

**AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF
MOSCOW AFFORDABLE HOUSING TRUST, INC.**
Amending Article IV as of Sept 19, 2024 and Article I as of Oct 8, 2024

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I (We), the undersigned, acting as the incorporator(s) of a corporation under the provisions of the Idaho Nonprofit Corporation Act (Title 30, Chapter 3 of the Idaho Statutes), unanimously approved and hereby sign and verify the following Amended and Restated Articles of Incorporation for such Corporation.

Article I: Name

The name of the corporation shall be **Hills and Rivers Housing Trust, Inc.** (hereinafter referred to as the "Corporation"). (Name change by Resolution 2024-17 on 10.8.24)

Article II Duration

The Corporation shall have perpetual existence

Article III: Registered Office And Agent

The address of the initial registered office of the Corporation shall be 203 S. Main Street, Moscow, Idaho 83843. The name of the initial registered agent of the Corporation at such address shall be Karl Johnson.

Article IV Purpose and Powers

Section 1. Purposes. This corporation is organized exclusively for charitable and educational purposes within the meaning of section 501 of the Internal Revenue Code. The purposes consist of the following:

A. To partner or provide support to other organizations' efforts and/or to develop, acquire and/or construct safe, decent and affordable housing designed to meet the needs of low and moderate income people, primarily in the City of Moscow, Idaho and also across the five counties of: Clearwater, Idaho, Latah, Lewis, and Nez Perce and primarily in the City of Pullman, Washington and across the County of Whitman. (Scope of service expanded by Resolution 2021-09 on 9.14.21 and Resolution 2024-13 on 9.19.24).

B. To provide for economic and community development in these same areas served.

C. To do any and all lawful activities which may be necessary, useful or desirable for the furtherance, accomplishment, fostering or attainment of the foregoing purposes, either directly or indirectly and either alone or in conjunction or cooperation with others, whether such others be persons or organizations of any kind or nature, such as corporations, firms, associations, trusts, institutions, foundations, or governmental bureaus, departments, or agencies.

Section 2. Powers. In general, and subject to such limitations and conditions as are or may be prescribed by law, or in the Corporation's Articles of Incorporation or By-Laws, the Corporation shall have all powers which now or hereafter are conferred by law upon a corporation organized for the purposes set forth above, or are necessary or incidental to the powers so conferred, or are conducive to the attainment of the Corporation's purpose.

Article V: Limitations

All of the purposes and powers of the Corporation shall be exercised exclusively for charitable, scientific, and educational purposes in such manner that the Corporation shall qualify as an exempt organization under Section 501 (c) (3) of the Internal Revenue Code of 1986 or the corresponding provision of any future United States Internal Revenue law, and that contributions to the Corporation shall be deductible under Section 170 (c) (2) of the Internal Revenue Code of 1986 or the corresponding provision of any future United States Internal Revenue Law.

No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, except as otherwise permitted to an organization described in Section 501 (c) (3) of the Internal Revenue Code of 1986 or the corresponding provision of any future United States Internal Revenue Law. The Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of (or in opposition to) any candidate for public office.

Notwithstanding any other provisions of these Articles, the Corporation shall not carry on any activities not permitted to be carried on (a) by a corporation exempt from federal and state income taxes under Section 501 (c) (3) of the Internal Revenue Code of 1986 or the corresponding provision of any future United States Internal Revenue law, or (b) by a corporation, contributions to which are deductible under Section 170 (c) (2) of the Internal Revenue Code of 1986 or the corresponding provision of any future United States Internal Revenue law.

No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to directors, officers, director's or officer's family members, director's or officer's employees. The Corporation is authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions to private persons and companies who are not directors, officers, director's or officer's family members, or director's or officer's employees, in furtherance of the Corporation's purposes.

Upon the winding up and dissolution of the Corporation, the assets of the Corporation remaining after payment of, or provision for payment of, all debts and liabilities of the Corporation, shall be distributed to an organization or organizations recognized as exempt under Section 501 (c) (3) of the Internal Revenue Code of 1986, of the corresponding provision of any future United States Internal Revenue law, and used exclusively to accomplish the purposes for which this Corporation is organized.

Article VI: Members

The corporation shall have no members.

Article VII: Directors

The numbers of directors constituting the initial Board of Directors of the Corporation shall be nine (9) directors. The names and addresses of the persons who are to serve as the initial directors of the Corporation are as follows:

<u>Name</u>	<u>Address</u>
Karl Johnson	510 W Palouse River Dr, Moscow ID 83843
Teresa Heitmann	510 W Palouse River Dr, Moscow ID 83843
Casey Holcomb	510 W Palouse River Dr, Moscow ID 83843
Megan Guido	510 W Palouse River Dr, Moscow ID 83843
Janice Smith-Hill	510 W Palouse River Dr, Moscow ID 83843
Jon Carson	510 W Palouse River Dr, Moscow ID 83843

The powers and duties, number, qualifications, terms of office, manner of election, time and criteria for removal of directors shall be as set forth in the By-Laws of the Corporation.

Article VIII: Director Liability Limitations

A director shall have no liability to the Corporation for monetary damages for conduct as a director, except for acts or omissions that involve intentional misconduct by the director, or for any transaction from which the director will personally receive a benefit in money, property or services to which the director is not legally entitled. If the Idaho Nonprofit Act is hereafter amended to authorize corporate action further eliminating or limiting the personal liability of directors, then the liability of a director shall be eliminated or limited to the full extent permitted by the Idaho Nonprofit Corporation Act, as so amended. Any repeal or modification of this Article shall not adversely affect any right or protection of a director of the Corporation existing at the time of such repeal or modification for or with respect to an act or omission of such director occurring prior to such repeal or modification.

Directors of the Corporation shall not be personally liable to the Corporation or its members, if any, for monetary damages for conduct as a Director, except for acts or omissions that involve intentional misconduct by a Director or a knowing violation of law by a Director, where the director votes or assents to a distribution which is unlawful or violates the requirements of these articles of incorporation, or for any transaction from which the Director will personally receive a benefit in money, property, or services to which the Director is not legally entitled.

Article IX: Indemnification

Section 1. Right to Indemnification. Each person who was, or is threatened to be made a party to or is otherwise involved (including, without limitation, as a witness) in any actual or threatened action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that he or she is or was a director or officer of the corporation or, while a director or officer, he or she is or was serving at the request of the Corporation as a director, trustee, officer, employee or agent of another corporation or of a partnership, joint venture, trust or other enterprise, including service with respect to employee benefit plans, whether the basis of such proceeding is alleged action in an official capacity as a director, trustee, officer, employee or agent or in any other capacity while serving as a director, trustee, officer, employee or agent, shall be indemnified and held harmless by the Corporation, to the full extent permitted by applicable law as then in effect, against all expense, liability and loss (including attorney's fees, judgments, fines, ERISA, excise taxes or penalties and amounts to be paid in settlement) actually and reasonably incurred or suffered by such person in connection therewith, and such indemnification shall continue as to a person who has ceased to be a director, trustee, officer, employee or agent and shall inure to the benefit of his or her heirs, executors and administrators; provided, however that except as provided in Section 2 of this Article with respect to proceedings seeking solely to enforce rights to indemnification in the Corporation shall indemnify any such person seeking indemnification in connection with a proceeding (or part thereof) initiated by such person only if such proceeding (or part thereof) was authorized by the board of directors of the Corporation. The right to indemnification conferred in this Section 1 shall be a contract right and shall include the right to be paid by the Corporation the expenses incurred in defending any such proceeding in advance of its final disposition; provided, however, that the payment of such expenses in advance of its final disposition of a proceeding shall be made only upon delivery to the Corporation of an undertaking, by or on behalf of such director or officer, to repay all amounts so advanced if it shall ultimately be determined that such director or officer is not entitled to be indemnified under this Section 1 or otherwise.

Section 2. Right of Claimant to Bring Suit. If a claim for which indemnification is required under Section 1 of this Article is not paid in full by the Corporation within sixty (60) days after a written claim has been received by the Corporation, except in the case of a claim for expenses incurred in defending a proceeding in advance of its final disposition, in which case the applicable period shall be twenty (20) days, the claimant may at any time thereafter bring suit against the Corporation to recover the unpaid amount of the claim and, to the extent successful in whole or in part, the claimant shall be presumed to be entitled to indemnification under this Article upon submission of a written claim (and, in an action brought to enforce a claim for expenses incurred in defending any proceeding in advance of its final disposition, where the required undertaking has been tendered to the Corporation), and thereafter the Corporation shall have the burden of proof to overcome the presumption that the claimant is not so entitled. Neither the failure of the Corporation (including its board of directors or its independent legal counsel) to have made a determination prior to the commencement of such action that indemnification of or reimbursement or advancement of expenses of the claimant is proper in the circumstances nor an actual determination by the Corporation (including its board of directors or its independent legal counsel) that the claimant is not entitled to indemnification or to the reimbursement or advancement of expenses shall be a defense to the action or create a presumption that the claimant is not so entitled.

Section 3. Non-exclusivity of Rights. The right to indemnification and the payment of expenses incurred in defending a proceeding in advance of its final disposition conferred in the Article shall not be exclusive of any other right which any person may have or hereafter acquire under any statute, provision of the Articles of Incorporation, By-Laws, agreement or otherwise.

Section 4. Insurance, Contracts and Funding. The Corporation may maintain insurance at its expense to protect itself and any director, trustee, officer, employee or agent of the Corporation or another corporation, partnership, joint venture, trust or other enterprise against any expense, liability or loss, whether or not the Corporation would have the power to indemnify such persons against such expense, liability or loss pursuant to the Idaho Nonprofit Corporation Act, Section 30-3-88. The Corporation may enter into contracts with any director or officer of the Corporation in furtherance of the provisions of this Article and may create a trust fund, grant a security interest or use other means (including, without limitation, a letter of credit) to ensure the payment of such amounts as may be necessary to effect indemnification as provided in this Article.

Section 5. Indemnification of Employees and Agents of the Corporation. The Corporation may, by action of its Board of Directors from time to time, provide indemnification and pay expenses in advance of the final disposition of a proceeding to employees and agents of the Corporation with the same scope and effect as the provisions of this Article with respect to the indemnification and advancement of expenses of directors and officers of the Corporation or pursuant to rights granted pursuant to, or provided by the Idaho Nonprofit Corporation Act, Section 30-3-88.

Article X: By-Laws

By-Laws of the Corporation may be adopted by the Board of Directors at any regular meeting or any special meeting called for that purpose, so long as they are not inconsistent with the provisions of these Articles. The authority to make, alter, amend or repeal By-Laws is vested in the board of directors and may be exercised at any regular or special meeting of the board of directors.

Article XI: Incorporator(s)

The name and address or the incorporator(s) of the Corporation is (are) as follows:

<u>Name</u>	<u>Address</u>
Karl Johnson, President	115 S Washington St #2, Moscow ID 83843

IN WITNESS THEREOF, the undersigned has (have) signed these Restated Articles of Incorporation this 1st day of October, 2024.

Karl Johnson
(Signature)

CONSENT TO APPONTMENT AS REGISTERED AGENT

I, Karl Johnson, hereby consent to serve as registered agent, in the State of Idaho, for the following Corporation: **Moscow Affordable Housing Trust, Inc.** I understand that as agent for the Corporation, it will be my responsibility to accept Service of Process in the name of the Corporation; to forward all mail and license renewals to the appropriate officer(s) of the Corporation; and to immediately notify the Office of the Secretary of State of my resignation or of any changes in the address of the registered office of the Corporation for which I am agent.

Date: October 1, 2024.

Karl Johnson
(Signature)

Karl Johnson
115 S Washington St #2
Moscow ID 83843