last week. Minister DeSilva intends to meet with him upon his return. There was a brief discussion of including solar panels on the units however the team is adamant that any solar initiative be treated as a new, separate project to avoid deviation from immediate priorities. A pragmatic approach is considered—starting small, focusing on existing buildings—and ensuring the overall effort remains focused on planning approvals and contracts.

Community Meetings

Planning for Community meetings is in motion, with a preference to call them "community meetings" rather than "town halls." The West End venue is scheduled for Sunday May 31 at 3 p.m. at the Star of India Building in Dockyard. The East End venue is scheduled for Thursday June 11 at 6:30 p.m. at Open Door Christian Assembly in Southside. There is a venue challenge for the Southampton Cann Park meeting on Tues 16th June at Dalton Tucker School—an assembly hall is in use until 6:00 PM, alternative venues are being explored. The team will work with DCI for media support. The plan is to prepare powerpoint presentations adapted from the Build Summit slides and visual display boards so attendees can clearly visualize the proposals, with Minister DeSilva providing the welcome and an overview and then Paul/Keino covering details.

Boaz Island

Minister DeSilva is planning an informal meeting with the Boaz Island community on May 26 to provide an update on the status of the Capsules. The intention is to move

seniors into the Capsules as this will likely be less contentious and more community-friendly, to mitigate perceptions and potential stigma tied to early occupants.

AOB

Channel House Tenancy Update

The first floor vendor has requested design changes to consolidate needs on the first floor. Hugo will meet with the architect Colin Campbell next week.

An email will be sent to PS of Health, Keisha Tuckett to ask about the Hospital and their proposed plans for the second and third floors.

Land Offer in Southampton

A man has offered to sell BHC a piece of property (.8 acre) in Scenic Heights for $450,000. He previously (in 2010) had plans for 17 units which were approved by the then Minister on appeal. BHC will check the current zoning status.

Harrington Homes

Chris Wallington has expressed interest in submitting a proposal for developing affordable housing. Hugo agreed to reach out and advise him to go BLMC website where the available properties for development are listed. From there he can submit a proposal.

19th May 2026

Hugo Pereira, Chairman

Affordable Housing Advisory Committee

Date: 21st May 2026
Location: via Teams
Participants: Minister Zane DeSilva (MHM), PS Nikolai (MHM), Hugo Pereira (MHM), Paul Martin (BHC), Keino Furbert-Jacobs (BHC), Mark Melo (BHC), Andrew Dias (BLMC)

Apologies: Lakila Bell (BHC), Jane Brett (MHM), Julie Marshall (MHM)

Meeting Notes

Planning

Signage and site plans are being completed for Tommy Fox, Albert Row, and Victoria Place. Plans have been submitted to the Dept of Planning for Tommy Fox and Albert Row. Plans will be submitted for Victoria Place next week. Cann Park elevations and sections are being finished and will be submitted to Preconco.

EnTech is submitting a request for excavation permit to Dept of Planning for Cann Park. Once all documents are submitted into Planning, the architects will assume control.

Planning Appeals and Expected Refusals

Regarding the appeal for the Capsules, Minister for Planning has sent a letter to Keino requesting further information. Keino advised he is gathering the requested information.

It was also noted that MHM is expecting a refusal on the BBR application for a change of use.

Financials and Contracts

Lakila sent a technical update (attached to the end of these Meeting notes). Andrew noted that by the end of May 2026, $10 million (from BCB) should be available. Minister noted that he and PS had met with the Premier on Tuesday where Premier asked whether the Project was getting value for money with Preconco and Coastal. Minister noted that the Financial Secretary is and continues to be very helpful from the first meeting and the provision of guidance and advice. Minister noted that a Cabinet Paper on the current status of the project and "how we got to where we are" is on the Cabinet agenda for 26th May 2026.

Andrew noted that at least one of the contracts must be signed next week if the time-line for ground breaking (August 2026) is to be maintained.

Capsules

Seven capsules are en route in two shipments (four and three) with estimated arrival into New Jersey on the 29th of May; two additional capsules remain in manufacturing. This was different to what the Team had been advised earlier in the year – that all nine had been manufactured and shipped. The Capsules have been completely paid for upfront. The Team discussed supplier contractual breaches, and it was agreed to request a refund for the last two and settle for seven Capsules.

Emergency Powers

Minister noted he had reached out again to the Attorney General.

Next Steps

The Team agreed that for the next phase of building (300 homes), a more conventional bid process would be conducted. A decision on location, the type of construction typology and design of building would be taken and submitted to the modular and precast companies for them to bid. The waiting list at BHC is now at 510. Andrew advised caution with regard to moving too quickly onto the next building phase, noting that the contracts for phase 1 are not yet signed and the financing is also not completed. He advised waiting another 1-2 months until the financing is complete, planning permission granted and it is in Building control. The Team agreed.

Dave Braddock; the local project manager/engineer is recommended to act as on-island facilitator to Coastal and Preconco. He will provide updates to the Team every two-three weeks.

26th May 2026

Hugo Pereira, Chairman

Meeting Information

Date: 29th May 2026
Location: BHC Boardroom
Participants: Minister Zane DeSilva (MHM), PS Nikolai (MHM) Julie Marshall (MHM), Hugo Pereira (MHM), Jane Brett (MHM), Paul Martin (BHC), Mark Melo (BHC), Keino Furbert- Jacobs (BHC), BHC Chair Thomas Famous (ZOOM), Andrew Dias (BLMC) Kleita Pitcher (MYSDS)

Apologies: Lakila Bell (BHC)

Meeting Notes

- Planning Department Submissions and Site Clearing for Cann Park 2 site
    - Submissions to Dept of Planning have been made for grubbing and site clearing and excavation of the Cann Park 2 site for review before building permit request is made.
    - Preconco have the planning submission documents and they will send an updated proposal on Monday 1st June which will include their pricing for the site clearance. Preconco are working with Jason Smith of Smith Hauling in preparation of the updated proposal for site clearance.
    - If the price comes in very high, then the site clearance will have to be tendered. Minister noted that if the intention is to dump the vegetation at Marsh Folly, the charges should not be included as the Ministry will be able to get the charges from Public Works waived.
- Town Halls/Community Meetings Scheduling (East and West)
    - The Community Meetings are booked for June 11th and 16th, noting a public holiday on the 15th.

- The venue for the East End Meeting (June 11th) is Open Doors Christian Assembly and the West End Meeting (June 16th) is Mount Zion Church Hall, Southampton.
- Moderators for the meetings to be confirmed; suggestions include Jamahl Simmons. The Director of DCI Nea Talbot is unavailable; PS Nikolai noted she is unable to attend the June 11th meeting.
- Head table will have Minister and Keino and the plan is for Keino to do the main presentation; others will be positioned peripherally.
- E-flyers are expected by Wednesday; radio show and promotions are planned next week.
- Julie has prepared the slides for the meetings and Andrew agreed to send a graphic on Annie's Bay for the East End meeting.

- Annie's Bay Community Initiative
  - The announcement for the Annie's Bay Community initiative is scheduled for June 10th. Annie's Bay is historically significant to St David's and St Davids Historical Society (SDHS) requested that Annie's Bay be transitioned to a park. This was agreed and the press conference is scheduled for June 10th.
  - Google is providing funding to support cutting down invasives and planting cedars.
- Capsules Shipping and Vendor Management
  - The Team is awaiting an update from the shipping broker GTS on shipment from New Jersey to Bermuda.
  - A refund has been requested for the 2 Capsules that have not been manufactured and a timeline has been prepared showing payment details and refund rationale. The company has stated that assembly of the last 2 capsules has already started and Keino has requested evidence of this. To date nothing has been provided.

- Minister asked for confirmation on the final number for the Capsules by the West End Community date 16th June and if it is 7 Capsules rather than the planned 9 then the point can be made about extra space between the Capsules.
- Vendor appears to be a broker with unclear experience; discussion on risks with overseas vendors and value of on-site verification.
- Shipping costs increased from $9,000 to about $24,000 due to market conditions (oil prices, route disruptions).

- Appeal re planning permission for Capsules.
  - Keino has responded to the Minister responsible for Planning's letter requesting further information.
- Architectural Tenders (Victoria Place, Albert Row, Tommy Fox)
  - Official tender issued on the BHC website for architectural services with extensive expectations and uploaded sets; deadline 17th June.
  - Decision to run an official tender to avoid criticism and ensure compliance
  - Maintain separation between architect and project manager roles.
- Project Management Structure for Cann Park 2 (Preconco) and Coastal Projects
  - Assign separate teams to protect our interests across both contracts (Preconco and Coastal) and avoid conflicts.
  - The Team agreed that Dave Braddock should be contracted on hourly basis with a limited contract as Project Manager for Cann Park 2.
  - Darren Woods and Robbie Richardson of the Compound Group to be considered as Project Managers for Coastal Projects.
  - The Team agreed to wait until 17th June when the RFP concludes, to agree on architect services.
  - Structural/MEP: Onsite and IEPC are current recommendations
  -

- Market Scan of Modular and Alternative Construction Providers
    - Minister reiterated that he wants to look at other entities for Phase 2 building and consider a pilot project study. Noted he had a recent Zoom call with "Hollow" group showcasing rapid build capabilities.
- Channel House Planning, Vendors, and Timelines
    - Paul noted he had followed up with Colin Campbell who had done the original drawings and requested an updated proposal.
    - The need for an architect was emphasized given extensive regulatory requirements (e.g., health department, ADA).
    - Cabinet requested timelines; intent to start this year pending final plans and permits.
- BBR Change of Use, Parking, and Appeals
    - Change of use application submitted months ago.
    - Minister noted he had submitted a Cabinet memo this week. Discussion included parking which remains an issue; occupancy levels and net income.
    - Anticipate planning refusal primarily over parking and possibly open space; plan to appeal, then seek ministerial decision.
    - Discussion of net income projections, maintenance costs, and potential balloon payments to offset loan costs.
    - Generator noise issue: Should the Environmental Authority refuse permission, an appeal will be submitted to the Minister for noncompliant use
    - Real-world parking data: ~70 condos occupied with only 26 cars. Minister has the existing parking matrices in his office.
- Overdraft Financing and Force Majeure Clause

- $10 million overdraft documents returned for review; Solicitor General recommends not signing the overdraft documents unless there is a force majeure clause; government guarantee also requires it.
- Documents sent to BCB with the force majeure clause; decision expected after committee review; upon acceptance, execute and access funds, then focus on closing the $114 million primary loan.
- Finance supports the clause; considered fair and valid.

- Primary Loan Timelines and Lender Processes (Clarien and BCB)
  - $114 million primary loan estimated to finalize in about 1 month.
  - Clarien's compliance processes are rigid; requests for property values questioned due to government guarantee.
- Emergency Powers Approval Process
  - AG supports emergency powers; Governor must authorize; both were off-island; meeting expected early next week; monitor timing.
- Risk of Double-Paying for Local Engineering Support
  - Expect Coastal and Preconco to provide ~95% drawings with MEP, requiring local review/stamps for building permit.
  - Concern over duplicating costs included in contractor's lump-sum proposal that references contractor-led structural design/engineering.
  - Clarify contractor responsibility for local engineering support; ensure segregation of duties.
- Governance, Audit, and Conflict of Interest Considerations
  - Committee approval required for spending due to audit requirements; disclose relationships to remain above board.
  - Do not use the same firm to both design and independently review/stamp to avoid conflict optics.

2nd June 2026

Hugo Pereira

AFFORDABLE HOUSING ADVISORY COMMITTEE

Date: 5th June 2026

Location: BHC Boardroom

Participants: Hugo Pereira (MHM), PS Nikolai (MHM), Julie Marshall (MHM), Jane Brett (MHM), Paul Martin (BHC), Lakila Bell (BHC), Keino Furbert-Jacobs (BHC), Andrew Dias (BLMC), Kleita Pitcher (MYSDS)

Meeting Notes

Finance, Approvals, and Funding

- **Bermuda Commercial Bank Loan:**
    - Following a call with Chambers, approval for the facility and guarantee has been obtained, and documents are circulating. The final step is collecting signatures from Ministry of Finance, CEO of BLMC, two directors and witnesses. Once all signatures have been obtained, the documents can be delivered to BCB. **PS** will follow-up as soon as possible.
- **Clarien Bank Funding and Appraisal Requirement:**
    - Clarien's funding is divided into two tranches $20 million and $30 million. There is a possibility that the $20 million might be available next week.
    - Clarien requires a third-party appraisal for the Cann Park site, as an internal/state appraisal is not acceptable. The property is ~2.5 acres with an estimated value of ~$3 million.
    - An appraisal letter from a realtor or appraiser is required. **Lakila** will follow-up to obtain an appraisal letter and submit to Clarien within the week.
- **Financial Contingency and Buffer:**
    - The team discussed the need for a contingency plan for potential cost overruns beyond the $114,750,000.

Project Updates and Vendor Management

- **Coastal Proposal Increase:**
    - The latest Coastal proposal is approximately $2.1 million higher than the previous version.
    - Cost drivers include: ~$1.3M from material cost increases (aggregate, steel, fuel); ~$800,000 from scope additions (longer porches, conduits, site grubbing, security, upgraded doors/windows); and overtime costs for an accelerated schedule to ship in August.
    - The AIA contract requires Coastal to obtain a $50 million builder's risk insurance policy (~$165,000). A local engineering stamp from Ed Pereira is quoted at $16,000.
    - Concern was raised about a 16.5% profit/overhead charge on pass-through items like insurance, fuel, and engineering. Andrew agreed request clarification on this.
    - The Team approved to move on the contract signing as quickly as possible (as prices are increasing quickly), contingent on verifying insurance and cost components (overheads, profits).
- **Dockyard Project:**
    - Darren Woods and Rob Richardson of Compound will be considered for Project Managers for the Dockyard/St Davids Project.
    - A tender for Architectural Services for this project is out and the deadline is June 17, 2026; further action is on hold until then. The eventual contract for architectural services should be with BLMC.
    - Ed Pereira is expected to sign off/stamp the engineering documents.
    - The team intends to manage contractual matters through Coastal rather than directly with Ed Pereira, who is their subcontractor.
- **Cann Park Project:**

- Preconco will amend the original proposal to include Phase 1 and foundation delivery, which aligns with avoiding a tender. The revised proposal is expected on Monday morning. Once the amended proposal is received Lakila will arrange a meeting with the Team followed by a meeting with Preconco.
- The previous building price was ~$25.8M, including insurance. The revised price will likely increase. A provisional sum of $5 million for foundations is included.
- The team agreed to contract Dave Braddock on an hourly basis as the project manager. **Hugo** will contact him today for a proposal. The contract should be held by BLMC.
- **Keino** will contact IEPC for an MEP (Mechanical, Electrical, Plumbing) proposal and this contract should be with BLMC. David Braddock will handle the structural stamp, and IEPC the mechanical stamp.

- **Cann Park Building Design and Occupancy:**
  - The building is three stories high. Each unit is a one-bedroom (~500 sq ft) but can occupy up to three people per occupancy load calculations.
  - Accessibility standards were reviewed: Six ADA units/Type A's (full handicap accessibility) are planned, exceeding the 2% requirement.

Public Engagement

- **Community Town Halls:**
  - Strong opposition to the St. David's site has been noted, with locals citing saturation and suggesting an alternative site across Tommy Fox Road (which is not feasible due to aviation height restrictions).
  - Public meetings are scheduled for June 11th and 16th. Moderators are being considered.

- The Team agreed to include a slide in the presentation that states that the tenants for the new units must keep them in good condition. **Julie** will add the slide.
- The team will prepare for pushback and strengthen town hall presentations. A defensive Q&A will be developed to ensure consistent messaging.
- The **Minister** will give the opening presentation, with **Keino** handling technical content.

- **Engagement with Other Parties:**
  - **Elliot (Local Agent for Stack Modular):** Made false public statements on a government forum. Hugo stated he and the Minister will address the misinformation.
  - **Harrington:** Requested a different site and he has been asked to submit a proposal.

Channel House

- Feedback was requested on OBM's proposal for Channel House. Andrew expressed caution with the number of hours involved.
- Paul sent a follow-up email to PS Tuckett, Ministry of Health after no response for two weeks. **PS** will follow-up.

Hugo Pereira

9th June 2026

AFFORDABLE HOUSING ADVISORY COMMITTEE

Date: 12th June 2026

Location: BHC Boardroom

Participants: Minister Zane DeSilva, Hugo Periera (MHM), PS Nikolai (MHM), Julie Marshall (MHM), Jane Brett (MHM), Mark Melo (BHC), Keino Furbert-Jacobs (BHC), Lakila Bell (BHC), Chris Famous (BHC Chair) (ZOOM), Andrew Dias (BLMC), PS Glasford (MYSDS), Kleita Pitcher (MYSDS)

Meeting Notes

Financing and Approvals,

- The $114 million loan facility is slated for sign-off today June 12, 2026 by Ministry of Finance. Upon execution, the BCB CEO, Andy Mielczarek is ready to announce BCB's portion of the funding at a press conference.
- Clarien's prior request for a property appraisal was based on a misunderstanding that the financing is categorized as a mortgage; this is being corrected given the loan with a government guarantee. Clarien funding expected to be confirmed within two weeks.
- Team emphasized once again that delays in signing mean the contract price continues to increase.
- Bank signings/press conferences (BCB and Clarien) will occur separately.
- The Team agreed that the principals of Coastal and Preconco should be in Bermuda for the ground breaking press conference.

Procurement, Vendor Contracts, and Cost Volatility

- Draft AIA agreements have been sent to Coastal and Preconco; most issues are believed resolved. Urgent push to execute final contracts (target sit-downs June 17–18, pending loan sign-off) to secure deposits next week and lock in pricing amid daily cost changes.
- Coastal price increases:

- ~$800k due to requiring three porch panels.
- ~$1.2–$1.3M from material escalation (aggregate, steel, fuel). Steel up 13% last month; aggregate supplier raised prices three times in four months. Shipping attempted +35%, negotiated to +15%.
- Team to conduct due diligence on claimed increases (risk of suppliers using the current war as justification). Stress price-escalation risk from delays.

- Preconco has not submitted a general price increase but is revising scope to include clearing foundations and basements, which will significantly raise their number due to added work. They await geotechnical scope/tender from IEPC; expect pricing by June 16 and final Phase 1 proposal by June 17. A contingency package is due by June 15; review line-item changes for material impacts.
- Coastal warned potential additional $1.3M increase due to rising costs of aggregate, steel, and fuel.

Geotechnical Strategy and Contingencies

- Preconco highlighted risks of skipping geotechnical work (e.g., caves, poor soil) potentially causing redesigns and delays.
- Agreed approach: proceed to lock in pricing without extensive upfront geotech; treat unforeseen ground conditions as justified overruns. A formal budget, approval process, and limits for such overruns remain to be defined.

Project Updates

- Cann Park 2: All drawings submitted to planning; public posting ("red sign") in progress.
- Health Ministry and Bermuda Hospital Board staff dorms: Health Ministry is in very early stages of exploring building new dormitories at the old staff housing site. A suggestion was made that this would be a good project to use modular construction. Follow-up planned.

- Phase 2: Schedule next-phase planning meeting on June 19 for modular, RFPs, and site prioritization (e.g., Elliott Street, Harbor View,). Suggestion made to engage Elliott Wilson (Stack) and Harrington (Harrington Homes).

Capsules: Logistics, Duty Relief, and Dispute

- Delivery and offloading:
    - Three capsules arrive Sunday night, June 15; offload/transport to Morgans Point that night; unload from dispatch trailers Monday morning, June 16; return trailers to dock for shipment back to New York.
- Duty relief letter for capsules to be printed and signed today.
- Vendor dispute: the team agreed to proceed with the delivery of the final 2 Capsules to avoid a protracted recovery. These Capsules are scheduled for a July delivery.

Community Engagement and Meeting Management

- Recent town hall (June 11) became unruly. Misinformation and historical grievances (St. David's) fueled emotional responses. Overall debrief considered the event successful but noted the Moderator should be more assertive to manage time and crowd.
- Strategy for 16th June Community Meeting:
    - Set clear ground rules, limit attendees to one question at a time, maintain control of the microphone (holder keeps mic; standing mic rejected due to monopolization risk). Clarify the Moderator's role.
- Communications: Create a communications plan to manage expectations in St. David's; a grocery store announcement was promised within weeks.

17th June 2026

Hugo Pereira, Chairman

AFFORDABLE HOSUING ADVISORY COMMITTEE

Date: 19TH June 2026

Location: BHC Boardroom

Participants: Minister Zane DeSilva (MHM), PS Nikolai (MHM), Hugo Pereira (MHM), Julie Marshall (MHM), Jane Brett (MHM), Paul Martin (BHC), Mark Meo (BHC), Keino Furbert-Jacobs (BHC), Andrew Dias (BLMC), Kleita Pitcher (MYSDS)

Meeting Notes

- **Capsules**
    - 3 Capsules arrived on 14th June and were taken to Morgans Point for storage. 4 Capsules will arrive on 26th June. The last 2 Capsules will be shipped in July. Require building permit to be issued following which installation of the Capsules can commence.
    - Shipping costs have risen from the initial quote of $9,000 to approximately $25,000 and may increase further due to war-related factors.
    - The shipping agent will seek lower shipping costs.
    - Media obtained photos of the Capsules on-site; gate reportedly open on weekends.
    - Team agreed to post private property signage to try and mitigate unauthorized entry and vandalism.
- **Press Conference**
    - Press conference scheduled tentatively for 4:30 PM Monday, 22 June at BCB to announce loan to BLMC.
    - Attendance: The Team is invited as well as BHC and BLMC Board Chairs. Premier and Finance Secretary will not attend.
- **Financing, and Contract Status**
    - Coastal proposal has been approved and sent for countersignature.

- The latest Preconco proposal showed $4.5 million for foundation works; Lakila to request breakdown of this amount. Subject to this being successfully received, the Team agreed to approve the proposal.
- Team agreed that an update should be provided to BLMC board, documenting sole-source approach and requesting approval.

- **Community Engagement**
  - Public Meeting on 16th June in Southampton went well.
  - Minister noted that he intends to direct inquiries to area MPs.
  - Minister noted that he intends to have an evening meeting with the current Cann Park residents on Tues. 23 June. The naming of Cann Park 2 will be discussed with the residents.

- **Hospital Staff Dorms Project Exploration**
  - Preliminary discussion has been held with Health Minister and PS of Health, Keisha Tuckett, on financing options for construction of the Hospital dormitories (nurses/staff). Further meeting planned for week of 22nd June.

- **Phase 2 Planning**
  - Minister noted he would like to see another 300 homes added to the housing stock in phase 2 with the construction typology to be decided.
  - The Team discussed the following sites for possible Phase 2 development:
    - Government House property (Julie to check the zoning)
    - 13 Ewing Street, Hamilton (24-30 2 bedroom Units – Rentals – has planning approval) Julie to review parking. Team agreed to proceed straight to tender using existing plans/drawings; finalize unit count/storeys and parking approach.
    - Maria Hill, Sandys, (possible 50-80 units). Julie to ask Estates if they have site survey or could conduct a survey.

- Leopards Club (possible 4 storeys, 12-13 units this would need to be a partnership, existing building would need to be demolished). Raised issue of potential for not more storeys and units.
- Harbour View, Southside, St Davids (Has SDO, 25-32 units for sale)
- Land off Lagoon Road, Sandys (the 'stables'). Need to check zoning.
- Ocean View, Warwick (8 acres, Will need zoning change with a suggestion to pursue a SDO, Sales)
- Loughlands (will need to delist building – Paul/Julie to investigate process to delist, approximately 9 units). A meeting with the Loughlands Board is needed. Raised issue of potential to demolish building and leave as open space instead.
- Land at Parks Cottage, St George's (zoning change or SDO needed). Raised issue of BHC land that was given to St. Regis for staff housing but not yet developed.
- Tudor Hill, Southampton (25 acres, potential for 25-300 units, could build a planned community). Julie to ask Estates if they have site survey or could conduct a survey.
- Northlands, Old Military Road, St Georges (Minister to discuss with St Regis)
- Barrack Road (St. George's): BHC land, potential for 20–30 units on ~0.8 acres;
- Arcadia (St. George's): ~0.35–0.5 acres suitable for small condos; possible park tradeoff if Barrack Road is developed.
- St. David's: 89 acres available; sentiment to avoid further development due to existing burdens and residents concerns. Prioritize central sites.

- Intention is to agree the sites by September 2026 followed by public consultation.
- Discussion on rentals vs for-sale mix; HSBC and BCB support home ownership initiatives.
- Discussion on procurement approach and moving to an RFP process.

- **Occupancy Policy for Senior Housing (Dr. Cann Park Two)**
  - Seniors (50+) designation;
  - Discussion on allocating a percentage of units to younger individuals or persons with disabilities. Caution was expressed against placing young singles in seniors' one-bed units due to overcrowding/noise.
  - Occupancy mix requires formal policy and no decision has been made.

- **Lefroy House Relocation Plan**
  - Health Minister requested assistance to move Lefroy House to Morgan's Point; meeting week of 2026-06-22 planned.
  - Strong disagreement with moving Lefroy House to Morgan's Point; alternative: build new facility on current site, move residents, then demolish old building; propose two- or three-story unit behind existing structure.

- **Addressing Derelict Properties**
  - Plan for late June/early July 2026 public meeting on derelict homes.
  - A suggested plan is to engage owners; understand barriers (costs, deeds); pursue partnerships; avoid compulsory acquisition.
  - Ideas include government guarantees; temporary rent-free occupancy for repairs; Housing Strategy suggests introducing a "Landlord Guarantee Program."
  - PS noted that MHM has a paper addressing derelict housing and are awaiting a response from Chambers.

- **Banking Engagement to Support Home Purchases**
    - Lower deposit requirements and secure interest rates near base for buyers; ongoing conversations with BCB and HSBC.
- **Private-Sector Proposals**
    - BLMC received proposal from Harrington Homes for 2–3 St. David's sites (privately funded; lease or sale/joint development).
- **Transportation Challenges**
    - Increased density worsens west-end traffic; propose improving ferry service from Southampton and reintroducing St. David's ferry service at Marginal Wharf. Discuss with Ministry of Transport.
- **Government Properties and Site Identification for Housing**
    - Obtain comprehensive lists/maps of Government owned land/buildings beyond the initial 35 identified sites. Julie to reach out to Estates.
- **Emergency Powers**
    - Minister to continue to follow-up with Attorney General.

23rd June 2026

Hugo Pereira, Chairman

AFFORDABLE HOUSING ADVISORY COMMITTEE

Date: 26TH June 2026

Location: BHC Boardroom

Participants: Minister Zane DeSilva (MHM), Hugo Pereira (MHM), Julie Marshall (MHM), Jane Brett (MHM), Paul Martin (BHC), Lakila Bell (BHC), Keino Furbert-Jacobs (BHC), Mark Melo (BHC), Andrew Dias (BLMC), PS Glasford (MYSDS), Kleita Pitcher (MYSDS)

Meeting Notes

Financing and Contract Status

- **Financing:** An overdraft guarantee of $10 million has been secured from BCB, with funds accessible by July 1, 2026. This will be used to provide the deposit to Coastal. Clarien funding has not yet been secured. Lakila is meeting with them today to try and progress.
- **Vendor Contracts:** The Coastal contract has been signed, with the initial deposit due within seven days. The Preconco contract has also been signed. Dave Braddock is the project manager for Preconco and Robbie Richardson (Compound) is the project manager for Coastal.
- **Funding for Deposits:** Jane moved a motion to approve using up to $3 million from BHC funds for Preconco's initial 10% deposit and Paul seconded. The motion was approved. The funds will be repaid once the funding has been received from Clarien.

Phase 1 Project Updates

- **Planning:** Planning permission for the three sites is expected by July 15, 2026. Building permits are still needed. Early meetings with Fire and Health departments are recommended. The fire department previously noted a potential need for an additional ambulance in Southampton.
- **Capsules:** Stored at Morgans Point awaiting Building Permit.

- **Dr Cann Park 2:** Community feedback indicates a need for a shuttle/minibus to ferry stop due to distance and heat.
- **Environmental Objection:** The Bermuda Audubon Society has objected to an encroachment into the railway setback at Cann Park 2 site. The team noted the objection but hope that planning does not see it as a major issue.
- **Channel House Project:** A technical officer from the Ministry of Health is needed for discussions, but there has been no response from the PS of Health for four weeks. PS Nikolai to reach out to PS Health.

Phase Two Sites

- **Site Assessments:**
    - **Tudor Hill and Maria Hill:** Julie will request Estates undertake site surveys for both properties.
    - **Loughlands:** Paul to meet with the Loughlands Board to discuss option for building 9 new units once building is delisted or demolishing the building so the area is used for open space. Paul to follow up on delisting the building.
    - **Ocean View, Warwick:** The site is zoned for conservation and has a derelict listed building. It was agreed to start the delisting process for the building. Agreed to proceed with getting the site surveyed.
    - **Ewing Street:** There is no requirement for parking.
    - **Government House**: There are 33 acres of land zoned conservation and open space with woodland reserve.
- **Government Lands Report:** The report was sent to PS Outerbridge earlier this year. Julie to ask PS Pettit if he received the report.

Derelict Buildings

- A suggestion was made that an advertising campaign be developed requesting the public to notify the Ministry of any derelict buildings in their neighbourhood utilizing an online form. Concern expressed that this may infringe on PIPA.
- It was noted that Land Valuation's list of 214 registered uninhabitable/derelict homes may be a better starting point. Currently if a home is registered as uninhabitable, the owner does not pay land tax. This policy "rewards" owners and there is no incentive to renovate the home. Discussion focused on the potential to change the policy so that if a home is vacant/uninhabitable a tax would be levied. It was agreed to reach out to the Director of Land Valuation.
- A suggestion was made that Ministry of Housing staff should attempt to call the owners of the registered derelict homes however it was noted that due to privacy issues, only Land Valuation staff may communicate with owners. It was agreed that an opinion will be sought from the Attorney Generals Chambers.
- Amendments are planned on the Acquisition of Lands Act and the Landlord and Tenant Act.
- A list of government's own derelict properties is also needed to ensure that Government leads by example.

New Proposals

Harrington Homes Proposal: Proposed a 99-year lease on three sites to finance, build, and sell a minimum of 50 homes. Questions were raised about costs and site feasibility. The proposal will be taken to the BLMC board.

Paradise Proposal: A proposal to develop modular demonstration homes was received and will be reviewed.

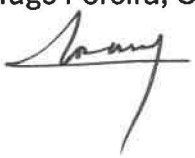
Ministry of Health Collaboration:

- **Staff Housing:** Ongoing talks with the Health Minister about a joint venture for a building, potentially on an underutilized site in Devonshire (next to MAWI building).

- **Heron Bay Property:** Currently used for storage, the property is available for development. A master plan could include storage, with a focus on seniors and persons with disabilities.

_____ 30th June 2026

Hugo Pereira, Chairman



AFFORDABLE HOUSING ADVISORY COMMITTEE

Date: 3rd July 2026

Location: BHC Boardroom

Participants: Minister Zane DeSilva (MHM), PS Jeane Nikolai (MHM), Hugo Pereira (MHM), Jane Brett (MHM), Mark Melo (BHC), Keino Furbert-Jacobs (BHC), Lakila Bell (BHC), Andrew Dias (BLMC), Kleita Pitcher (MYSDS)

Apologies: Julie Marshall (Leave)
Paul Martin (Leave)
Chair Famous (Off-island)

Meeting Notes

Phase 1 Financing and Contract Status

- **BCB Financing:** The BCB financing is nearly complete, pending final signatures. Once signed, BCB will instruct the first payment of $8.7 million to Coastal.
- **Clarien Financing:** A meeting scheduled for July 2, 2026, was postponed to July 6, 2026. A statutory issue has emerged regarding BLMC's ability to execute the project on Cann Park Two, as it is not part of their vested lands. The proposed solution is for the Minister to issue a public notice designating Cann Park Two to BLMC for the project, with the PS tasked to draft it for quick online publication. Once this is done the financing will follow the same process as BCB. Shantal Bailey in Chambers will handle the review and she will receive a project overview briefing.
- **Preconco:** Preconco submitted an incorrect figure of $5,128,200 for shipping costs. The correct amount should be $6,128,200 – a difference of $1 million. Preconco is aware of the error. The Team noted that Preconco have always been straightforward in its dealings with Bermuda and they started work in good faith without a deposit. The following proposed solutions were discussed:
    - Request a formal written admission of the error from Preconco.
    - Negotiate a concession on the discrepancy,

- Consider an "open book" exercise to track costs and split savings or differences.

Lakila will prepare a draft proposal and circulate to the Team for review and approval.

- **Channel House:** A meeting to discuss housing for hospital staff at Channel House, involving Minister Wilson, was postponed to the week of July 6, 2026. A follow-up will be sent if the meeting is not held.

Phase 2 Financing

- **Proposed Funding Strategy for New Housing:** The target is to secure at least $100 million, structured as a $50 million Government grant to BHC and $50 million in bank borrowing. HSBC and BCB are the suggested institutions, with the Ministry leading discussions.
- **Financing Discussions with HSBC:** A meeting will be scheduled with HSBC's CEO to discuss financing for home purchases, with a price range of $600,000 to $750,000. The team will propose terms for zero, five, and ten percent down payment options, favorable interest rates, and a mortgage insurance framework. A document will be prepared capturing lessons learned and outlining the proposal.

Phase 2 Housing Development and Site Selection

- **Potential Sites:**
  - **Loughlands**: Paul to reach out to the Loughlands Board to discuss either delisting the building or creating open space.
  - **Ocean View, Warwick**: Paul to work on delisting the abandoned building on the site. The Team agreed that Ocean View will be the first build-to-sell site. A feasibility study will be commissioned to assess zoning changes, unit counts, and design options, with a preference for townhouses.
  - **Tudor Hill and Maria Hill**: Surveys have been provided to Minister.

- **Ewing Street**: Agreed to proceed.

- **Harrington Homes**: Proposal by Harrington Homes for building homes in St Davids was sent to the Committee and discussion to take place at next meeting. An email to acknowledge receipt to be sent by BLMC.

- **Engineering and Infrastructure:** An engineering review is required for Phase 2 sites focusing on sewage capacity and pipe sizing, as this is a potential bottleneck for high-density developments.

- **Procurement Process:** A debate occurred on whether to issue a new RFP for Phase Two or directly engage existing mobilized contractors (Preconco and Coastal). The consensus was that a formal procurement process should be carried out.

- **Strategy and Public Engagement:** The team plans for a transparent process for Phase Two, involving a public announcement of 5-10 shortlisted sites and open tenders. A single town hall meeting will be held soon to present the sites and gather community input, with the understanding that consultation informs but does not dictate the final decision.

Housing Management and Policy

- Policies will be developed to manage the new units. This will include stricter enforcement including regular condition checks, income verification via pay slips, and clear consequences for non-payment/non-compliance.

- A "rolling system" was proposed to move higher-income occupants to market options and transition responsible families from emergency housing into permanent units.

Administrative Items

- **Vendor Conduct:** Concerns were raised about the poor behavior of an agent (Elliot Wilson) for Stack Modular. The Team agreed that PS Nikolai should draft a letter to Stack Modular advising of the conduct issue, noting that Bermuda is

still interested in its product thereby avoiding penalizing the company for its agent's actions.

- **Cabinet Visit:** A cabinet visit is scheduled for the week of July 6, 2026, to view capsules at Morgan's Point.

7th July 2026

Hugo Pereira, Chairman