

Information Guide

Land and Development Project Membership Vote



'Namgis First Nation Membership Vote - January 24, 2026

'Namgis First Nation (the Nation) will hold a Membership Vote on January 24th, 2026, to decide whether to approve the use of up to \$46 million, either through financing, through expenditures of the Nation's own-source revenue, or a combination of both, to support the 'Namgis Land and Housing Development Project. This project is intended to increase the supply of housing within the community, as noted in the [Land Use Plan](#) and the Comprehensive Community Plan, and is directed by member input. These guiding documents, together with community feedback, emphasize the importance of expanding housing options to meet current and future needs, ensuring alignment with member priorities, cultural values, and long-term sustainability goals.

Why is a Vote Required?

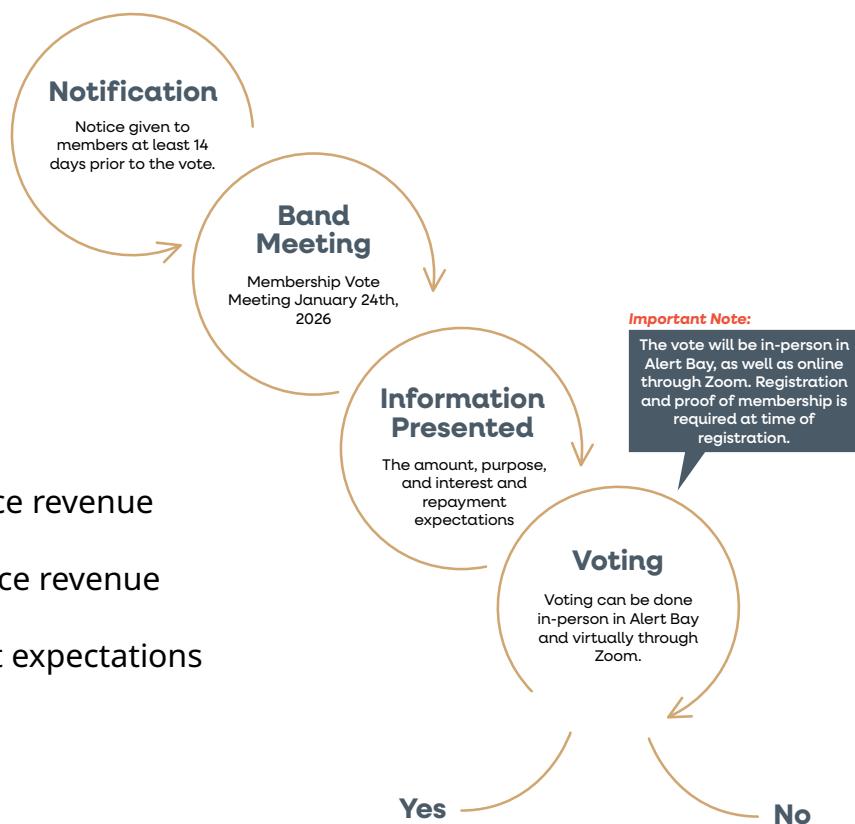
The Nation's [Financial Administration Law](#) authorizes the Nation to make financial decisions and requires a Finance Policy to guide the use of Nation funds. Under the Nation's Finance Policy, any borrowing or expenditure of own-source revenue over \$500,000 must be approved by the membership at a "duly convened band meeting." Because the proposed investment, up to \$46 million, exceeds this threshold, membership approval is required before the Nation can proceed.

What is the Process?

The Finance Policy outlines the steps to follow when seeking membership approval for borrowing or expenditures over \$500,000.

During the Band Meeting, the Nation must provide members with:

- The amount of the own-source revenue expenditure or loan
- The purpose of the own-source revenue expenditure or loan
- Interest costs and repayment expectations



After the information is presented, eligible members who confirm their membership in-person will cast their vote by secret ballot. Members who cannot attend in-person, after confirming membership, will have the option to vote via Zoom by a show of hands.

Approval requires that at least 51% of members present vote in favour, either by show of hands or by secret ballot.

Members will be asked to consider the proposal and respond to the following question:

Do you approve ‘Namgis First Nation investing up to \$46 million in land and housing development, including the relocation of homes to the Namgis community in Alert Bay, using borrowed funds, its own source revenue, or a combination of both?

Yes, I approve

No, I do not approve

Where Will This Funding Come From?

The Nation is seeking flexibility to use up to \$46 million to provide housing in the community, which may include:

- Financing through the First Nations Finance Authority (FNFA), and/or
- Expenditures of the Nation’s own-source revenue over \$500,000

In both cases, the Nation will continue to apply for grants and contributions to reduce the amount ultimately required from borrowing or Nation funds.

Since the grants aren’t finalized yet, the Nation is seeking a form of approval that gives the flexibility to choose the best option once everything is confirmed.

Members should note that approval does not create immediate costs for individual members.

To learn more, register for online engagements, and access additional information, please visit: namgis.bc.ca/land-housing-vote-2025.

First Nations Finance Authority

If financing is used, the loan will be issued through the First Nations Finance Authority, a non-profit institution governed by First Nations and designed to provide stable, low-interest loans for projects such as housing, land development, infrastructure, and economic growth.

Interim Funding: offers short-term financing (3-5 years) at about 3.4% interest.

This would let us begin construction without using the Nation's existing funds.

Long Term Funding: historically 4-5% but exact rate depends on timing.

May be used to bridge the gap between interim funding, own-source revenue, and grants.

Additional Funding Opportunities

To reduce the amount required from borrowing or own-source revenue, the Nation will continue to pursue grants and contributions. Potential sources include:

- CleanBC Energy Upgrades
- Green Municipal Fund
- CMHC Seed
- CMHC Demonstration
- CMHC Affordable Housing Fund
- Indigenous Services Canada (ISC)
- BC Housing
- Rental Protection Fund

How Will the Funding Be Used?

Funding, whether from financing, own-source revenue, or grants, will support the 'Namgis Land and Housing Development Project, which is designed to address the urgent need for additional homes. Securing the authority to access up to \$46 million will allow the Nation to complete more housing and infrastructure development over the next three years than would be possible with grant funding alone.

Project steps may include:

- **Feasibility, Planning, and Design** – Preparing site plans and conducting necessary studies.

- **Site Preparation** – Clearing, grading, and preparing land for construction.
- **Infrastructure Installation** – Constructing roads, utilities, and essential services.
- **Housing** – Developing new homes for member occupancy.

All contractors, developers, or organizations involved in these initiatives must be engaged through the procurement process outlined in the [Finance Administration Law](#) and [Finance Policy](#).

Next Steps

If a majority vote “Yes”:

The Nation will be authorized to use up to \$46 million (through financing, expenditure of own-source revenue, or a combination). Next steps include:

			
Finalize Financing (if used) Complete arrangements with FNFA.	Complete Detailed Design and Planning Finalize design work and required studies.	Apply for Grants Continue securing external funding to reduce required borrowing or expenditures.	Begin Land Development Start site preparation, road construction, utility installation, and housing development.

If fewer than 51% vote “Yes”:

The Nation will not be authorized to borrow or spend own-source revenue above the \$500,000 threshold for this project. Development will proceed only within available resources. Next steps include:

	
Use Grants and Existing Capital Support housing initiatives using current available funds. These funds may not enable the Nation to provide housing at the same scale or level of certainty as funding through a loan or own-source revenue.	Continue Pursuing Grants Continue applying for federal, provincial, and other funding programs.