



United Way
Perth-Huron



United
Housing



Vision



► By 2030 United Housing is an established and sustainable non-profit housing developer in Perth-Huron.

► By 2050 everyone in Perth-Huron lives in housing suitable and affordable to their needs.

Build better communities by developing, creating, constructing, and managing mixed income housing in Perth and Huron.



Mission

United Housing Principles

Non-Profit



Viability



Collaboration



Rentals



Affordability



Mixed Use



Community Building



Green



Homelessness Reduction



United Housing Activities



Developer of
Housing



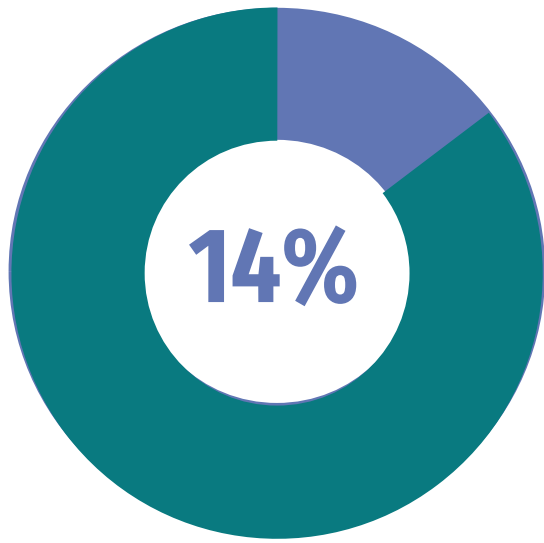
Operator of
Housing



Property
Management



Property
Acquisition



In Perth and Huron, 14% of renter households live in core housing need

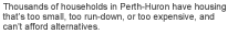
The Housing Strain

	2018	2022	% increase	\$ increase
One-bedroom	\$793	\$1,405	77%	+ \$612
Two-bedroom	\$958	\$1,782	86%	+ \$824
Three-or-more bedroom	\$1,090	\$2,331	114%	+ \$1,241



Average income percent increase

100



Year in Review – Capacity Building

Key Milestones

Launch November 2023

Strategic Plan November 2023 ([United-Housing-STRATPLAN-FINAL.pdf \(unitedway.ca\)](#))

NFP Subsidiary - Registration in Process – Fall 2024

Staff

Director, United Housing

Kathy Vassilakos

Manager, Resource Development

Rebecca Scott

Manager, Project & Property

Bruce Pitkin

Senior Consultant, Financial Modelling Mitchell Rhodes

Consultants

Tapestry Community Capital

Community Bond Campaign

KCI – Capital

Campaign Training and First Campaign

Programs

Participated in the UofT School of Cities, Infrastructure Institute Accelerator Program for Social Purpose Real Estate

Year in Review – Projects

- ✓ Projects in Development & Predevelopment (4)
- ✓ Property Acquisition (2 acquired, 2 in process)
- ✓ Opportunities Explored (5)
- ✓ Due Diligence & Planning Studies (11)
- ✓ Conferences, Panels, Symposia (3)
- ✓ Public Awareness (15++)
- ✓ Collaboration & Partnerships

Year in Review - Funding

- ✓ Municipal Support
- ✓ United Housing Bonds
 - ✓ Capital Campaign
- ✓ Grants (government, foundation, etc.)
 - ✓ Fundraising Events
 - ✓ Community Donors



United Way
Perth-Huron



**UNITED
HOUSING**

Music Hall Apartments

United Housing Project #1: Downtown
Listowel 10-Unit Retrofit



Opportunity:

4,500 sq.ft.

Underutilized Space
Former Music/Dance Hall

9



One-
Bedroom (6 lofts)
**2 Bedroom
Potential

2



Commercial
units on main
floor

1



Bachelor

Community Benefits

- ✓ Consistent with official plans
- ✓ Reduction of homelessness
- ✓ Workforce attraction and retention
- ✓ Doesn't alter streetscape
- ✓ Close to amenities
- ✓ Low relative cost and self-sustaining
- ✓ Low barrier for approvals
- ✓ Proof of concept for expansion to Mixed Use Urban Areas.
 - ✓ RED (Rural Economic Development) Grant for toolkit.
 - ✓ Potential for expansion
- ✓ No farmland lost
- ✓ Demonstrating leadership by addressing housing crisis

A housing story in two parts

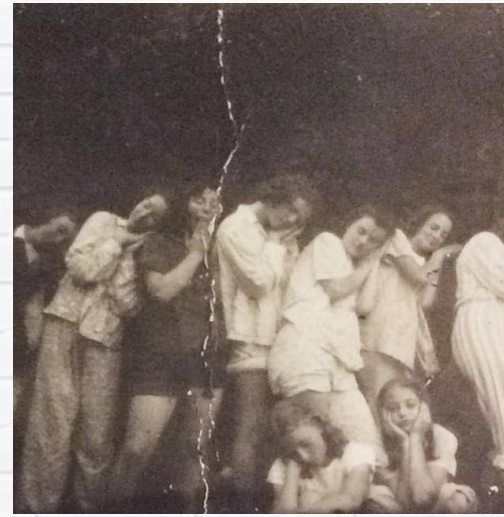
- or -

If these walls could talk.

Diana Sweets
&
McDonald's Music
Hall



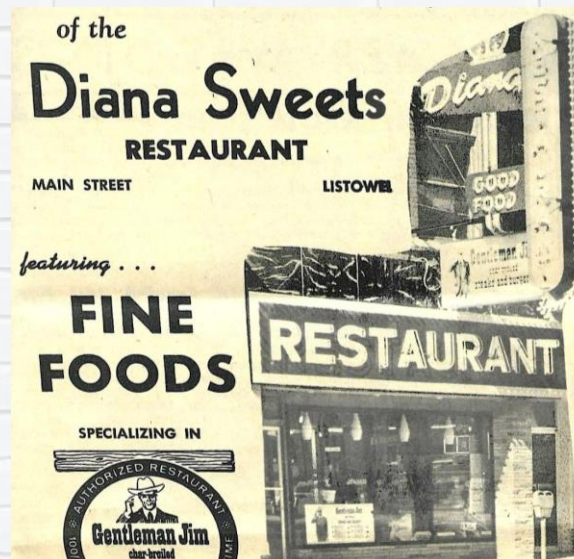
McDonald's Music Hall



Banquet held in March, 1930 in McDonald's Hall to honour Charlie Oster's "Auto Club", winners of the Town League. Mr. and Mrs. James Athas who catered standing in aisle on right and Bob Cassels by the door. Head table facing camera l-r: John W. Sangster, Lorne Jermyn, Tom Baker, George Bogues, Miley Peppler, Ted Creighton; with backs to camera l-r: Tom Burnett, Rev. J. B. Howard, T. S. "Fat" Dopfer, Palmerston, Fred Edwards, Palmerston, Reeve "Stiff" Savage, Art Vandrick, United Church orchestra at right, Fred Nicholls, Rev. E. F. Armstrong, W. Gibson, Orval Lennard and Scotty Welsh. Charlie



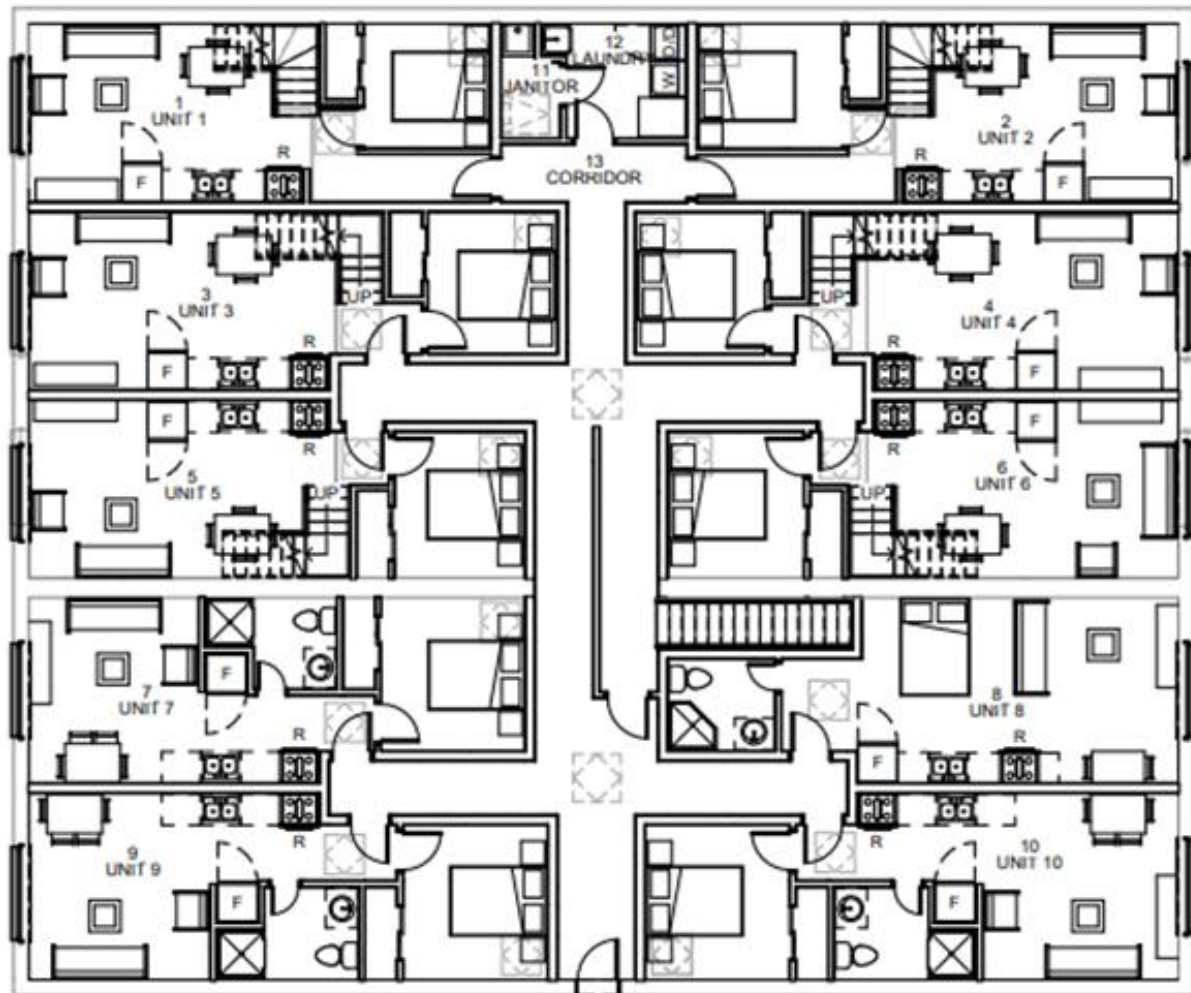
Diana Sweets





Forgotten Spaces

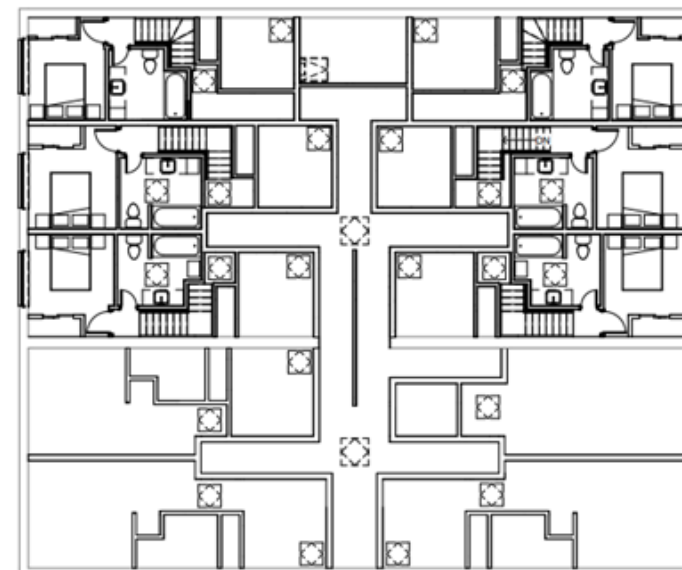




1 **SECOND FLOOR**
1/8" = 1'-0"

- GENERAL NOTES:**
1. Seal & Signature are by the person that has reviewed and taken responsibility for design activities.
 2. Do not scale the drawings.
 3. Check and verify all dimensions and report any discrepancies, contradictions, or ambiguities to the architect prior to issuance to construct.
 4. All work to be carried out according to the Ontario Building Code, other applicable codes and standards, and any other authority having jurisdiction.

Potential



1 **LOFT FLOOR**
1/8" = 1'-0"

- GENERAL NOTES:**
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R.RITZ
ARCHITECT INC.
307 "GARDEN" STREET
NEWARK, ONTARIO
TEL: 519-533-5555 FAX: 519-533-5555

PROJECT
LISTOWEL HOUSING
190 MAIN STREET

LISTOWEL, ONTARIO
LOFT FLOOR PLAN

DESIGNED BY R. RITZ	PROJECT NO. AP-2
DRAWN BY J. RITZ	PROJECT NO. AP-2
CHECKED BY J. RITZ	PROJECT NO. AP-2
DATE JULY 2023	PROJECT NO. AP-2

Potential



Music Hall Apartments



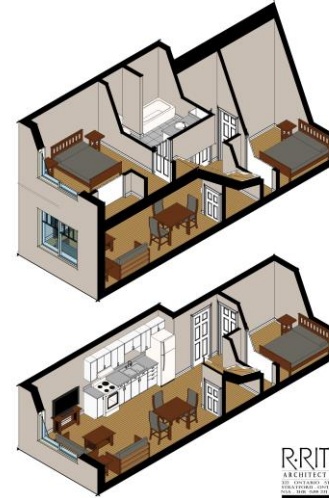
United Way
Purdue House
UNITED HOUSING
190 MAIN STREET WEST, LISTOWEL, ONT
MUSIC HALL APARTMENTS
TYPICAL STUDIO APARTMENT
SEPTEMBER 16, 2011

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TORONTO, ONTARIO M5G 1C5
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United Way
Purdue House
UNITED HOUSING
190 MAIN STREET WEST, LISTOWEL, ONT
MUSIC HALL APARTMENTS
TYPICAL 2 BEDROOM APARTMENT
SEPTEMBER 16, 2011

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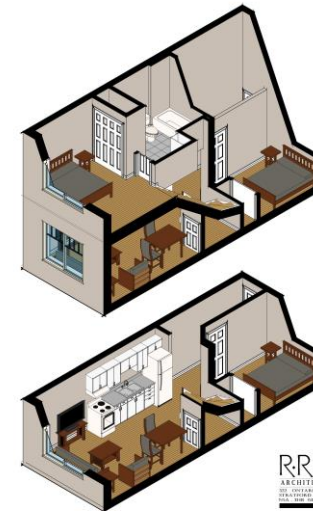
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Purdue House
UNITED HOUSING
190 MAIN STREET WEST, LISTOWEL, ONT
MUSIC HALL APARTMENTS
TYPICAL 1 BEDROOM APARTMENT
SEPTEMBER 16, 2011

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Purdue House
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190 MAIN STREET WEST, LISTOWEL, ONT
MUSIC HALL APARTMENTS
TYPICAL 1 BED + LOFT APARTMENT
SEPTEMBER 16, 2011

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Preview of Stratford Opportunity:





United Way
Perth-Huron



**UNITED
HOUSING**

Community Focused Housing Growth



Building Housing!



**Community
Connections**



**Expanding
Relationships**
(municipal staff, elected
official, business)



**Building
Capacity**



Ministry of
Agriculture, Food &
Rural Affairs



Ontario

OMAFRA