

Economic Development from a Municipal Perspective

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The combined impacts of inflation, a lack of qualified applicants for jobs and the lack of affordable housing inventory for workers will continue challenging our Town's ability to provide services.

Two Municipal Issues Impacting Economic Development



**Retention and
Recruitment**



**Affordable
Housing**

Employment

Public works

- High turnover in Public Works, difficult to hire and train in this field. Projects simply don't get completed.
- Turnover created a 40% reduction in the Town's Public Works/Utilities staff.
- Public Works has seen delays in project implementation due to reduced staff.

Water

- Difficult finding certified and skilled staff to meet the State requirements for the water system. Current staff has had to carry twice the workload for up to a year until these positions could be filled. We also had to hire outside contractors to meet these requirements during times of transition.

Law Enforcement

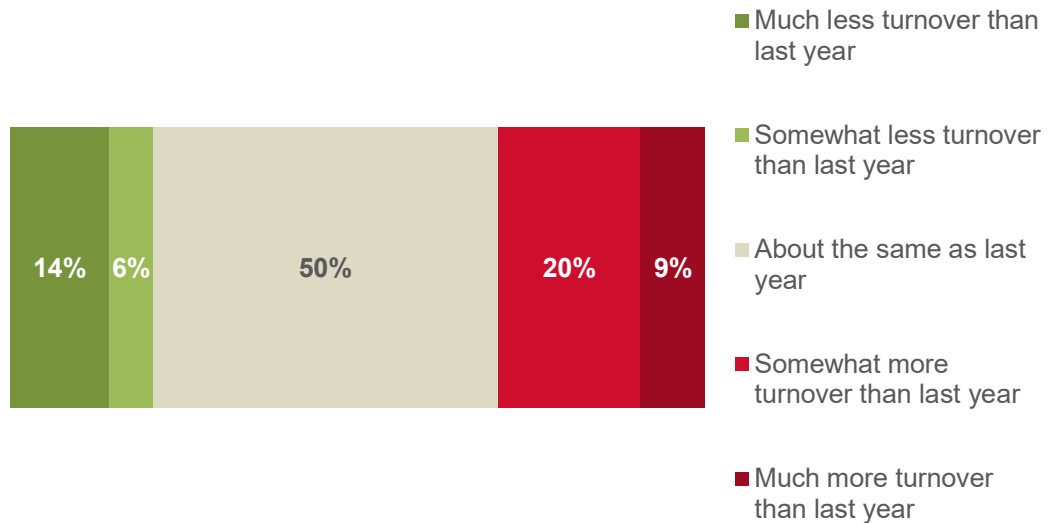
- Police services have been impacted and we had to reduce the investigative services associated with low level crimes, traffic enforcement, and the time necessary to process records request has increased [sic].
- Finding suitable police officers has been an issue for several years and is not improving. Our current officers are working overtime to cover shifts. We have removed our SRO from our schools to help answer 911 calls.

Employment

Over 25 percent of municipalities are experiencing more staff turnover in 2022 than they did in 2021, and half are having a harder time hiring.

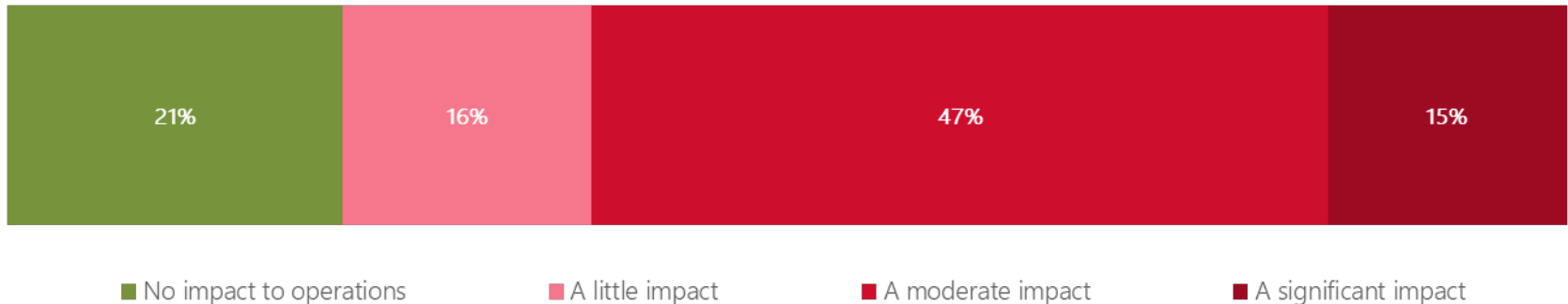
These shortages are impacting operations for many municipalities, with delays for public works projects and slower turnaround for municipal services being commonly reported.

Municipal Staff Turnover Over Past Year



Three fifths of municipalities are experiencing moderate to significant operational impacts due to staffing challenges.

Staffing Challenges Impact on Municipal Operations and Services



Employment Challenges Lead to a Slowdown in Development

Cities can't provide essential services

Staffing shortages lead to slower permit processing, code enforcement, and general maintenance

Cities don't have capacity – for current projects in development or for new development projects

People Cannot Afford to Work Where they Live!



Housing

From a recent survey, housing and affordable housing is one of the most important issues to our members.

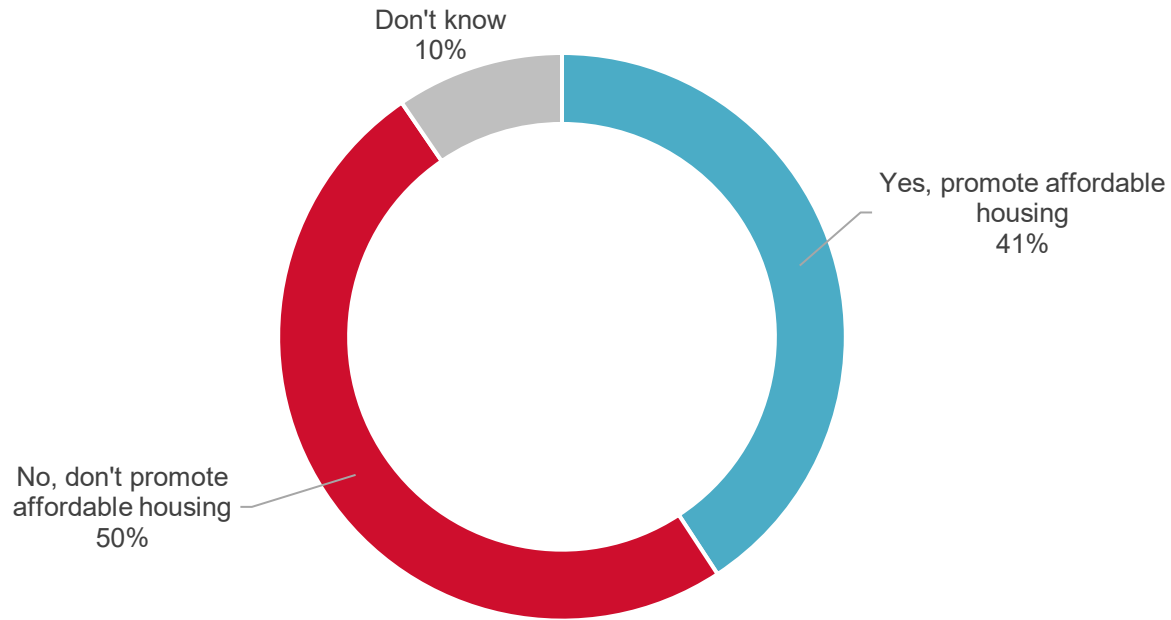
Cities are actively looking at ways to create more housing that is attainable and affordable, but they don't have the resources to get it done

Workforce housing, specifically, is a priority for many of our members.



Cities want to promote affordable housing or development density... but not all

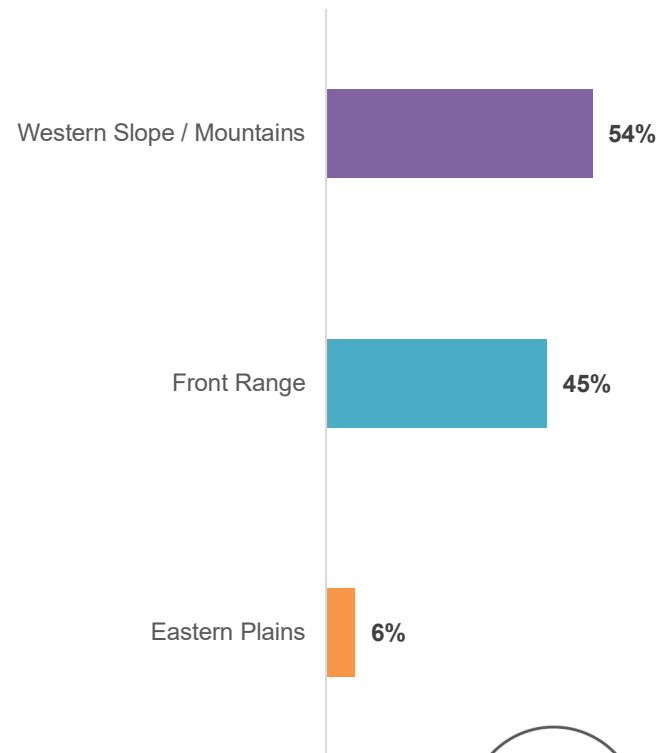
Promotion of Affordable Housing or Development Density



Municipalities in the Western Slope are most likely to promote affordable housing or development density.

- Municipalities in the Western Slope were the most likely to report that they promote affordable housing or development density, with just over half of these municipalities doing this.
- Very few Eastern Plains municipalities reported that they promote affordable housing, with only 6% of these municipalities reporting promotion of affordable housing or development density.

Promotion of Affordable Housing or Development Density by Region
% yes, promote affordable housing



Statewide Mandates Can Make Housing More Expensive

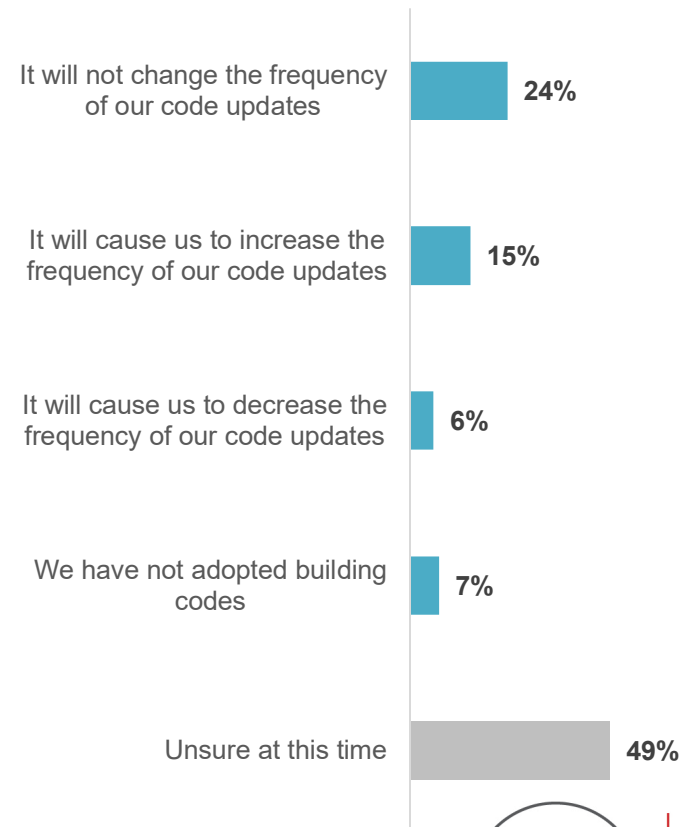
- While about half of municipalities (49%) reported being unsure of the impact of Building Code HB22-1362, just under one quarter (24%) noted that it would not change the frequency of their code updates.

Not shown:

- Municipalities in the Eastern Plains were more likely to indicate that they were unsure of the impact of HB22-1362, as were municipalities with populations of under 2,000.

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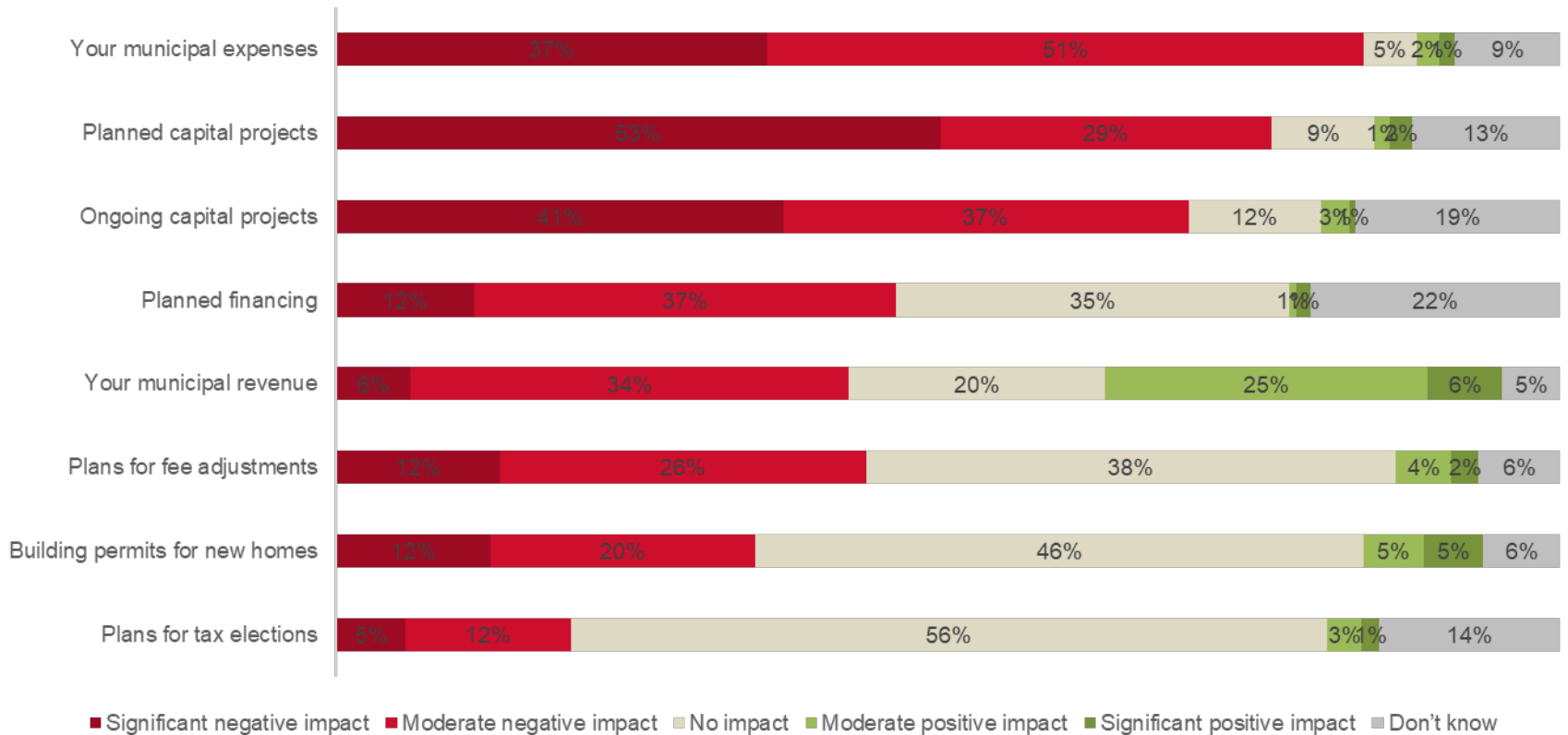
Impact of Building Code HB22-1362



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Inflation adding to lack of housing

Impact of Inflation



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How will water needs impact development

Majority of cities are concerned about their ability to meet water needs in 20 years.

As the time frame looms larger, municipalities become more concerned about having enough resources to provide to their communities.

Concern Around Ability to Meet Water Needs

