Bahamas Shelter Sector - Dorian response

Global Shelter Cluster meetings - 06/10/2020

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Bahamas

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3 Islands
3 tales
Creating a space to bring together stakeholders

Data analysis for programming and adequate communication

Translators between Gov. / Civil Society / Philanthropy / Humanitarian
Summary of Damage Assessments

Hurricane Dorian - 09/12/2019
GRAND BAHAMA

Satellite+Drone Assessment - as of Nov 2019
Total: 16,435 buildings on OSM in Grand Bahama

- 18.2% Not checked*
- 77.6% Minor or No Damage
- 3.2% Damaged
- 1% Destroyed

*Not Checked: these buildings are distributed all throughout, but the most affected settlements were fully assessed. This assessment will underestimate Flood damage as it is often not visible from Aerial imagery.

GBPA Assessment - as of 05 Dec 2019
Total: 1,284 buildings assessed

- 0.9% no data
- 0.5% No damage
- 5.8% 90-100%
- 9.3% 60-90%
- 23.4% 30-60%
- 43.9% 10-30%
- 16% 1-10%

Public Works - as of 25 Nov 2019
Total: 7,962 buildings assessed

- 57% Minimal Damage
- 18.4% Medium Damage
- 16.8% Major Damage
- 6.3% Destroyed
- 1.4% Cannot be assessed
Satellite Assessment - as of Sep 2019

Total: 12,554 buildings in Abaco

- Not Checked: 5780 buildings (46% of total)
- Minor or No Damage: 3163 buildings (25% of total)
- Damaged: 1968 buildings (16% of total)
- Destroyed: 1643 buildings (13% of total)

*Not Checked: these buildings are distributed all throughout, the majority of the buildings that were not checked were in the south or in the outer cays, Meaning these will be mostly either secondary homes or minor/no damage. This assessment will underestimate Flood damage as it is often not visible from Aerial imagery.
Damage Assessments - Process

**METHODOLOGY**

1) Used secondary data as much as possible
2) Any gaps in the data collected with different methods
3) Data spot-checked in person and verified through KII

**STEPS**

1) Established settlement names and geo boundaries
2) Assessed the damage level by settlement
3) Visualised the data

**CHALLENGES AND LESSONS LEARNED**

1) Damage due to previous disaster
2) Unfinished buildings/unoccupied buildings
3) Secondary homes/socio economics
Damage Assessments - Process

Secondary data used as base
- Old geographic data on HDX
- Old government maps
- Publicly available GBPA boundaries
- OpenStreetMap
- Local legal land properties documents

Any gaps/doubts in secondary data collected using KII and field visits
- KII: Local estate agents
- KII: Red Cross staff
- In-person visits

https://data.humdata.org/dataset/bahamas-draft-subdivisions-for-grand-bahama-island
Secondary data used as base along with a sensible sampling methodology
- Drone imagery (through partners)
- Pre-disaster Satellite imagery
- Post-disaster imagery
- Open Street Map building counts
- Population estimates
- 2010 Population census

Any gaps/doubts in secondary data collected using KII and field visits
- KII: NGOs and people who work in the field
- KII: Affected population
- KII: Red Cross staff
- In-person visits

Damage Assessments - Process

1) Established settlement names and geographic boundaries
2) Assessed the damage level by settlement
3) Visualised the data
1. Activation / Deactivation: lack of clear exit strategy of the cluster or understanding what we could accomplish

2. Coordination with government entities cluster sector, unknown number of humanitarian actors (humanitarian standards, neutrality)

3. Role of NEMA: gov. Selection criteria were not shared with us but we had bits and pieces

4. Politicized system to operate in SP (Area of influence of the US – language, habits, Katrina response inspired, veterans, philanthropy, election year was coming)
   - Lack of funding minor repairs only/philanthropical actors
   - Issue w legislation such as generational property constructed prior to
   - Lack of certified construction companies for repair work
   - Lack of income – 80% fishing industry destroyed Abaco and GB
   - Issue w Haitian migrants could not be addressed by humanitarian sector (no political leverage)

5. Lack of damage and loss assessment – different damage assessment and immediate support was in place with earlier disasters Mathew in 2016
   1) no analysis was found on the efficacy of that system (some people were left unsupported
   2) that assessment and compensation system was not scalable for this magnitude of disaster

6. Role of insurance companies – who did damage assessments (undersold insurance policies with mortgages)

7. Role of Engineers without borders (EwB) came to GB on request of the GBPA also for commercial buildings facing mold damages, also supported Min. Of Public Work with UNDP on damage assessment

8. Connecting with civil society groups: pastors with good connection of the communities willing to play a role in verification, monitoring follow-up
GRAND BAHAMA Hub – Context of the humanitarian response

Political

Governement: Private sector and civil society - insurance, disconnect

Humanitarian:
Profiles of our partners, Philantropy

Increased vulnerability: house damage; loss of livelihood, generational property

Role of the media
GOVERNMENT – Coordination

• **New Ministry** for Disaster Management, **umbrella for 2 agencies:**

  - Transition 3rd December
  - **Emergency & Preparedness**
  - **Recovery & Reconstruction**

**Transition:**
- Coordination structure to be settle down, within a **new ministry building up as it goes.**
- DRA **setting up their operational systems** with Small Home Repair Programme focus
- Some shelter agencies **moving focus from GB to Abaco**
- Media scrutiny and pressure
Eligibility: Bahamas citizen / Owns the property / Lived at the damaged property on August 31st, 2019 / Uninsured

- The assistance can be for labour, materials or both.
- Tradesmen must be approved.
- Only approved vendors

- Launched on 10th February
- Minor damages – Up to $2,500
- Medium damages – Up to $5,000
- Major damages – Up to $7,500
- Destroyed – $10,000
ABACO Hub – Context of the humanitarian response

**Abaco**
- Arrived early January as Hub Coordinator/IM, small window & refreshed coordination start.
- Most affected island but with fewer partners, less capacity, logistical constraints, but similar caseload to GB.
- Marsh Harbour – severely damaged, utilities down
- Logistical constraints
- Returnees, No build zones / Debris, Haitian population

**Grand Bahama**
- Strong(er) coordination framework, leadership & interest from government
- Less destruction, more flooding damage, more established partners
- Freeport – functioning, easier to operate in
- Less logistical constraints
ABACO Hub – Context of the humanitarian response

Challenges & Responses

• **Coordination** - Shelter sector lead/ focal point, inter-sector coordination. NGOs off-the-grid, addressing response gaps. Support DRA.

• **Information Management** - Assessment data, endorsing products, data collection. Mapping response while unclear on needs. Handover.

• **Gov. & Politics** - Government support & interest, elections, intra-government relationships. Relationships with government & DRA. DRA on GB.

• **Advocacy & Cross-cutting issues** – Returnees, no-build zones, conversation on immigrant population. DoSS access support & information posts.
Non-structural House repair Assistance Packages - constructive layering

2.2 Mucking and gutting

2.3 Mold remediation

2.4 Non-structural repair

2.8 Financial assistance

Home-owner contribution

Government Small Homes Repair programme (DRA):
- $2,500 for minimal damage
- $5,000 for medium damage

IN COMPLEMENT OF

Sector Partners programmes:
From a review of rates and agency plans it is expected that for a 1000 sq. ft to 1500 sq. ft, an envelope of assistance for non-structural house repairs would be between $6,000 and $12,000 in both Abaco and Grand Bahama. This range is large but the level of damage can be quite variable and houses are significantly different in size.
Non-structural House repair - Mapping
Build Back Better Enabling Environment

• **Building Code** is strong and based on Miami Dade/South Florida code. Government considering revisions, particularly related to Tidal Surge Risk.

• **Compliance and Enforcement** being strengthened

• **Concerns Around** Skilled Labour Capacity

• **Housing Finance**
Build Back Better Enabling Environment

• Hazard mapping limited – impacts “risk-aware” reconstruction

• Concerns around delayed/limited maintenance / repairs from damage past hurricanes.

• Social-Technical Assistance Plans Limited
Key tools, documents and process

- Strategic Framework
- Response and planning **dashboard / partners presence map** for house repair
- **Factsheet for February 2020** – 6 months mark support communication
- **Technical Guidelines**, – include guidance on generational land / Non-structural and structural repair – rental – Reconstruction (low cost / starter home) – Retrofit
- BBB interim key messages
- Document index and useful links
- Media monitoring

- **Handover of all systems, but challenges for DRA to absorb** on top of (1) Small Home repair programme, (2) new ministry with no defined structure for coordination and **required resources to manage it**.
Key challenges identified by partners

1. **Construction material pipeline**, procurement
2. **Labour (skilled & unskilled)** capacity, access and availability
3. **Hurricane season preparedness** while focus on reconstruction
4. **Socio-economic technical assistance** community outreach
5. Humanitarian agencies plans & eligibility criteria / timeframes, communication with affected communities
6. Limited plans & capacity to support **fully destroyed / Major damaged homes**
7. Clarity on **damage data to understand the different caseloads** and support planning / gaps / avoid duplication
8. **Utilities & debris** in Abaco
Key gaps & issues

1. Limited plans & capacity to support fully destroyed / Major damaged homes

2. Clarity (quantity, type and localization) on damage data to understand the different caseloads and support planning / gaps / avoid duplication

3. Evacuees return in country and out of country, pre-Dorian renters,

4. Vulnerability of survivors from Non-Build-Zone, and path to housing recovery