

Two Challenges

Affordable Housing + City Hall

One Solution

The City of Rossland has a unique opportunity to address two issues: create affordable housing & rebuild City Hall to support Rossland's vision of a diverse and livable city.

CHALLENGES

AFFORDABLE HOUSING



Limited affordable rental housing for Rossland's workforce- impacting employee recruitment & retention for the local economy.

300 Rossland households are in need of affordable housing.

1500 Lower Columbia households are in need of affordable housing.



The cost of living is increasing:

- Transportation
- Heating
- Food
- Housing



While household incomes have not kept up with rising costs.

CITY HALL



Council Chambers provides very little space to facilitate meetings & public engagement that meet accessibility standards.



The downtown location is on high-value land that can be sold to assist with the cost of a new build.

18 employees are currently working in 10 office spaces.

The City is mandated to retain **THOUSANDS** of paper records.



City records are currently stored in **10** separate areas.

SOLUTION

MID-TOWN MIXED-USE DEVELOPMENT

CITY HALL + 3 FLOORS OF APARTMENTS



COLLABORATIVE

PARTNERSHIPS MAKE SENSE

- Columbia Basin Trust and BC Housing are providing capital contributions.
- BC Housing is arranging financing.



SUSTAINABLE

SOCIAL, ECONOMIC & ENVIRONMENT

- Creates **37** affordable housing units.
- Increases the affordability & supports a sustainable economy and community.



INNOVATIVE

A CITY HALL THAT GENERATES REVENUE

- That positively impacts residential tax payers.
- Offers more community meeting spaces.



STRATEGIC LOOKING TO THE FUTURE & PLANNING A VIBRANT DOWNTOWN CORE

- Using City-owned vacant lands to combine housing & civic use.
- Makes high-value land available downtown



EFFICIENT

EFFICIENT DESIGN TO SUPPORT PRODUCTIVITY & SERVICE LEVELS

- Energy efficient design will be incorporated into the project.
- Improved security, file storage and multi-use space to meet the community's needs.

The City will contribute approximately \$3M & will own the City Hall portion of the building.

BC Housing with Columbia Basin Trust will contribute approximately \$5.6M.



The Lower Columbia Affordable Housing Society's contribution is currently estimated to be \$6M & will operate the affordable housing units.

FREQUENTLY ASKED QUESTIONS

Will my taxes increase?

Not at this time. The City is expected to leverage funds from current reserves, future sale of City Hall and/or insurance dollars (from the old City Hall roof collapse).

How does this project impact other City Facilities?

The City invests in facilities using best practice Asset Management Investment policy and framework. The city will use sale of City Hall property and capital reserves earmarked for City Hall to fund this investment. There is still sufficient Reserve/Surplus and debt capacity for other projects within a reasonable scope.




Will the City need to borrow funds?

No, the City is not expecting to borrow funds on this project. It makes more financial sense to invest reserves because of the guaranteed financial return in the form of taxation on this project.

For more information and FAQs visit: www.rossland.ca

Comparison Chart

The cost to rebuild and renovate the downtown location is approximately 2/3 the cost of constructing a new building, but would offer far less value to the community.

		  	Repair downtown City Hall to pre-existing state (4,040 – 4,800 sq. ft)	Upgrade downtown City Hall with added floor/space (6,800 – 8,040 sq. ft)	Move to the Mid-town Transition Project (8,000 – 9,500 sq. ft)
OBJECTIVES					
COSTS	Estimated Cost		Covered by Insurance	\$1.8 million	\$2.9 million
	Leverages Funds		✗	✗	✓
	Generates annual revenue		✗	✗	✓
FUNCTION	Meets current needs of staff, council & the community		✗	✓	✓
	Will meet future needs of staff, council & the community		✗	✗	✓
	Provides multi-use meeting space for staff, council & the community		✗	✗	✓
	Meet recommended requirements for secure file & record storage		✗	✓	✓
GOALS	Meets strategic goals of council		✗	✗	✓
	Meets Official Community Plan goals as identified by the Community		✗	✗	✓

We acknowledge the support of Columbia Basin Trust:



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