

BUILDING OPPORTUNITY: WORKFORCE RENTAL HOUSING

UNLOCKING PROFITABLE GROWTH THROUGH STRATEGIC COLLABORATION

BOISSEVAIN, MB



Photo Credit: Boissevain-Morton Arts Council

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We Build Communities

TABLE OF CONTENTS

Executive Summary 2

Building Opportunity..... 3

Why Invest in Boissevain-Morton? 3

What We Offer Developers 4

Innovative Construction Solutions 4

Partnership Options 4

Benefits of Partnering 5

Funding Opportunities for Your Project..... 5

Why Build in Boissevain-Morton..... 6

Contact 7

Appendix 1 8

Executive Summary

Boissevain-Morton is a community on the move. Our workforce is expanding, businesses are thriving, and families are choosing to call this area home. But there's a challenge—and an opportunity. Housing supply is not keeping up with demand. Most homes in Boissevain-Morton are single-detached, and rental options are limited. This makes it hard for local businesses to attract and retain employees who need affordable, quality housing.

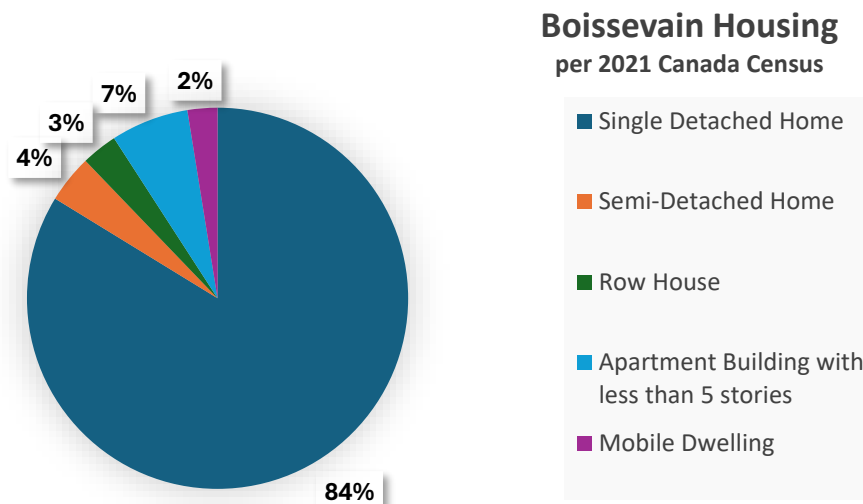
This shortage creates a big opportunity for builders and developers. Over the next several years, Boissevain-Morton will need many new homes, including apartments and rental units. People want modern, affordable housing close to work, schools, and community amenities. By building here, you can meet that need and grow your business in a stable, supportive market.

The municipality is committed to making your project successful. We offer flexible partnership models, potential access to land, assistance with servicing, tax incentives, and support in securing grants. Whether you're planning a multi-unit rental complex, modular housing, or a mixed-use development, Boissevain-Morton is ready to collaborate and help bring your vision to life.

This is your chance to be part of something bigger—a project that benefits your business and strengthens our community. The demand is real, the market is ready, and the municipality is here to support you every step of the way.

Building Opportunity

Boissevain-Morton is a growing community with a clear need for new housing options. Right now, approximately 84 percent are single-detached houses. Rental housing makes up only 21 percent of the market, and apartments or multi-unit residences are extremely limited. This means there is a strong demand for more diverse housing choices, especially rental units and multi-family developments.



Looking ahead, the demand will only increase. Based on population growth projections, Boissevain-Morton will require 92 new housing units by 2041 under a medium growth scenario. If growth is higher, that number could reach 192 units. These figures highlight a significant opportunity for builders and developers to invest in housing projects that meet the needs of families, seniors, and individuals looking for affordable, modern living options.

Why Invest in Boissevain-Morton?

Boissevain-Morton offers market stability and long-term growth potential. There is consistent demand for rental housing, driven by workforce expansion and population growth. Projects here are supported by local businesses and municipal leadership, ensuring strong community backing.

Beyond the business case, Boissevain-Morton is a great place to live. Our community is known for its low crime rate, affordable taxes, and excellent amenities. Residents enjoy a high quality of life with access to recreation, healthcare, and education—all in a safe, welcoming environment.

What We Offer Developers

The municipality is committed to supporting housing development and making projects viable. Depending on the size and type of your project, we can offer:

- Access to land for development (see Appendix 1)
- Assistance with servicing and infrastructure
- Tax incentives to reduce costs
- Support in applying for grants and funding programs

Our goal is to work with you to create housing solutions that benefit both your business and our community.

Innovative Construction Solutions

We encourage creative approaches to building that save time and money while meeting community needs. Some strategies we support include:

- **Shared resources:** Builders can collaborate to share trades, equipment, and expertise, reducing costs and delays.
- **Modular and prefab construction:** These methods speed up timelines and reduce labor requirements.
- **Non-profit partnerships:** Working with community organizations can unlock additional grants and funding streams and provide support for tenant management.
- **Local workforce training:** We help connect developers with local workers and training programs to build skills and keep jobs in the community.

Partnership Options

We understand that every project is different, so we offer flexible partnership models:

Traditional Developer Partnership

You lead the project, and the municipality provides support with land, servicing, tax incentives, and grant assistance. The developer assumes the financial risk and retains full control.

Public-Private Partnership

This is a formal collaboration where risks and rewards are shared. The municipality may contribute land, funding, or grant support, while the builder covers construction costs.

Non-Profit Collaboration

Partnering with non-profit organizations can open doors to additional grants and funding opportunities. These partnerships often include support for tenant management and community engagement.

Joint Venture Consortium

Builders can join forces to share resources, trades, and expertise. This approach is ideal for larger or more complex projects that require diverse skills and significant investment.

Benefits of Partnering

Working with Boissevain-Morton offers clear advantages:

- Access to grant programs that reduce financial risk
- Potential availability of municipal land for development
- Tax incentives that improve project profitability
- Strong community and municipal support for housing initiatives

Funding Opportunities for Your Project

The municipality is committed to helping make your development project successful, and funding support is stronger now than ever. There are multiple options available at the municipal, provincial, and federal levels to reduce costs and improve project viability.

At the local level, the municipality can offer tax incentives, assistance with servicing, and, for the right project, access to municipal land. We also provide guidance and support to help you apply for grants and navigate funding programs. These measures are designed to lower upfront costs and make development easier.

Federal government support for housing and rental development is at its peak. Through the Canada Mortgage and Housing Corporation (CMHC), several programs are available. The **Apartment Construction Loan Program** offers low-cost loans during the riskiest phase of development—construction through to stabilized operations—for projects with at least five rental units. CMHC also provides **Insured Loans for Multi-Unit Properties**, making it easier to access favorable financing terms. For projects focused on affordability, the **Affordable Housing Fund** offers long-term low-interest loans and forgivable loans for new construction, while the **Affordable Housing Innovation Fund** supports creative housing solutions with loans and contributions.

Provincial programs are equally strong. Manitoba's **GRO: Growth, Renewal & Opportunities** program funds municipal infrastructure projects, and municipalities can apply for up to 50 percent of eligible costs, which can benefit developers through improved servicing. The **Housing Starts Here** initiative supports both affordable and market rental housing development, and the **Manitoba Non-Profit Housing Association** offers programs that may be accessible to private developers partnering with non-profits—opening doors to additional grants and funding streams.

With municipal incentives, federal and provincial programs, and opportunities for partnerships, there has never been a better time to invest in housing development in Boissevain-Morton. Our team will work with you to identify the right programs, prepare applications, and ensure you have the support needed to move your project forward.

Why Build in Boissevain-Morton

Boissevain-Morton is ready for growth, and we want you to be part of it. Our community needs more housing, especially rental units, to keep up with a growing workforce and to help local businesses attract and keep employees. This is a real opportunity for builders and developers to create something that benefits both your business and our town.

When you build here, you gain more than a project—you gain a partner. The municipality is committed to helping reduce your upfront costs through land access, servicing support, and tax incentives. We'll guide you through available grants and funding programs to make your investment easier and more profitable. And with a stable rental market driven by workforce growth, your development will have strong, long-term demand.

Now is the time to act. The need is real, the market is ready, and Boissevain-Morton is here to support you every step of the way. Let's work together to build homes, strengthen our community, and create a future that works for everyone.

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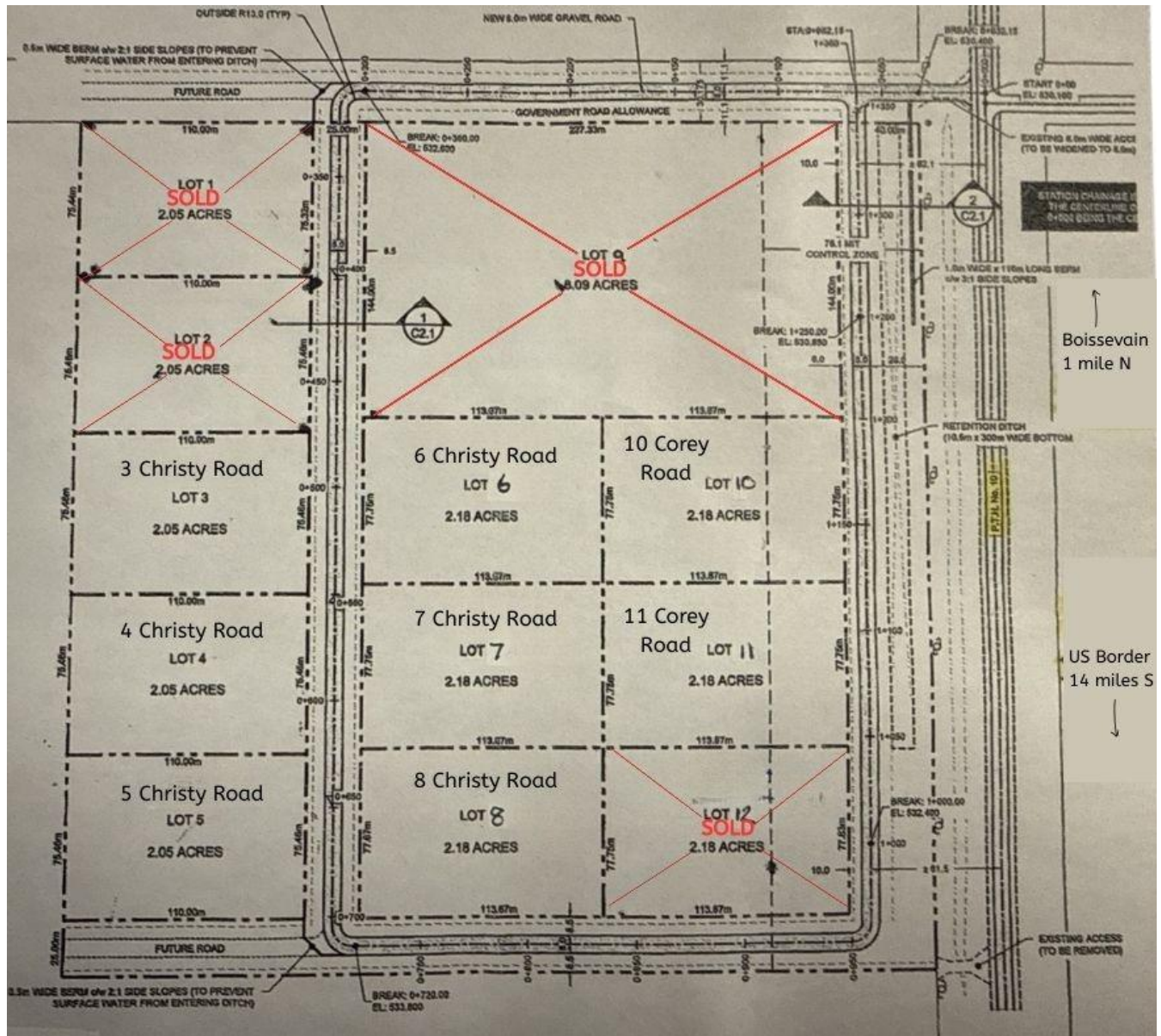
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Appendix 1

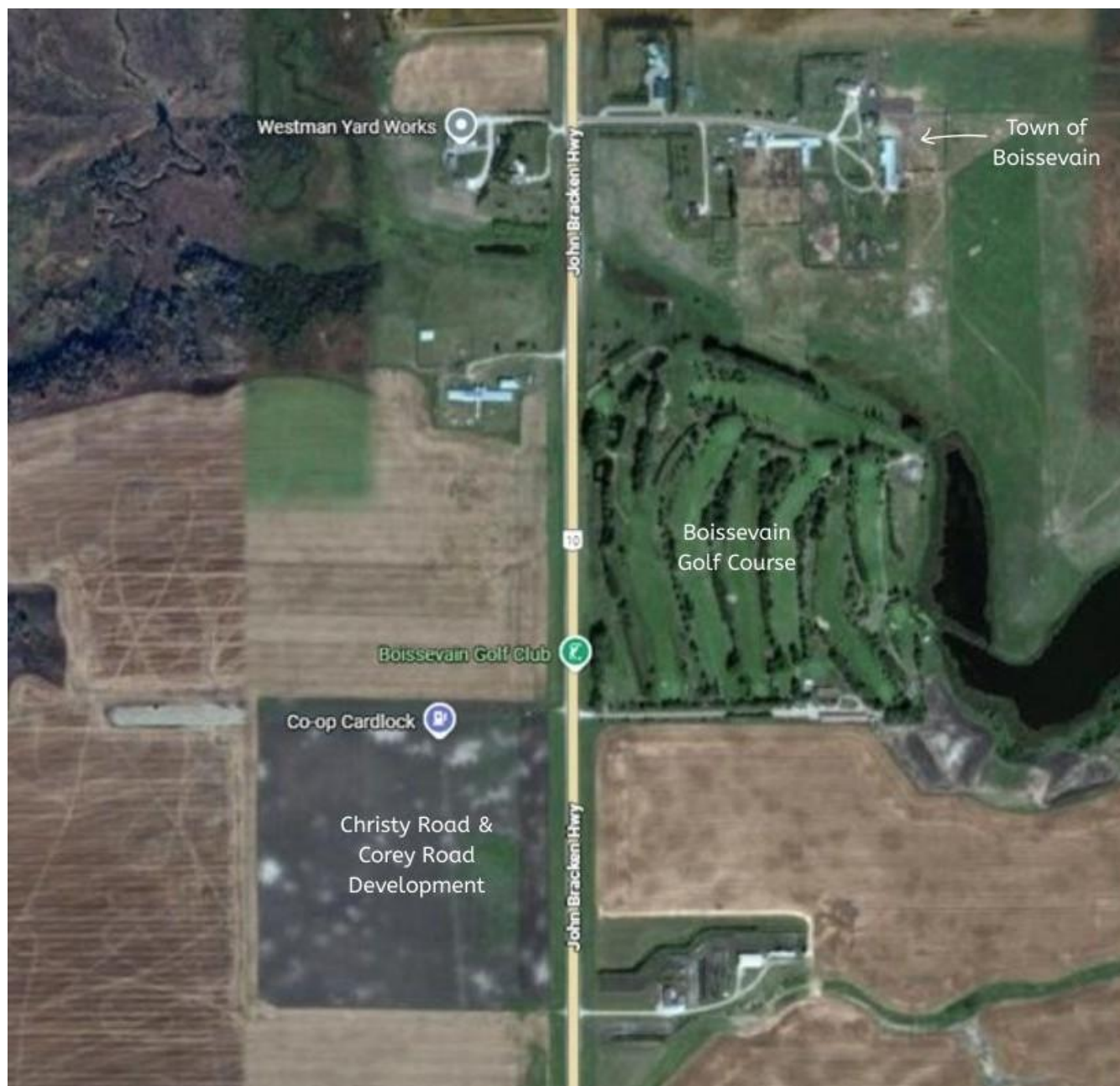
Christy & Corey Road Land Lots

Land is approximately 1 mile south of Boissevain on Highway 10 and is currently zoned as Commercial. The realtor for the land is Chad Reimer, Southwest Agencies.

Available lots, with lot sizes indicated:



Christy & Corey Road Development in relation to the Town of Boissevain:

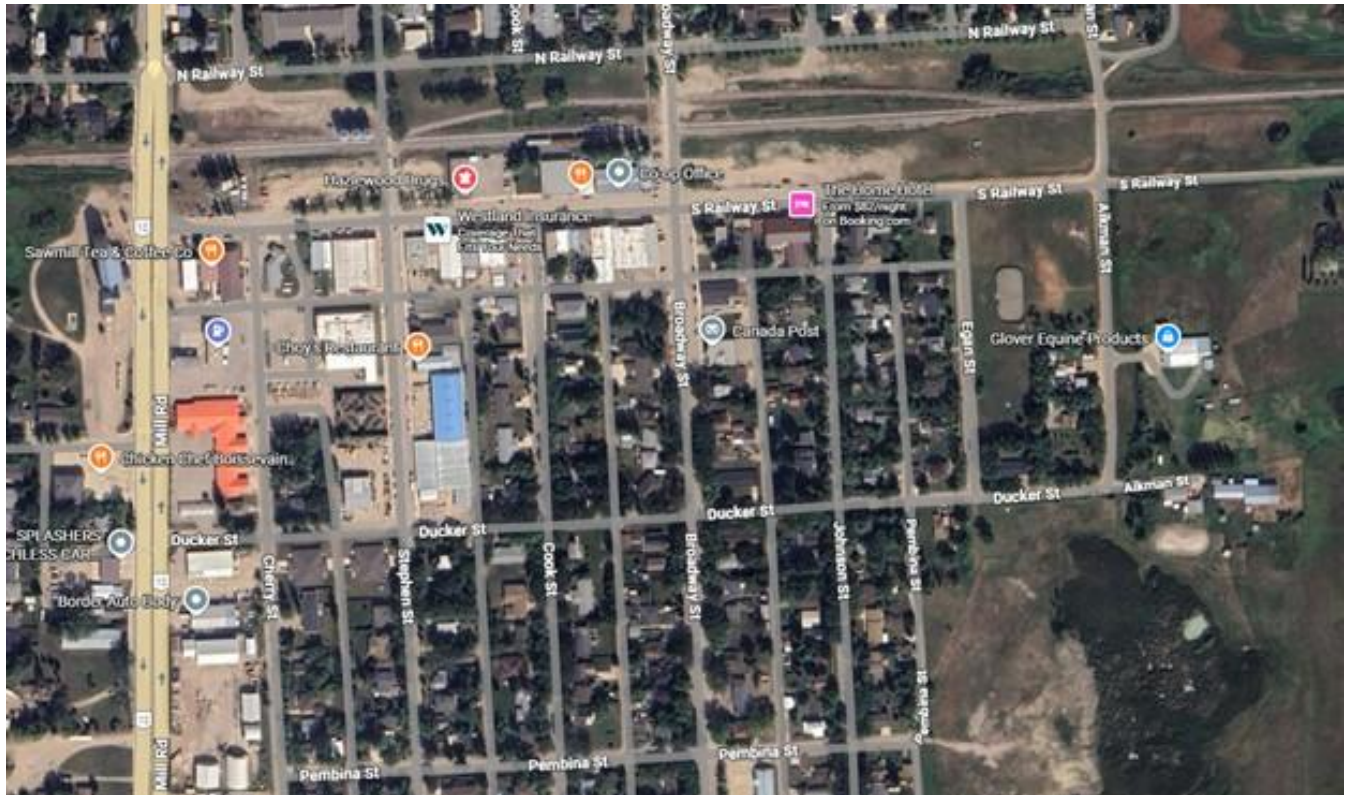


Outdoor Skating Rink Land

Land is located on South Railway (main street) on the east side of downtown.



Outdoor Skating Rink Land in relation to the downtown sector of Boissevain:



Residential Lots for Sale

Residential lots for sale in the northwest corner of Boissevain. Conveniently located close to school, arena, curling rink, bowling alley, swimming pool, ball diamonds, and daycare centre.

Lots are fully serviced with curb, gutter, water, sewer, hydro, and natural gas. The Purchaser is responsible for costs associated with connection to all utilities. Development must be in compliance with the Municipality's zoning by-law.

