

The Community Economic And Energy Development Plan Synopsis

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This Community Economic and Energy Development Plan's purpose is to create a public private partnership between major institutions, businesses, and government and municipalities that are economic drivers.

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Contact Information

Overview:

New Alpha and its partners are pleased to present a C.E.E.D plan proposal (Community Economic and Energy Development Plan). In order for us to move the city of Florence forward into the 21st century, there are some fundamental cultural changes that must take place. That is if we are truly committed to lifting up our entire city by being more just, equitable, diverse, and inclusive. We call these the JEDI principles. The history of the city of Florence, has shown us a consistent lack of equity, economy, and equality when it comes to economic opportunities, asset building, and wealth creation, the C.E.E.D plan proposes specific agreements when targeting a specific issue area, can and will ensure the economic uplifting of low wealth communities and also the prosperity of the entire city through increased taxes, opportunities, and by making Florence a city that more people will want to reside and work in.

The C.E.E.D plan looks at the following issue areas housing, entrepreneurship, training, job development, education, and wealth creation. There are only a few ways to create wealth for a city, institution, business, family, or individual. The pathways that can increase assets for people and entities must consist of; more property, more income or revenue, and increase compacity from training and education. All of the aforementioned results in more cash assets or increased cash assets which are the foundations for increased wealth.

The C.E.E.D plan proposes three tools that can be integrated into the existing structures of all entities including municipalities and counties. Those agreements are community fair share agreements, community benefits agreements, and minority business development agreement. The C.E.E.D plan proposes to bring together major partners and change agents who do and can impact the lives of all of the residents of the city of Florence.

We sincerely hope and encourage everyone within the city of Florence to begin a dialogue that will result in creating a better city, quality of life, and opportunities for every resident and entity in the city of Florence.

Fair Shares Agreement

These agreements provide subcontractors and businesses with opportunities to work with contractors who have a greater share of business opportunities. A fair share agreement does not have to cost its business partners any more money than is already in their budget. Instead, businesses voluntarily look at the company's contractor(s) and subcontractor(s) with them and find the places where people of color have a very low percentage of contracts and subcontracts.

So, by agreeing to provide a fair share of business to groups that historically have been left behind the entire city or county benefits.

The current United States population consists of 40% people of color; therefore, an entity's contractors and subcontractors are not anywhere near 40% in its hiring and contractual agreements. The distribution of those contracts is not just nor equitable. This means that segments of the population are being denied opportunities that could result in increased assets, wealth creation, and tax revenue.

Minority Business Development Agreement.

This agreement looks at people who disproportionately have not been able to secure business and job opportunities. The agreement creates a pool of businesses where all parties agree on basic qualities, experiences, licensing, bonding, and certifications. Business owners will provide the minority owned businesses from which institutions, businesses, and municipalities can draw participants for their fair share and community benefits projects.

All of these agreements have been utilized and employed by companies, institutions, and municipalities for decades. There are many cities throughout the United States as well as businesses that have minority business development agreements. Judicial challenges have ruled that these agreements are both just and constitutional.

Community benefits agreements

Community benefits agreements ensure that there is an equitable distribution of benefits from economic developments produced by educational institutions, hospitals, businesses, and municipalities. For example, if an entity decides to build a clinic, there are several groups that are benefited more directly and quantitatively, than the community in general. The developers of the clinic will make a healthy profit. Businesses connected to the project will benefit, (pharmacies, patients, doctors, and other specialists). Some community residents will benefit because of jobs that they are able to secure at the clinic, and patients can benefit by having better access to health services. However, how does the entire community benefit? So, let us say that the contractors who build the clinic also build a botanical garden in a low wealth community.

Many studies and research have shown that children who are exposed to nature are more stable and do better in school. The botanical would help them in this regard. The admission fee can be used for the upkeep for the botanical garden and can provide financial resources to cover maintenance, as well as provide scholarships to students in low wealth communities who want to pursue a career in science but need scholarship support. This is an example of what a community benefits agreement can do.

RELATIVE STATISTICS FOR FLORENCE, SOUTH CAROLINA

Housing (Renters):

The majority of renters in Florence are living in homes with rent amounts ranging from \$200 to \$399, and many of these homes are probably subsidized by section-8. And may or may not be substandard housing. Substandard housing that may be inefficient and may impose a higher energy burden on low and middle income people.

<https://data.census.gov/cedsci/table?q=Florence%20County,%20South%20Carolina%20Housing&tid=ACST1Y2019.S2507&hidePreview=false>

▼ MONTHLY HOUSING COSTS		
Less than \$200	1,490	±638
\$200 to \$399	9,020	±1,561
\$400 to \$599	4,347	±939
\$600 to \$999	1,436	±476
\$1,000 to \$1,299	192	±207
\$1,300 to \$1,499	58	±100
\$1,500 or more	65	±108
Median (dollars)	349	±22

Housing (Homeowners):

<https://data.census.gov/cedsci/table?q=Florence%20County,%20South%20Carolina%20Housing&tid=AC SST1Y2019.S2506&hidePreview=false>

▼ MONTHLY HOUSING COSTS		
Less than \$200	31	±57
\$200 to \$399	141	±149
\$400 to \$599	1,091	±618
\$600 to \$799	1,933	±650
\$800 to \$999	3,613	±906
\$1,000 to \$1,499	6,363	±1,154
\$1,500 to \$1,999	2,662	±798
\$2,000 to \$2,499	1,035	±589
\$2,500 to \$2,999	680	±448
\$3,000 or more	309	±235
Median (dollars)	1,178	±79

Homeowner by race in Florence, SC according to US Census Bureau:

Label	South Carolina
▼ Total:	1,533,854
Householder who is White alone	1,089,428
Householder who is Black or African American alone	407,819
Householder who is American Indian and Alaska Native alone	4,849
Householder who is Asian alone	11,020
Householder who is Native Hawaiian and Other Pacific Islander alone	427
Householder who is Some other race alone	9,420
Householder who is Two or more races	10,891

Home Ownership by age:

<https://data.census.gov/cedsci/table?q=Florence%20County,%20South%20Carolina%20Housing&tid=ACSST1Y2019.S2502&hidePreview=false>

▼ AGE OF HOUSEHOLDER			
Under 35 years	9,543	±967	
35 to 44 years	8,679	±1,194	
45 to 54 years	10,154	±1,131	
55 to 64 years	9,573	±1,124	
65 to 74 years	8,547	±858	
75 to 84 years	5,102	±635	
85 years and over	1,449	±540	

Education & Training:

There is a need for more jobs, training, and education. These stats say that we need more education so that we can bring in better jobs.

<https://data.census.gov/cedsci/table?q=Florence%20County,%20South%20Carolina%20Education&tid=ACST1Y2019.S1502&hidePreview=false>

	Florence County, South Carolina	
	Total	
Label	Estimate	
Science and Engineering	8,076	
Science and Engineering Related Fields	2,795	
Business	4,998	
Education	4,622	
Arts, Humanities and Others	2,760	
▼ DETAILED AGE		
▼ 25 to 39 years	6,824	
Science and Engineering	2,933	
Science and Engineering Related Fields	1,102	
Business	1,138	
Education	1,077	
Arts, Humanities and Others	574	
▼ 40 to 64 years	10,761	
Science and Engineering	3,297	
Science and Engineering Related Fields	1,468	
Business	2,578	
Education	1,730	
Arts, Humanities and Others	1,688	
▼ 65 years and over	5,666	
Science and Engineering	1,846	
Science and Engineering Related Fields	225	
Business	1,282	
Education	1,815	
Arts, Humanities and Others	498	

There is a great need for better jobs and higher income in the area. As City-Data.com as reported below, the poverty level is in dire need of options for the people of Florence.

“Percentage of residents living in poverty in 2019: 19.1% (6.7% for White Non-Hispanic residents, 29.7% for Black residents, 22.9% for Hispanic or Latino residents, 47.1% for American Indian residents, 65.1% for Native Hawaiian and other Pacific Islander residents, 44.8% for other race residents, 29.3% for two or more races residents)

Read more: <https://www.city-data.com/city/Florence-South-Carolina.html>”

Business Ownership by Race:

An article by SCNOW verifies that Hispanics & Blacks are underrepresented among startup business owners. https://scnow.com/business/the-cities-with-the-most-minority-owned-startups/article_584f45f6-bc3e-5077-ad7b-867d0dea8849.html

Renewable Energy:

According to the ACEEE Scorecard, “SC ranked 40th on the 2020 State Energy Efficiency Scorecard...”.

https://www.aceee.org/sites/default/files/pdfs/ACEEE_ScrSht20_SouthCarolina.pdf Out of all of ACEEE (American Council for an Energy Efficiency Economy) scorecard, ranking clean energy cities in the United States, South Carolina has only two, Charleston ranking in at 89 and Columbia ranking in at 91. Florence, SC is not even listed as a clean energy city. <https://www.aceee.org/local-policy/city-scorecard>.

The 2019 Community Power Scorecard for the 50 US States, South Carolina scored a ‘C’ and ranked number 12 out of the 50 states listed.

<https://ilsr.org/2019-community-power-scorecard/#:~:text=In%20the%202019%20Community%20Power,charge%20of%20their%20energy%20futures>