



## Communications Report Oct - Dec 2025

*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*

Island Unity Land Co-op's Board of Directors is pleased to share an update on the work happening behind the scenes to support our growing co-operative community. We want to keep you informed about key decisions, improvements to our homes, and the plans shaping our future together.

### *How expansion works*

As a participant in PEI's ongoing Community Housing Expansion Project, Island Unity continues to explore growth opportunities on the Island. A new proposal has been submitted to support. Click [here](#) to learn more about the Community Housing Expansion Project (CHEP).

### *Board Resources*

The new Board Login Portal is now ready on the Island Unity website. While this section is for Board members, it supports better governance by organizing important documents and meeting materials in one place helping the Board serve the community more effectively.





### *Strategic Growth Opportunity*

Over the past several months, the Board, with support from sector partners CHF Canada and New Market Funds, carried out an in-depth review of a potential housing acquisition that may include a portfolio split with a sector partner. If the financial modelling works out it could bring over 80 new homes.

### *Annual Plan*

The 2025–2026 Annual Plan was approved; this plan outlines the major priorities guiding our co-op over the coming year. The plan is built around five strategic pillars:

- **Portfolio Growth:** Exploring opportunities to add new homes through acquisitions, development, and partnerships.
- **Financial Sustainability:** Strengthening reserves, meeting reporting requirements for our partnership agreements, and beginning work toward a long-term growth fund.
- **Organizational Capacity & Governance:** Improving Board processes, planning member education, and reviewing our governance structure as the co-op grows.
- **Operational Excellence:** Enhancing maintenance systems, creating a resident feedback form, and finalizing key policies like the Housing Charge & Arrears Policy.
- **Strategic Partnerships:** Continuing collaborations with partners in the Cohort (currently working with CMHA on a potential project) and building new relationships with local service providers and community stakeholders.

We will continue to share progress on these initiatives throughout the year as work moves ahead.

### *Co-op Policies*

A Housing Charge and Arrears Policy has been drafted to ensure fairness and consistency for all residents. It's currently being reviewed to confirm it aligns with the practices of our housing management provider. Once finalized, it will be shared with residents.

Island Unity's Unit Allocation Policy has been finalized. This sets out how new residents are selected and how internal transfers work. It is designed to be fair, transparent, and supportive of resident choice while keeping our operations running smoothly.



# Resident Engagement



### *Open House*

In late November, Island Unity held an open house to showcase four available units within our community. We're pleased to share that the homes have now been rented and a waitlist has been started. This is wonderful progress and demonstrates the strong interest in our co-operative community.

If you or someone you know are interested in applying to become a future resident of Island Unity, click [here](#) to learn more and access the application process.

# Marketing and Communication

### *Getting Our Co-op Principles Right*

To celebrate the International Year of the Co-operative (2025), CHF Canada has updated its flagship Getting it Right series:

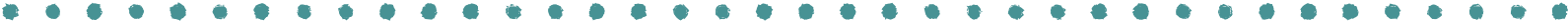
### [Getting Our Co-op Principles Right](#)

This resource explains how co-operative principles can be applied in practice and offers an excellent introduction or helpful refresher on the fundamentals of the co-operative business model.



### *Pope Road Property Sign*

Many of you may have noticed that the sign out front of Pope Road is empty. A new sign has been designed, and a local company will complete the installation. This will help strengthen Island Unity's presence in the community and support our identity as a growing land co-operative.



## Stay Connected

We are committed to keeping residents and community members informed as our co-op continues to grow. If you have questions, ideas, or want to get more involved, your participation is always welcome. Click [here](#) to contact.

Thank you for being part of Island Unity and for helping build a strong, inclusive, community-owned future.

## CHF Canada – Atlantic Summit

Island Unity was represented at the CHF Canada Atlantic Summit, where we shared a booth with the other two land co-operatives in Atlantic Canada. This connection helps us learn from one another and build a stronger regional network.

At the Summit, The Board participated in a full day of networking, workshops, and a keynote presentation.



## New Sector Resource

New Market Funds has released new national resources—developed through the CMHC Affordable Housing Innovation Fund—focused on supporting non-profit and co-operative organizations exploring rental housing acquisition. The release includes a Rental Housing Acquisition Guidebook and a companion video.

Island Unity Land Co-op was featured in these resources, with its experience contributing to the practical insights and examples included.

New Market Funds also shared that their Innovation Fund work has successfully supported the preservation of more than 1,500 affordable rental homes across Canada through mission-aligned acquisition efforts.

You can access the [guidebook](#) and [video](#) on their website's [Resources](#) tab.

