

## Regional Policy Principles

Conservative estimates project that the population of the Charleston Metro Region will top 1 million people by 2030. The question is not if we will continue grow, but whether or not our continued growth will enhance our quality of life. The Chamber promotes sustainable growth and advocates region-wide for policies that reflect the following principles:

### Housing

<b>Attainability</b>	Increase the housing supply with new starts to stem price escalation. 7,500 net new housing units are needed annually to accommodate our region's growth and 3,600 of those should be affordable to a median income earner.  Support incentives and market-driven solutions to make housing more affordable for everyone in the region.
<b>Options</b>	Advocate for policies that promote a diversity of housing types and price points in every part of the region.
<b>Proximity</b>	Support development that promotes walkability by citing new housing near job centers, amenities and transit lines.

### Mobility

<b>Roads</b>	Support funding for road projects detailed in the Chamber's Infrastructure Priorities report by leveraging federal, state and locally generated funding sources. New road capacity is needed to ensure consistency of commute times.
<b>Commerce</b>	Support infrastructure improvements that maximize freight-carrier access to the region's port facilities and enhance connectivity to allow easy movement of goods and services.
<b>Multimodal</b>	Support development of Low Country Rapid Transit along the Rivers/King corridor and advance land use patterns that promote walkability and a more transit-oriented future.

### Land Use

<b>Choice</b>	Advocate for a freer market to expand options and meet demands of our growing workforce.  Support property-owner rights in context with comprehensive land use plans.
<b>Predictability</b>	Advocate that municipalities consistently follow comprehensive land use plans and streamline the development process to reduce time and costs.
<b>Stewardship</b>	Work collaboratively with public and private stakeholders to promote a balanced approach to development that weighs land use decisions against responsibility to advance historic, ecological, community and economic assets.  Support appropriate density to accommodate growth in proximity to job centers and existing infrastructure.