



*Ethics of Development and Growth
at
Local, National, and Global Levels*

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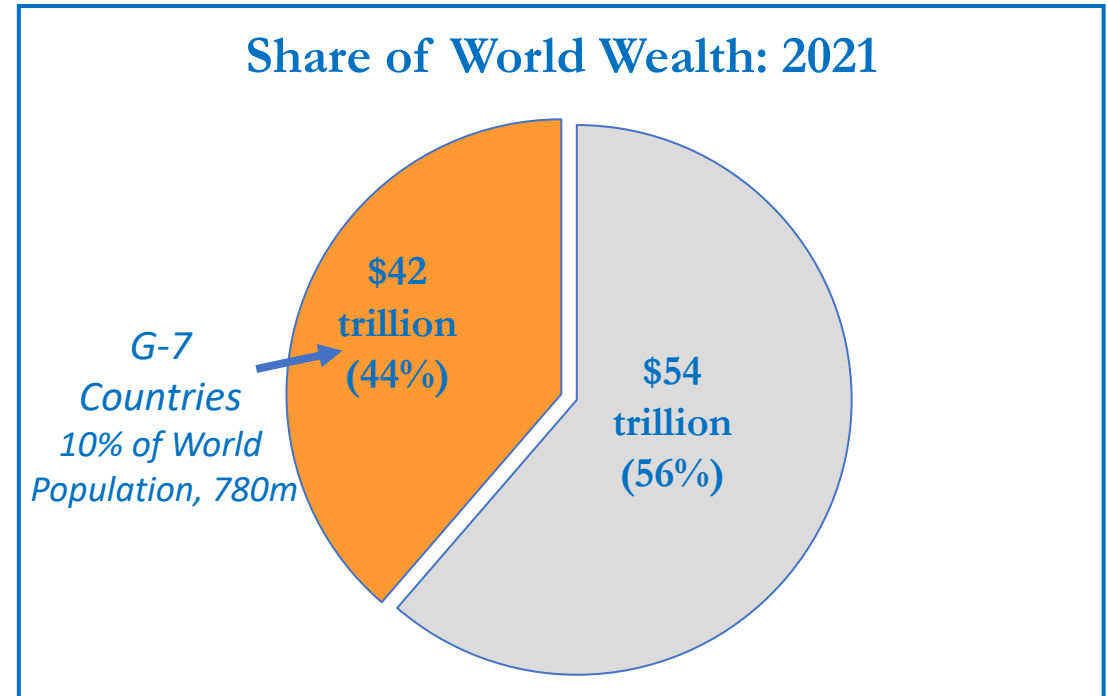
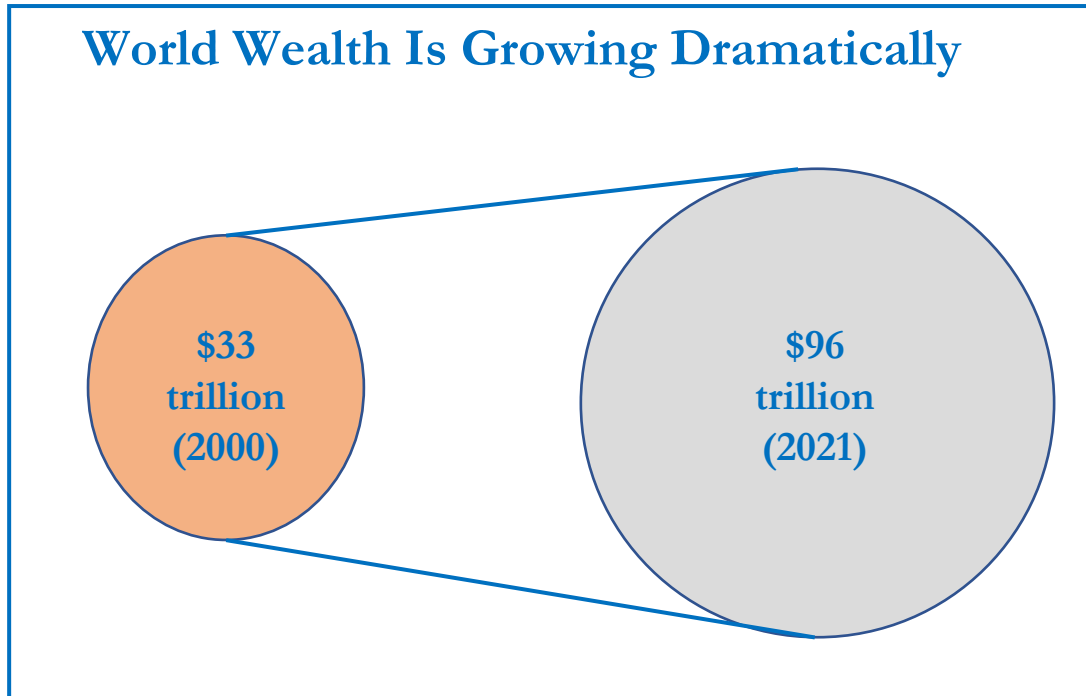
Contextual Framework

Ethical considerations relating to development and growth apply equally at the global, national, and local levels.



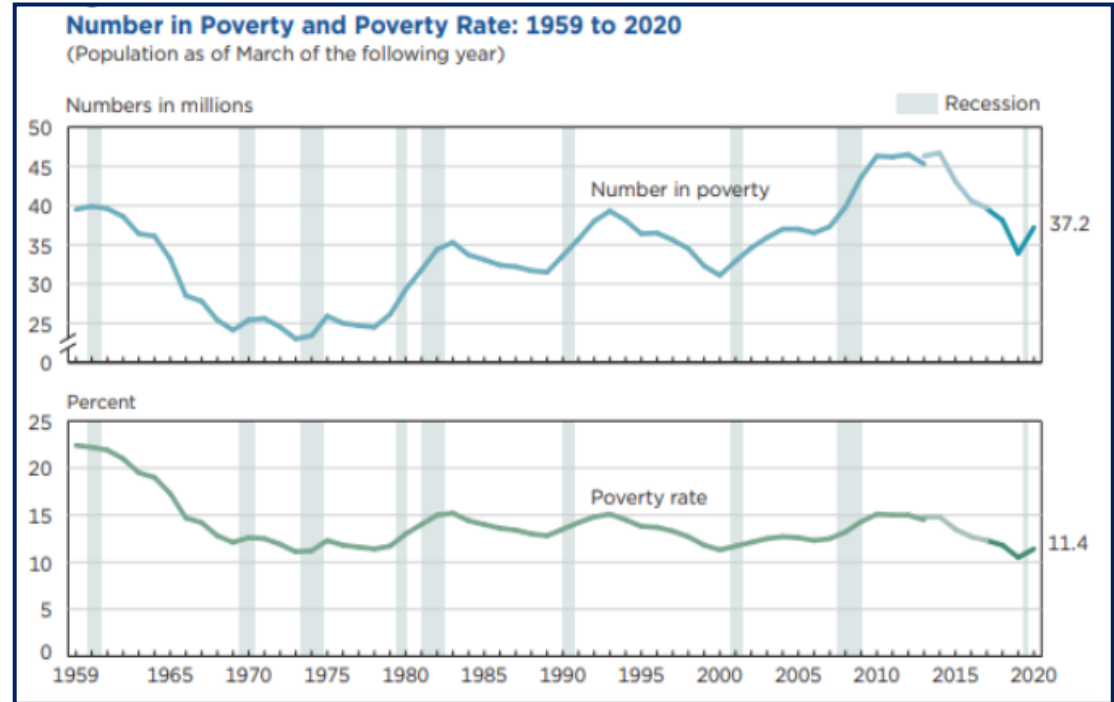
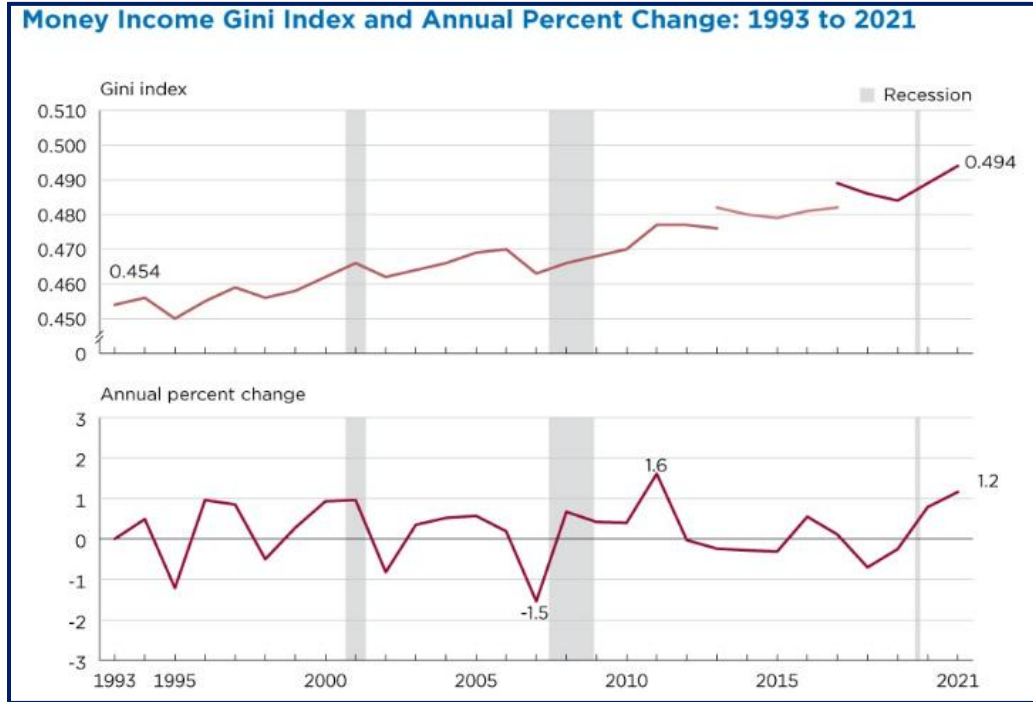
Local problems relating to development and growth are often similar to problems at the global and national levels.

GLOBAL INCOME INEQUALITY AND POVERTY



World Poverty:
1981: 44% of world population
2019: 8.4% or 660 million people (2 X USA pop.)
GDP per capita: \$750 (2021)

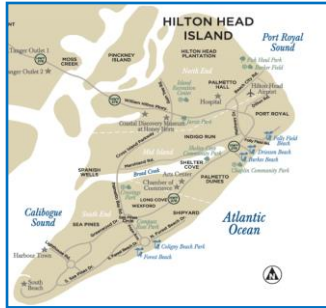
NATIONAL LEVEL US INCOME INEQUALITY AND POVERTY



*US Poverty:
Over 32 million people live in poverty
Equivalent to the combined population of
Australia and New Zealand.*

LOCAL LEVEL BEAUFORT COUNTY INCOME INEQUALITY AND POVERTY

Hilton Head Is.



Beaufort County



South Carolina



	<u>HHI</u>	<u>Beaufort County</u>	<u>SC</u>
<i>Population (2021)</i>	<i>38,100</i>	<i>191,700</i>	<i>5.2 m</i>
<i>White</i>	<i>78.4%</i>	<i>69.0%</i>	<i>63.4%</i>
<i>Others</i>	<i>21.6%</i>	<i>31.0%</i>	<i>36.6%</i>
<i>Density per square mile</i>	<i>911</i>	<i>325</i>	<i>170</i>
<i>Population 65 years+</i>	<i>36.8%</i>	<i>28.5%</i>	<i>18.6%</i>
<i>Persons in poverty</i>	<i>6.9%</i>	<i>9.6%</i>	<i>14.6%</i>
<i>Children under 18 years in poverty</i>	<i>14.4%</i>	<i>15.6%</i>	<i>20.1%</i>
<i>Persons without health insurance</i>	<i>16.2%</i>	<i>13.8%</i>	<i>12.2%</i>
<i>Per capita income (in 2020 \$)</i>	<i>\$61,000</i>	<i>\$41,100</i>	<i>\$30,700</i>
<i>Median household income (in 2020 \$)</i>	<i>\$86,200</i>	<i>\$71,500</i>	<i>\$64,700</i>
<i>% of households with income < \$50,000</i>	<i>29.0%</i>	<i>34.5%</i>	<i>33.7%</i>

*Hilton Head Island & Bluffton, SC, Metropolitan Statistical Area
GDP 2020: \$9.9 billion (21% higher than the \$8.2 billion in 2015)*



There are important ethical and economic considerations in the development and growth of Beaufort County.

- *Income inequality and poverty*
- *Environmental degradation and threat of climate change*
- *Affordable housing for low and middle-income families and workforce.*
- *Infrastructure.*



ESSENTIAL WORKFORCE DEPENDS UPON AFFORDABLE HOUSING

- *Affordable housing is a serious problem facing Beaufort County's workforce*
- *Supply of affordable housing for low and moderate-income families is limited while demand is on the rise in Beaufort County.*
- *Renters face a significant housing cost burden and often reside in low-quality units.*
- *Income has risen slowly for low-wage workers while rent has been rising rapidly.*
- *Investments in low and moderate-income housing units is less attractive than high end housing units.*
- *Transportation is a serious constraint for working families in Beaufort County, which adds to the burden of commuting workers.*
- *Housing units from low to moderate income housing units are currently being converted to short-term rentals, which now consists of about 10,000 units.*

The above have implications for economic growth, future investments, quality of life, and Beaufort County's competitiveness.

KEY ACTIONS FOR BUILDING LOCAL WORKFORCE

My views in 2017 for HHI...

Increase supply
of affordable
housing

- *Add 300 rental /ownership units by 2020 for families with an annual household income less than \$40,000.*
- *Invest in existing underserved neighborhoods.*
- *Develop a land use policy & land use plan for a 25 year period for the HHI, Bluffton, and Beaufort Metropolitan Area.*
- *Establish a non-profit organization for affordable housing in Beaufort County*
- *Apply national good practices relating to affordable housing.*

Augment income
of low-wage
workers

- *Increase the minimum wage locally to \$15 per hour.*
- *Invest in human capital development through job training, education , and technical and managerial skills development.*
- *Promote social entrepreneurship and provide technical assistance to generate employment and income.*
- *Develop effective platforms and tools relating to job availability and employment opportunities.*
- *Engage businesses to develop solutions to augment the income of low-wage workers.*

Improve
transportation for
commuting workers

- *Develop an area-wide long term transportation strategy and development plan for workers commuting long distance to work in HHI.*
- *Create free public transportation or subsidize commuter workers spending more than two hours daily traveling.*
- *Invest in improvements to the road infrastructure in the HHI, Bluffton, and Beaufort Metropolitan Area.*
- *Engage businesses to develop solutions.*

SOME ADDITIONAL POINTS FOR CONSIDERATION...

2022: HHI

- *Allocate more public land for affordable housing for low and moderate-income working families, allowing higher density per acre of land (over the next 5 years).*
- *Protect existing low to moderate income housing complexes from conversion to short-term rentals through a new ordinance (new ordinance in 2023).*
- *Provide water and sewage connections to mobile homes owned by low-income families throughout Beaufort County (2023-2025).*
- *Allocate at least 3 million dollars of accommodation tax funds to develop affordable housing for low to moderate income families.*
- *Ensure that public sector investment programs and projects conduct rigorous environment, social, and economic impact assessments.*
- *Develop a clear vision and long-term development that creates a pathway for sustainable development that is equitable.*

How do we want HHI or Beaufort County's development and growth to look in 25 years?



Locally, we need to channel actions to ensure that development and growth serve the “greater good” of all people.



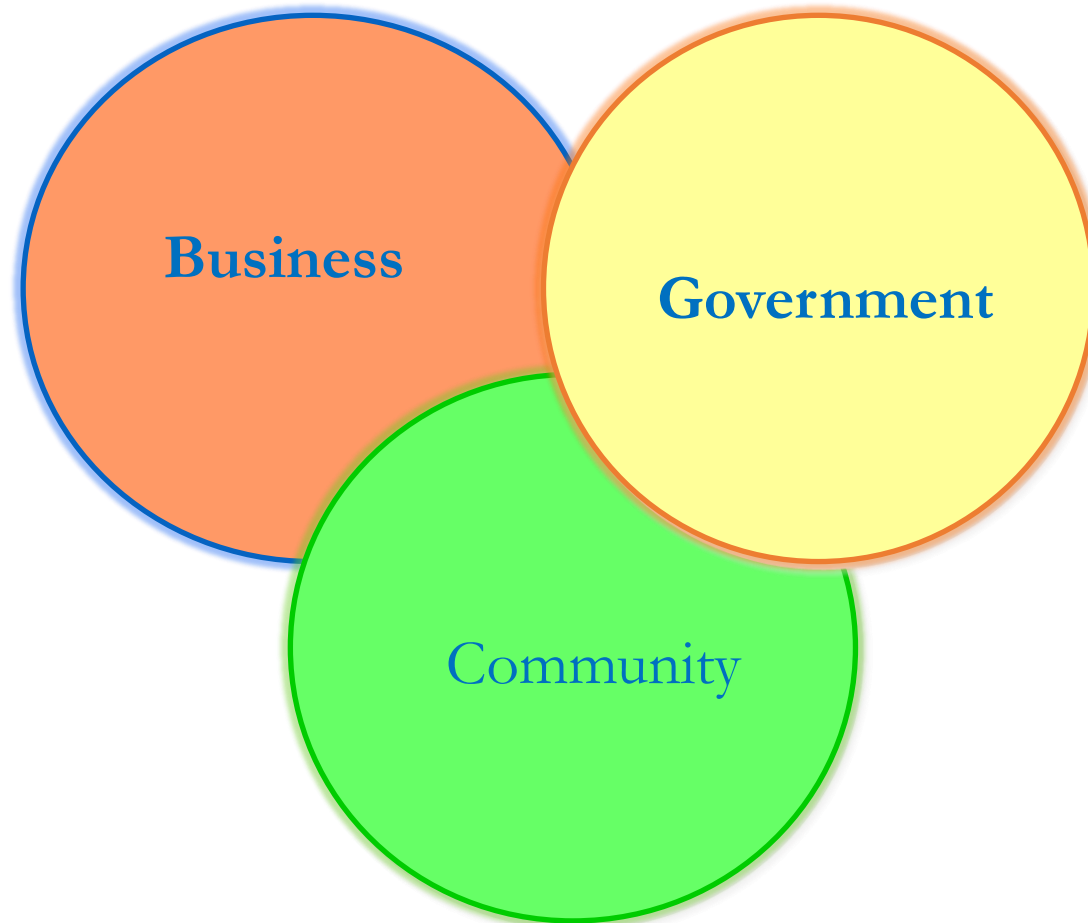
- *Clear vision*
- *Political will*
- *Consensus*
- *Long-term commitment*
- *Involvement of all stakeholders*

AGENTS OF CHANGE

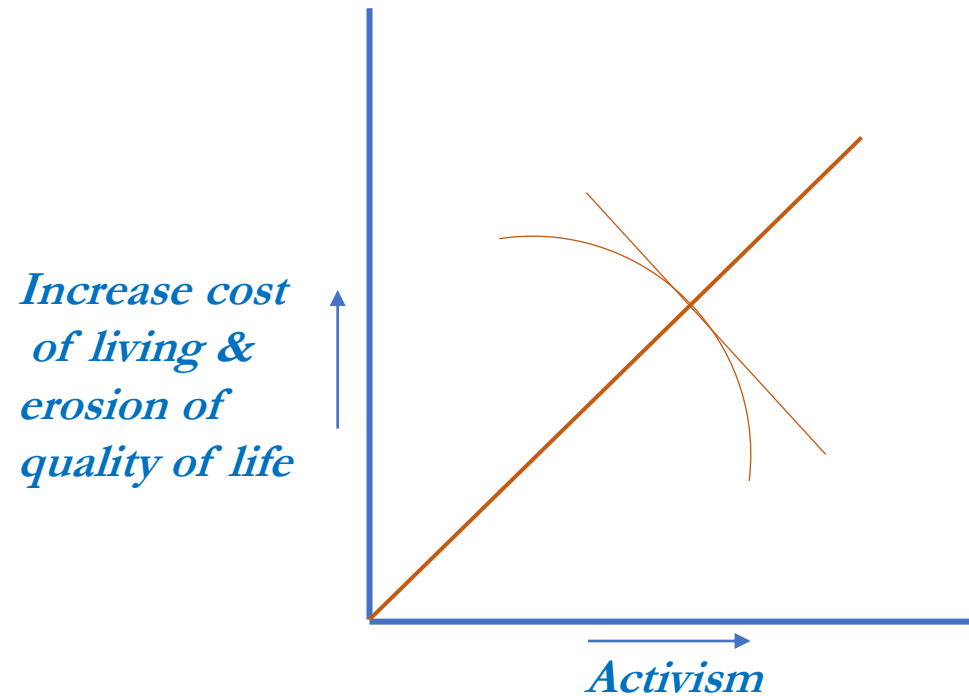
Local Level

It is good economics to work toward alleviating poverty and environmental degradation, while creating a pathway for sustainable development that protects the environment and is more equitable.

But this requires a clear vision, strong political will, consensus, action, and long-term commitment by stakeholders



THRESHOLD: WHEN MAJORITY OF PEOPLE WANT ACTION



Locally we need to build consensus for action through education and awareness to address income inequality & poverty, affordable housing & workforce problems, and environmental concerns & use of natural resources.



Final Remarks

- *Again, ethical considerations relating to development and growth apply equally at the global, national, and local levels.*
- *We have the capacity to find solutions through collective action.*
- *We have a moral obligation and economic imperative to promote sustainable development that is equitable and protects the environment.*



*But we need political will, consensus, action,
and long-term commitment*