

BC Non-Profit Housing Association

SPECIAL RESOLUTION FOR ANNUAL GENERAL MEETING – NOVEMBER 19, 2019

Member Organization: BC Non-Profit Housing Association
Name of the member organization

Contact: BCNPHA Governance & Resolutions Committee
Name and Phone Number of Contact Person

Proposed Special Resolution:

We resolve that:

The By-laws of BC Non-Profit Housing Association be amended as proposed to reflect the Association's proposed new membership structure, designed to ensure strong representation of the non-profit housing sector and equitable access for non-profit housing societies.

Our reasons for making this special resolution are:

BCNPHA Board of Directors and staff have undertaken a comprehensive review of the Association's membership structure with the following objectives:

1. Equalize access for smaller housing providers by reducing fee barriers
2. Maintain consistent revenue from membership fees overall
3. Ensure that voting membership is reserved for those with housing units under management.

BCNPHA's current membership structure is as follows:

Non-Profit Housing Societies Members (Voting)*	Associate Members (Non-Voting)*
Introductory (0 Units, No funding) \$73	Organizational Association (non-profit) \$330
Developing (Units under development) \$120	Service Organization (for profit) \$550
1 – 10 Units \$265	Government \$550
11 – 50 Units \$425	
51 – 250 Units \$810	
251 – 500 Units \$1,190	
501 – 1500 Units \$1,755	
1501 + Units \$2,625	

The review of the current membership structure found the following:

- The introductory category of membership is not clearly defined and is inconsistent with our bylaws.
- BCNPHA is representative of mid-sized and large housing providers, but is less representative of smaller housing providers (under 50 units), partly because smaller housing providers pay higher fees on a per unit basis.
- Compared to other provincial housing associations, BCNPHA fees are on the lower end and we categorize our membership fairly consistently with other associations.
- Members perceive their membership as having strong value.

Proposed new membership structure:

Non-Profit Housing Society Members (Voting)	Fee
1-10 units	\$170
11-50 units	\$400
51-250 units	\$870
251-500 units	\$1,275
501-1500 units	\$1,880
1500+ units	\$2,810

Associate Members (Non-Voting)	Fee
Non-Profit Developing Housing*	\$120
Non-Profit **	\$350
Commercial***	\$650
Government****	\$600

Definitions of Associate Members

* Non-Profit Developing Housing: Non-Profit societies with units under development. Financing and/or funding is in place for the development, and the society intends to manage/operate the units post-development.

** Non-Profit: Non-profit or charitable organizations that do not operate housing, but that support BCNPHA’s vision, mission and strategic objectives. This includes organizations that intend to develop housing in the future, but do not currently own/operate housing.

*** Commercial: For-profit organizations that support BCNPHA’s vision, mission and strategic objectives.

**** Government: Municipal, provincial, federal governments and affiliated crown corporations that support BCNPHA’s vision, mission and strategic objectives.

Summary of Changes to Bylaws:

The proposed changes to the bylaws are highlighted in red in the excerpt of the following excerpt of the bylaws.

Part 2. – Membership

2.1 The members of the Society are the members in good standing as at the date these bylaws become effective, and those persons who subsequently become members, in accordance with these by-laws, and who, in either case, have not ceased to be members as provided for in these bylaws

2.2 An applicant for membership shall be admitted to membership in the Society by the Chief Executive Officer or his/her designate, and subject to ratification by the Board at the next scheduled meeting of the Board.

2.3 Each applicant seeking to become a member of the Society shall complete such application procedures as may be prescribed by the Society. An application for membership must include payment of applicable membership dues, if any.

2.4 If an application is rejected, the fee included with the application shall be refunded in full with a written explanation for rejection. Applicants whose applications have been rejected may appeal in writing to the Board, whose decision shall be final.

2.5 There shall be two classes of members in the society: Voting and Non-Voting. The following conditions of membership shall apply:

Voting Members

- (a) membership as a Voting Member shall be limited to non-profit organizations that **own and/or operate** ~~provide~~ affordable housing and have a commitment to the mission and mandate of the Society.
- (b) a Voting Member shall be entitled to receive notice of, attend and vote at all meetings of the Society and each Voting Member shall be entitled to one vote at a general meeting; and
- (c) each voting Member shall supply the Society with the name of one delegate who shall be its voting representative.

Non-Voting Members

- (d) membership as a Non-Voting Member shall be limited to:
 - (i) **non-profit organizations that do not yet operate housing, but have funding and/or financing in place to develop affordable housing, and intend to operate the housing units upon completion, and have a commitment to the mission and mandate of the Society; and**
 - (ii) organizations that support the goals and activities of non-profit housing and that support the mission, mandate and core values of the Society, **and that do not own and/or operate any affordable housing units; and**
 - (iii) Government organizations, local, provincial or federal; and
- (e) a Non-Voting member shall be entitled to receive notice of and attend at all meetings of the Society, but shall not be entitled to vote at such meetings.