

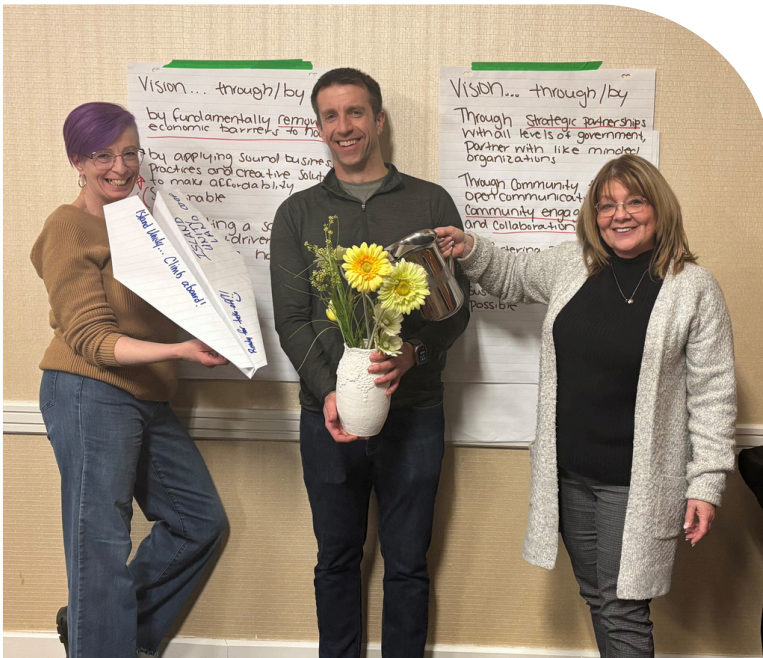
We respectfully acknowledge the Mi'kmaq people of Abegweit in Mi'kma'ki. We acknowledge that Mi'kma'ki is the ancestral and unceded territory of the Mi'kmaq people, who, in 1725, first signed the Treaties of Peace and Friendship with the British Crown.

Co-op Information

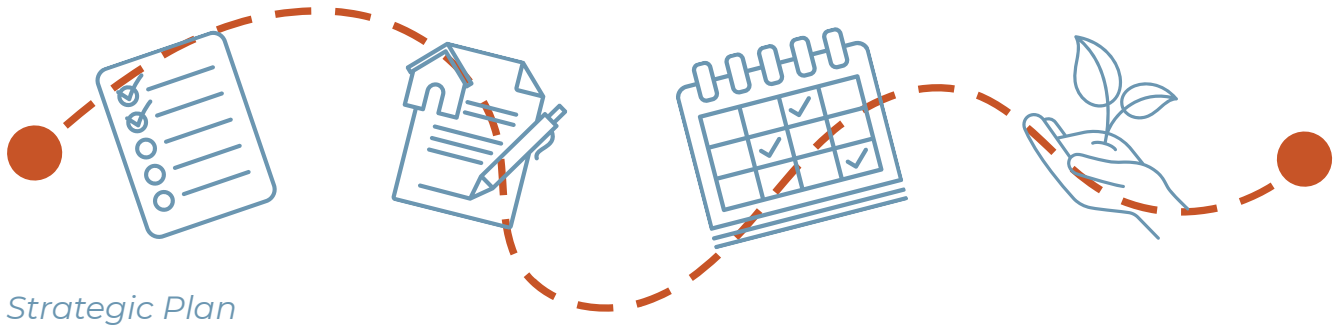
Our Board

Our founding Board of Directors is made up of Island volunteers who are helping guide the co-op through its early days. They bring a mix of experience, passion, and commitment to building a thriving community:

- Angela Simpson, President
- Elizabeth Kelly, Vice-President
- Mathieu Arsenault, Secretary and Treasurer



Island Unity's Founding Board



Mission	Vision	Core Values
To create opportunities for individuals to thrive in a co-operative community by fostering a foundation of safe, secure, supported, and stable collectively owned assets.	We aim to be recognized as a community solution, ensuring housing is not an economic barrier by fostering long-term, scalable success through strategic partnerships, engagement, and collaboration.	Education Innovation Transparency

A follow-up session will be held to define specific goals and actions for the year ahead. We look forward to sharing more as this work continues.

Planning

Community Housing Expansion Project

The first round of the PEI Community Housing Expansion Project (CHEP) has officially concluded. CHF Canada successfully met all project deliverables including the creation of a land co-op (Island Unity Land Co-operative). This work was carried out in partnership with Kings Square Non-Profit Housing Corporation and the Canadian Mental Health Association – PEI Division.

In support of the CHEP program the Board approved adopted a growth strategy created through facilitation with LIFT Impact Partners and the Community Housing Transformation Centre (The Centre). The growth strategy outlines five strategic pillars to guide the co-op's future direction.

With the Board's approval, a new proposal has now been submitted to the Province of PEI for a second round of funding under the CHEP program this time with Island Unity as the lead proponent. This marks an exciting step forward in our development journey and reflects growing confidence in our capacity to lead future housing initiatives.



Limited Partnership Agreement

Island Unity has successfully submitted its first Limited Partnership report, marking a key step in the development and accountability of its 56-unit affordable housing project on Pope Road in Summerside, PEI.

The Limited Partnership Agreement is between Island Unity Land Co-operative (General Partner), NMF Rental Housing Fund I (Limited Partner), and NMF Fund I Finance GP PEI Ltd. (Finance General Partner).

Key highlights include:

- **Affordability Commitment:** All units are leased to households earning $\leq 80\%$ of area median income.
- **Governance & Oversight:** Island Unity manages operations with oversight from financial partners.
- **Community Ownership Pathway:** Island Unity holds the right to purchase full ownership after year 8.
- **Reporting & Compliance:** Regular financial and occupancy reporting ensures transparency.

This milestone reflects Island Unity's dedication to responsible governance and its mission to provide sustainable, community-led housing.

Strategic planning

The Board has reviewed the strategic pillars developed with LIFT Impact and the Center and developed a set of action items to support the creation of Island Unity's first annual plan. This draft plan will be reviewed and formally adopted at the October Board Meeting, setting the stage for focused, values-driven growth in the year ahead.



Spending Policy

A Spending Policy to guide responsible financial decision-making has been adopted. The Policy was based on CHF Canada's Spending Policy template and expanded to reflect the reporting requirement in our Limited Partnership Agreement. The policy outlines spending thresholds and acceptable payment methods. It has been reviewed by property management, Housing Alternatives and reflects best practices in co-op financial governance.

In alignment with the Spending Policy, the co-op invested considerable effort in streamlining its payables process to better support property management operations and the commitments of the volunteer Board.



Marketing and Communication

CHF Canada Atlantic Summit

CHF Canada hosted the Atlantic Summit on Saturday, October 25, 2025, in Dartmouth, NS. This full-day event brought together co-operative members from across Atlantic Canada for workshops, plenary sessions, and networking.

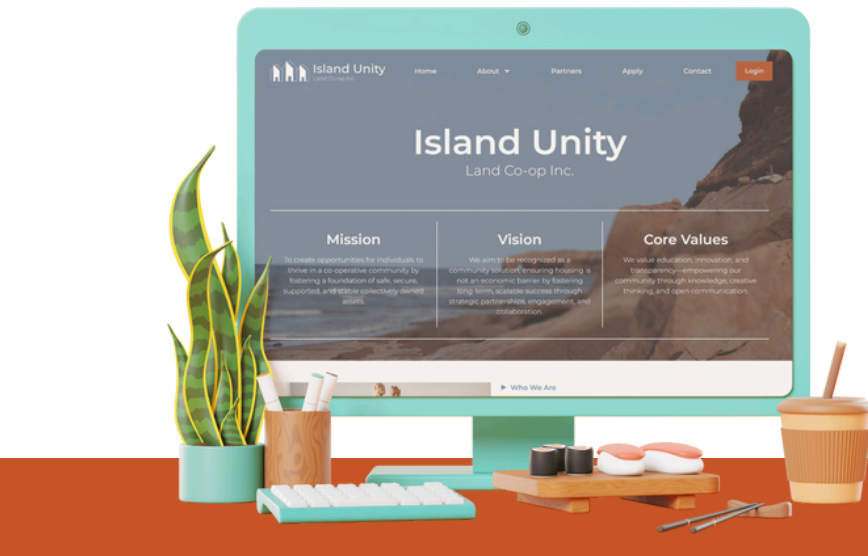
Elizabeth will be attending on behalf of Island Unity, joining other co-op leaders in learning, sharing, and building regional connections. We are also exploring the opportunity to collaborate with other land co-ops on a shared tradeshow booth to showcase our work and strengthen co-operation among co-operatives.

Website

Island Unity's website officially launched on August 15, 2025!

Monthly blog posts will be added to keep the site current and informative. A secure Board login portal is in development to provide access to meeting packages and resources.

Check regularly for updates:
<https://islandunityland.coop/>



Stay Connected

We are now officially a member of CHF Canada, which means residents of Island Unity Land Co-op can access their library of co-op resources [here](#) and sign up to receive CHF Canada's eNews to stay informed about events, services and benefits, and co-op housing news across the country.



Community Land Trust Summit

Angela attended the Community Land Trust Summit in Halifax from September 11–13. The event offered valuable insights into land stewardship, charitable structures, and inclusive governance. Board members will be sharing key takeaways to inform future planning and strengthen our co-op's approach.

Insights shared during the Community Land Trust Summit highlighted the importance of intentionally including Black and Indigenous voices in land trust entities. In response we have meaningful discussion is underway on how Island Unity can lead in developing inclusive practices that reflect the diverse communities we serve.

Initial conversations have explored strategies such as inclusive recruitment, advisory roles, partnerships, and training. This marks a major step toward building a co-operative model rooted in equity, representation, and community-led stewardship.

Click [here](#) to learn more about the Community Land Trust Summit



Resident Engagement

Community Engagement Session

On July 14, Island Unity hosted an information session for the residents of the Pope Road properties aimed at providing updates and fostering open communication, transparent communication. Notices were hand-delivered to all units in advance, to ensure every resident had the opportunity to attend.

The session featured a joint presentation from CHF Canada and Housing Alternatives, offering updates and introductions. Following the presentation, Housing Alternatives created a dedicated space for residents to raise individual concerns, which were addressed privately at a support table and in person.

This session reflects our commitment to transparency, responsiveness, and building strong relationships with residents as we continue to grow.

We look forward to continued engagement and collaboration!



Sustainability, Growth and Development

Growth Strategy

In alignment with our growth strategy, Island Unity has submitted an offer to acquire 111 homes from a private landlord, with the goal of converting them into co-operative homes. This opportunity represents a bold step toward expanding our portfolio and increasing access to permanently affordable, community-owned housing.

More details will be shared as this initiative progresses, and we remain committed to pursuing opportunities that align with our mission and values.

