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CAROL PREST

## CONSTITUTION

BC Society • Societies Act

NAME OF SOCIETY: **SQUAMISH COMMUNITY HOUSING SOCIETY**

Incorporation Number: S0075835  
Business Number: 75944 1702 BC0001  
Filed Date and Time: December 21, 2021 07:51 AM Pacific Time

The name of the Society is SQUAMISH COMMUNITY HOUSING SOCIETY

The purposes of the Society are:

- (a) To increase the supply, availability and access to affordable housing options across the community, in all parts of the housing spectrum, so that residents pay no more than 30% of their gross income on housing expenses.
- (b) Focus actions and programs on providing new affordable housing units on at the low-end-of-market or below-market rates, for rent or purchase, where no ongoing tenant subsidies or support programs are required.
- (c) Increase affordable housing options and help to reduce homelessness in the District through conducting activities within one of the following four pillars of action:
  - (i) Service and delivery coordination, including coordinating all services for affordable housing in the community;
  - (ii) Strategic housing implementation, to ensure that affordable housing in the community continues in perpetuity, including leading the operation of perpetually affordable housing units and the development of new affordable housing projects;
  - (iii) Monitoring and research, with a focus on monitoring housing conditions and compiling housing data to ensure that affordable housing services meet the current and future needs of the District; and
  - (iv) Education and advocacy, with a focus on advocating to members of the public, Council and other levels of government on the importance of and need for affordable housing;
- (d) Maintain financial independence, with finances supported through a combination of program and services revenues, operating revenues, project grants, gifts, sale of land or housing units and revenue generated through the ongoing operation of affordable housing units;
- (e) Lead the development and operation of new affordable housing units, with a focus on acquiring land, building and acquiring new units that can be rented or sold to community members at low-end-of-market or below-market rates, where no ongoing tenant subsidies or support programs are required;
- (f) To buy and sell land and other property and to construct, manage and operate low to moderate income rental housing projects and to rent or lease the same or any units thereof to such person or persons and on such terms as the Directors may deem advisable.
- (g) To repair, alter, demolish and reconstruct any buildings owned or operated by the Society.
- (h) Work alongside and collaborate with non-profit housing agencies in supporting the development and operation of new affordable housing units, where ongoing tenant subsidies or support programs are required;
  - (i) Work with a flexible and accommodating definition of affordable housing to consider solutions that address many forms of non-market housing available to the community at rents and prices below typical market levels, including "blended" or "mixed income" housing with a combination of non-market and market housing;
  - (j) Work alongside and collaborate with the District, non-profit housing agencies,



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Squamish Nation and the community in a fiscally responsible manner;

- (k) To enter in arrangements, contracts, partnerships or undertakings with any government, federal, provincial, municipal non-profit society or otherwise and any person or persons, society or any corporation, whether incorporated or not, that may seem conducive to the Society's purposes or any of them, and to obtain from such government, person, society or corporation, grants, rights, privileges and concessions which may further the purposes of the Society;
- (l) To carry out, exercise and comply with such arrangements, contracts or undertakings, and any rights, privileges, concessions or obligations arising or resulting therefrom;
- (m) Continuously self-evaluate to ensure its mission and activities are growing and meeting the priorities and the needs of the community;
- (n) If program support funding is available, include supportive elements such as:
  - (i) supporting the additional applications and processes led by non-profit members that are consistent with the Society's constitution;
  - (ii) enter into partnering agreements with non-profit organizations to support the delivery of additional supportive housing units as the need arises; and
- (o) As the Society's abilities increase and non-profit organizations are interested and willing to collaborate, focus on developing policy and activities in the following additional areas:
  - (i) Affordable housing property and program management;
  - (ii) Affordable housing tenancy and tenant management;
  - (iii) Affordable housing asset management; and
  - (iv) Affordable housing financial management.

