

FAQ

How will 10 apartments help with such a large problem?

United Housing (UH) plans to continue building rental housing in North Perth thanks to strong partnerships and municipal support.

What if tenants damage the property or surrounding area?

A property manager has been hired to handle maintenance, tenant relations and overall property management.

Where will residents park?

A municipal parking variance will allow off-site parking, with spaces available in nearby public lots.

How long will it take to build?

Once detailed designs are complete, we'll have a clearer timeline. The goal is to welcome residents in 2026.

How will residents get groceries without a car?

Major grocery stores offer delivery for a small fee. Giant Tiger (within walking distance) and local drugstores carry basic food items. Other food options are available downtown and may increase over time.

Why would someone pay market rent next to someone paying less?

Mixed-income housing is widely used in co-ops, non-profits and municipal buildings. These models often have long waitlists.

What if a tenant's income increases?

Rents are reassessed annually. If a tenant becomes able to pay market rent, their rent is adjusted. No one loses their housing — rent targets are guided by policy.

How will tenants be selected?

UH will run a formal application process similar to other rental providers.

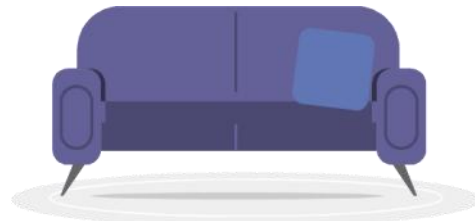
How will you select unhoused tenants?

People experiencing high acuity homelessness often require a level of professional support outside the scope of UH. This project is *not* a transitional or supportive housing development. However, UH will work with Social Services to take people off the by-name list and the process will be based on a needs assessment.

Will there be laundry facilities? Yes

Are the units accessible for people with disabilities?

No. This building will have stairs and therefore won't be fully accessible. We have other fully accessible projects in the planning stages.



All donations support United Way Perth-Huron's (UWPH) charitable work and cannot be returned. Funds may be directed by the UWPH Board or their designate, including through United Housing, with the intent of housing honored where possible.



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**UNITED
HOUSING**

**MUSIC HALL
APARTMENTS**

190-198 Main St. W. Listowel, ON

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Introducing The Music Hall Apartments at 190–198 Main St. W. in Listowel. This renovation—a reinvigoration of an historic part of the downtown—will provide 10 mixed-income rental units.

Mixed-Income Rental Units

1/3
Market
Rent Rate

These units contribute to the long-term financial sustainability of the project.

1/3
Workforce
Rent Rate

Moderately priced units for individuals working full-time but still struggling to afford housing.

1/3
Deeply
Affordable
Rent Rate

Subsidized units for individuals who need financial assistance.

Living in communities with diverse socio-economic backgrounds fosters dynamic advantages and builds community for residents.
Sources: Breaking Free Inc., The Century Foundation, The Conversation, Community Tool Box.

Tenant Experience Advantages:

Economic Growth

Shared skills and diverse ideas boost opportunity and innovation.

Social Mobility

Broader networks and inspiring role models open doors.

Community Support

Stronger collaboration and shared responsibility enables citizen engagement.



Social Cohesion

Fosters respect, inclusion, and reduces bias.

Education

Broader perspectives and potentially more equitable funding and resources.



190–198 Main St. W.
Listowel, Ontario

4,500 sq/ft.
former music hall



10 Rentable Units

2 Commercial Units

Community Project Benefits:



Community Impact

Improves housing stability, reduces homelessness and fosters a stronger sense of community.



Responsible Land Use

Revitalizes underused space. No farmland lost and streetscape is maintained.



Central Access

Downtown location offers easy access to key amenities.



Policy Aligning

Aligns with municipal plans and offers a low barrier for approvals.

Workforce Housing

Helps to attract and retain workforce through housing solutions.



Sustainable

Cost-effective and self-sustaining non-profit model.



Strategic

Proves concept viability with a replicable and adaptable foundational template.



Visionary

Demonstrates leadership in tackling the housing crisis through innovation.

