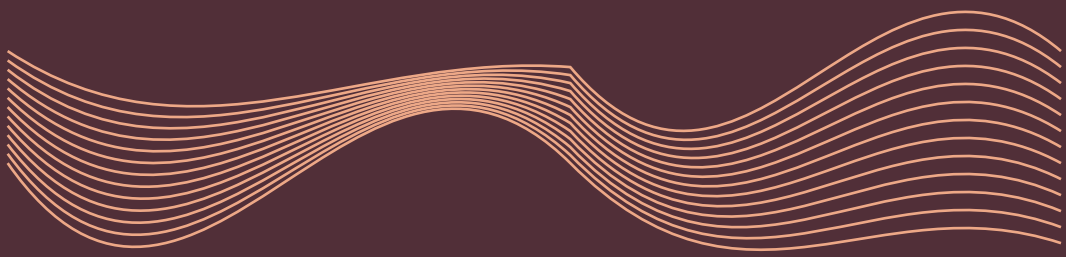
County First

BOOKS & PERIODICALS

FREE READING SAMPLE

County First Quarterly

What a public price buys. Three reports on a home in Huron, a crossing to Howe Island and the road into Prince Edward County.



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HOUSING · EXETER AND GODERICH

Two rents, one income cutoff

$2,652

Annual difference between the two published one-bedroom base rents, before any utility bills. [1]

On page four of Huron County's affordable housing application, the same question appears beside two buildings. Is annual household net income below $57,200? Applicants considering either one-bedroom can answer that question the same way and still face very different monthly decisions. At 146 Sanders Street in Exeter, the application gives a rent of $779. At 211 Gibbons Street in Goderich, it gives $1,000. [1] [2]

Twelve months at those rates come to $9,348 and $12,000. Heat and water are included in the Exeter rent, while the Goderich tenant pays for heat and electricity on top of the listed rent. Exeter tenants also pay for electricity. The form gives no household-specific consumption figure, so a precise utility-adjusted difference would require another record. [1]

Unit choice narrows the comparison further. The Exeter building has 20 one-bedroom apartments. The Goderich building includes 30 one-bedrooms and ten two-bedrooms. Someone needing two bedrooms cannot use the Exeter one-bedroom price as a like-for-like alternative. The inventory establishes what exists. An applicant still needs to know which units may open and when. [1]

READING NOTES

Footnotes

Select a source title to open the underlying record. Web sources checked November 22, 2026.

[1] County of Huron, Affordable Housing Application 2026, page 4

Building selection, household net-income cutoffs, unit counts, monthly rent and included utilities.

[2] County First, Two Huron County Buildings Share an Income Limit, November 21, 2026

Original reporting with the comparison of Exeter and Goderich and links to the county's supporting documents.