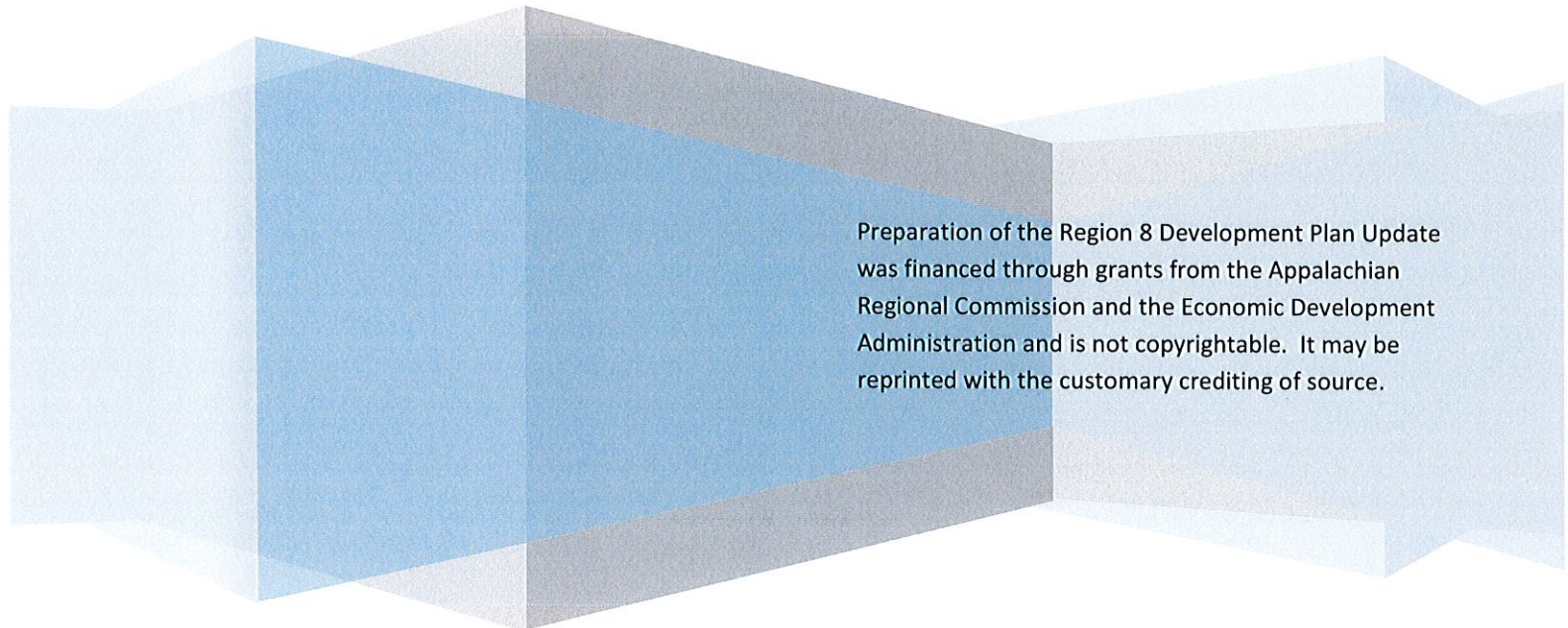


Region 8 Planning and Development Council

FY 2024 Regional Development Plan Update

Comprehensive Economic Development Strategy

2023 Annual Report



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Contents

Introduction.....	5
Purpose.....	5
Mission	5
Organization	5
Region 8 Planning and Development Council Membership List	6
Comprehensive Economic Development Strategy (CEDS) Committee Roster.....	7
Programs	7
Executive Summary	9
Recent Economic Trends	11
Section A: Summary Background	12
Introduction to the Region.....	12
Grant County.....	13
The Town of Bayard.....	14
The City of Petersburg.....	14
Hampshire County.....	15
TheTown of Romney	16
The Town of Capon Bridge	16
Hardy County.....	16
The Town of Moorefield.....	17
The Town of Wardensville.....	18
Mineral County.....	18
The City of Keyser	19
The City of Piedmont.....	20
The Town of Ridgeley	20
The Town of Carpendale	21
The Town of Elk Garden	21
Pendleton County.....	21
The Town of Franklin.....	22
The Physical Environment	23
Land Use	23
Physiographic and Topographic Features	23

Soils.....	23
Water.....	24
Natural, Scenic and Forested Areas	25
Wildlife and Fisheries	25
Environmentally Sensitive Areas, Endangered Species and Historic Sites.....	26
Mineral Resources.....	33
Wind	33
Location	33
Waste Disposal Sites.....	34
Infrastructure	35
Industrial Parks, Sites and Buildings.....	35
Transportation.....	38
Highways	38
Utilities	39
Housing.....	45
Banking.....	47
Communities	47
Human Resources.....	48
Government, Planning, and Development Organizations	49
General Purpose Governments.....	49
Special Purpose Governments	50
Planning.....	50
Economic Development	51
Strategic Evaluation.....	52
Background.....	52
Economic Clusters	52
Wood Products.....	52
Poultry	53
Defense Equipment.....	53
Growth Centers	54
Section B: SWOT Analysis:	56

.Section C: Strategic Direction/Action Plan	58
Economic Distress and Growth Constraints.....	58
Addressing Development Needs in the Potomac Highlands.....	58
Goals, Objectives, and Strategies	59
Vision	59
Regional Development Program	63
Rating System	64
FY 2024 Project List	67
Section D: Evaluation Framework	71
Section E: Economic Resilience	72
Pre-Disaster Preparedness	72
Post-Disaster Recovery Efforts.....	73
Appendix A: Potomac Highlands Outlook.....	74
Appendix B: Major Infrastructure Accomplishments.....	83
Appendix C: Investment Summaries	91

Introduction

The Region 8 Comprehensive Economic Development Strategy is a tool used to promote development in the Potomac Highlands. The plan describes the resources of the region, identifies areas of need and sets forth goals and strategies to develop the Potomac Highlands in a sound and sustainable manner. Without such a tool needed development may not occur or will occur in a manner that harms the Region's quality of life and environment.

The Region 8 Planning and Development Council has maintained its planning process for over forty years. During that period, the Region 8 PDC has continuously worked to improve its planning process. The current process reflects the Council's desire to have a plan that derives from significant input from a broad range of sectors and fosters sustainable long-term growth without sacrificing environmental quality.

The resulting plan should be viewed as a living document derived from an evolving process. The Council expects that the plan will continue to evolve as it moves forward in its effort to foster economic and community progress.

Purpose

The FY 2024 Comprehensive Economic Development Strategy Update is issued to Governor Jim Justice and the United States Economic Development Administration to comply with the Economic Development Administration Act of 1965, as amended, and the West Virginia Regional Planning and Development Act.

Mission

It is the mission of the Region 8 Planning and Development Council to obtain the maximum level of sustainable economic and community development in the Potomac Highlands of West Virginia through development, planning and by assisting local governments and businesses implement projects and programs.

Organization

The West Virginia Planning and Development Act of 1972 mandates the division of the State into planning and development regions. The Act also mandates that Regional Councils be formed in each area and that at least fifty-one percent of the Council's membership be locally elected officials. These members may select other persons to serve on the Council, thus permitting input from major sectors of the regional community.

The Region 8 Planning and Development District was formally designated on May 3, 1972, as consisting of Grant, Hampshire, Hardy, Mineral and Pendleton Counties. The Region 8 Planning and Development Council, which serves as the Region's board of directors, is

composed of representatives from the District's five county commissions, twelve municipalities, and up to 16 members representing various elements of the private sector.

Region 8 Planning and Development Council Membership List

Grant County

Gary Michael – City of Petersburg

Steven Durst – Town of Bayard

Hampshire County

Beverly Keadle – Town of Romney

Laura Turner – Town of Capon Bridge

Alan Brill – Private Sector

Hardy County

Carol Zuber – Town of Moorefield

Steven Schetrom – Hardy County Commission

Amy Funkhouser – Private Sector

Mallie Combs – Private Sector

Betsy Orndoff-Sayers – Town of Wardensville

Megan Webb – Private Sector

Elwood Williams – Private Sector

Mineral County

Roger Leatherman – Mineral County Commission

Diana Baker – Town of Carpendale

Bill Shepherd – Town of Ridgeley

Paula Boggs – City of Piedmont

Michael Bland – Private Sector

Pendleton County

Frank Wehrle – Town of Franklin

Bill Loving – Private Sector

Carl Hevener – Pendleton County Commission

Joan Ashley – Private Sector

Dale Walker – Private Sector

J. D. Wilkins – Private Sector

Comprehensive Economic Development Strategy (CEDS) Committee Roster

Grant County

Gary Michael– City of Petersburg
Scotty Miley -Grant County Commission

Hampshire County

Beverly Keadle– Town of Romney
Alan Brill – Private Sector

Hardy County

Carol Zuber – Town of Moorefield
Steven Schetrom – Hardy County Commission
Amy Funkhouser – Private Sector
Mallie Combs – Private Sector
Megan Webb– Private Sector
Elwood Williams – Private Sector

Mineral County

Roger Leatherman – Mineral County Commission
Diana Baker – Town of Carpendale
Bill Shepherd – Town of Ridgeley
Michael Bland – Private Sector

Pendleton County

Frank Wehrle – Town of Franklin
Bill Loving– Private Sector
Carl Hevener – Pendleton County Commission
Joan Ashley – Private Sector
Dale Walker – Private Sector
J. D. Wilkins – Private Sector

Programs

Community and Economic Development

The Regional Council is responsible for fostering community and economic growth through planning and development in the district. The Regional Planning and Development Act empowers the Council to receive and expend funds; engage in comprehensive development planning; publish specialized studies; provide technical assistance to local governments; perform regional development; and exercise powers jointly or in cooperation with agencies and political subdivisions of the state. The Regional Council receives funds from federal, state, and local governmental organizations to provide its services. Through its Comprehensive Economic Development Strategy, the Region 8 Planning and Development Council provides a planning base for economic growth and community improvement. The

PDC provides community development support to local governments. The Council works with local governments and their authorities to expand and improve water/sewer systems, industrial parks and other infrastructure needed to make the Potomac Highlands economically competitive and to provide a quality living environment for residents of the Potomac Highlands. Much of this activity focuses on financial packaging and administration of infrastructure projects. The Regional Council employs an experienced staff and has committed local elected officials and community leaders.

The Region 8 Planning and Development Council offers several economic development tools to local businesses and member governments. The Council has loan programs that assist businesses with expansion, retention or start up. The Council's loan programs can be combined with state and conventional lending sources to create attractive financial packages.

In addition to its planning and development services, the Council also provides a variety of community service programs.

Community Service Programs

The Senior Community Service Employment Program trains income eligible persons age 55 and older to serve in various community agencies in order to prepare for unsubsidized employment. SCSEP assists with job search and placement (part-time/full-time) in the private sector. SCSEP operates in Berkeley, Grant, Hampshire, Hardy, Jefferson, Mineral, Morgan, and Pendleton Counties of West Virginia and counties in Virginia.

The Foster Grandparent Program places senior volunteers in schools, day care facilities, and/or head start centers to help tutoring/mentoring students with special needs. Foster Grandparents receive a stipend of \$4.00 an hour for volunteering with a minimum of 15 hours a week, reimbursement for transportation, meals, annual physical examinations, and accident and liability insurance while on duty. FGP operates in Barbour, Berkeley, Doddridge, Grant, Hampshire, Hardy, Harrison, Jefferson, Mineral, Morgan, Pendleton, Pocahontas, Randolph, and Taylor, Counties of West Virginia.

The Region 8 Planning and Development Council provides staffing and administrative services to the Upper Potomac Area Agency on Aging www.upaaa.net and its Aging and Disability Resource Center www.wvnavigate.org/adrc/.

Executive Staff

Terry Lively – Executive Director

Melissa Earle – Assistant Director

Ashley Anderson – UPAAA Director

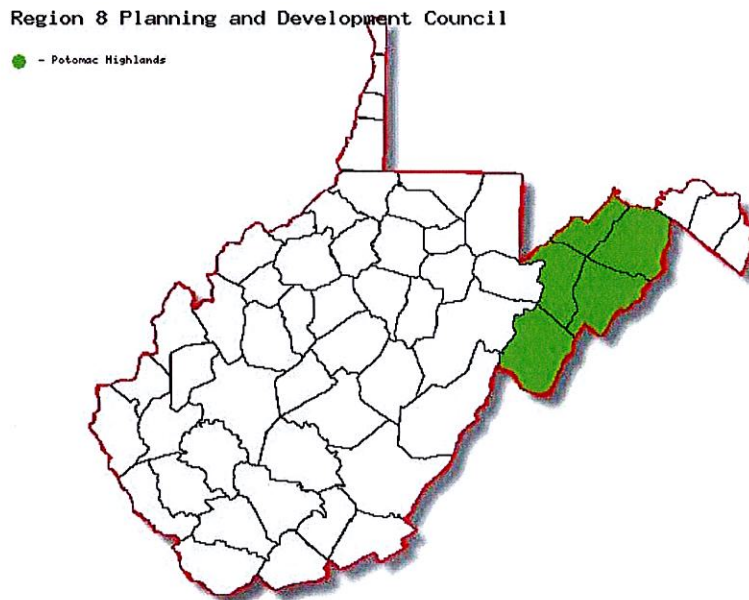
Melanie Ours – Social Work Director

Myra Vance – FGP Director

Barbara Fortner– SCSEP Director

Executive Summary

Region 8 Planning and Development Council provides a strategic array of services to support economic and community development, planning and intergovernmental cooperation in Grant, Hampshire, Hardy, Mineral and Pendleton counties and the towns/municipalities of Bayard, Capon Bridge, Carpendale, Elk Garden, Franklin, Keyser, Moorefield, Petersburg, Piedmont, Ridgeley, Romney, and Wardensville. In an effort to improve the quality of life for Potomac Highland residents, for over 40 years, Region 8 has assisted its members with hazard mitigation, strategic planning, project development, grant writing, preparing loan/grant applications, project management/administration, technical assistance, procurement and funding searches.



After a relatively weak recovery from the recent recession, the rate of improvement in the economy of the Potomac Highlands region is expected to increase in the coming years. Employment and income per capita are expected to grow at a rate that is at least on par with that of the state as a whole in coming years, while every major industry is expected to add jobs.

Several key facts behind the recent economic performance of the Potomac Highlands are:

- Employment growth in the Potomac Highlands has been sluggish since the recent recession. The region lost jobs at a rate that exceeded the statewide average during the recession, and has added back only around one-fourth of the jobs lost.
- Manufacturing's share of employment in the Potomac Highlands is triple the statewide average. Employment in the sector fell substantially during the recent recession, but has recently begun to improve.

- The unemployment rate in the Potomac Highlands trends closely with the statewide average. Since 2010, the unemployment rate has fallen steadily from its peak of 9.8 percent to 4.7 percent in mid-2017. The recent increase in the regional unemployment rate is due to a rising labor force participation rate as more people enter the job market. The unemployment rate varies by county within the Potomac Highlands Region. While Pendleton and Hampshire counties have unemployment rates in the upper 3.0 percent range, Hardy County's unemployment rate averaged 5.0 percent in 2017. Mineral and Grant counties saw their jobless rates in the mid 5.0 percent range during 2017.

Our forecast calls for moderate job growth in the Potomac Highlands region over the next five years. Key facts related to our Potomac Highlands forecast are:

- We expect employment to grow by 0.4 percent per year through 2023 in the Potomac Highlands.
- Increasing construction activity and developments in professional and business services are expected to be main drivers of this growth.
- Regional growth is projected to slow over the remainder of the forecast period, partly as a result of the area's less-favorable underlying demographic characteristics.
- Given the growth anticipated during the outlook period, the region will likely finish the forecast horizon below the total level of employment seen as recently as 2012.
- The professional and business service sector employment is expected to grow at a 1.5 percent annual rate over the next five years.
- Employment in the education and health services sector is estimated to grow over the next five years at an annual rate of 0.7 percent.
- Per capita income is projected to increase at an average annual rate of around 1.6 percent through 2023, which will lag state and national averages.
- Population in the Potomac Highlands is expected to be steady in coming years. Births are expected to fall short of deaths in coming years given fundamental underlying demographic trends; any growth in population will depend on net in-migration.¹

¹ Potomac Highlands Region Economic Outlook 2018; published by Bureau of Business & Economic Research, West Virginia University, College of Business and Economics -- page 3-6.

Recent Economic Trends

Attracting and retaining population in the Potomac Highlands has proved somewhat problematic over the last decade. The following table provides a comparison of labor force, employment and unemployment for the region and its counties.

Labor Force, Employment, and Unemployment

2019	Grant	Hampshire	Hardy	Mineral	Pendleton	Region
Labor Force	5,970	10,650	5,810	12,630	3,700	38,790
Employed	5,640	10,270	5,510	1,190	3,560	26,170
Unemployed	330	420	300	730	140	1,920
*Unemployment Rate	5.50%	3.90%	5.20%	5.70%	3.90%	4.95%
<i>*24-month average, during the COVID-19 National Pandemic - May 2020</i>						
2020	Grant	Hampshire	Hardy	Mineral	Pendleton	Region
Labor Force	5,910	10,650	5,750	12,070	3,700	38,020
Employed	5,540	10,080	5,340	11,180	3,460	35,600
Unemployed	380	570	410	890	180	2,430
*Unemployment Rate	6.30%	5.40%	7.00%	7.40%	4.80%	6.39%
2021	Grant	Hampshire	Hardy	Mineral	Pendleton	Region
Labor Force	5,109	9,529	6,454	12,403	2,697	36,192
Employed	4,771	8,876	6,293	11,630	2,546	34,116
Unemployed	338	653	161	773	151	2,076
*Unemployment Rate	6.6%	6.9%	2.5%	6.2%	5.6%	5.6%

Sources: <https://factfinder.census.gov> and <https://www.workforcewv.org>

Data compiled by the WVU Bureau of Business and Economics Research anticipates total employment will increase at a rate of 1.2 percent per year. Although this represents a markedly stronger rate of job growth for the region compared to the past 10 years, the Potomac Highlands region’s outlook will be driven to a great extent by steady job growth in the healthcare and business services sectors, a rebound in local manufacturing and construction activity as well as continued strong growth in nearby employment sectors outside of the state.²

Section A: Summary Background

Introduction to the Region

Region 8 Planning and Development Council (PDC) serves five counties within the Potomac Highlands of West Virginia: Grant, Hampshire, Hardy, Mineral and Pendleton. The PDC is charged with promoting sound development in those five counties and carries out a variety of economic development and planning activities. The region contains twelve municipalities ranging in size. Three (3) of the region's municipalities are class III cities and nine (9) are towns. Special purpose governments for counties/towns include development authorities, public service districts, planning commissions, urban renewal authorities, and housing authorities. Two other regional special purpose units of government are Region 8 Solid Waste Authority, which is responsible for planning to assure long-term solid waste disposal and the Potomac Valley Transit Authority, which provides local and long-distance bus service in the region.

The region is full of natural resources including coal, timber, agriculture, fish and wildlife. The area has led the state in deer and turkey harvesting, attracting hunters from areas two days or more driving distance away. Bears are also hunted. Streams in the region are popular fishing areas supporting both cold and warm water fishing. Although a few cold water streams support native trout populations, most trout fishing occurs in streams stocked by the WV Division of Natural Resources. This stocking of cold water streams greatly adds to the region’s attractiveness to anglers.



North Branch of the Potomac River
Photo courtesy of WV Department of Commerce

² Potomac Highlands Region Economic Outlook 2014; published by Bureau of Business & Economic Research, West Virginia University, College of Business and Economics – page 4.

A large portion of Grant, Hardy and Pendleton Counties is contained in the George Washington and Monongahela National Forests; included in the National Forests are several national recreation areas. Other areas of importance are Nathaniel Mountain, Short Mountain, Springfield Wildlife Management Areas, and Lost River State Park. The region's forests, including their environmentally sensitive areas, support the wood products industry and play a critical role in supporting other industries such as tourism, horticulture and Christmas tree industry. Forests are also the main instrument to preserve the quality of air and water, which in turn facilitates people's daily activities.

Agriculture plays an important role within the Potomac Highlands. The region contains over 2,700 farm operations, containing an average of 241 acres, and totals more than \$400 million direct sales of agriculture products. Broilers and layers represent the single-largest source of farm activity in the area, particularly in Hardy County, which accounted for approximately 40 percent of all broilers sold and similar share of layer inventory.

The oil and natural gas industry is rapidly expanding across West Virginia, although its development in the Potomac Highlands has been slower than in other areas of the state. Significant changes in land use are not expected.³ The region also produces coal, wind energy, and electric power.

All five counties in the region are largely rural. All counties are in what is generally considered a mountainous region. As such, the potential for development is somewhat limited. The topography often drives development to flatter areas which are often in or near floodplains. Local floodplain development regulations carefully balance the needs for economic development and growth in the employment sector with a basic responsibility to buffer potential and existing businesses from the effects of hazards. Most of the commercial and industrial development in these counties is in or near the municipalities. Several development sites have been established along the primary roadways throughout the region.⁴

The U.S. Census Bureau reports an estimated 2020 population for the Potomac Highlands at 84,000. There are two metropolitan statistical areas (MSAs) with component counties in the Potomac Highlands. Mineral County is one of the component counties of the Cumberland, MD-WV MSA along with Allegany County in Maryland. The other MSA is the Winchester, VA-WV MSA, which is made up of Hampshire County, and Frederick County and Winchester City in Virginia. The inclusion of Mineral and Hampshire counties in their respective MSAs indicates the high degree of commuting flows between these counties and the core counties in other states. In each case, the core county (and thus the core city) of the MSA is located outside of West Virginia.

The following paragraphs provide a brief synopsis of each county including the towns and municipalities within their boundaries.

Grant County: The 2017-2021 American Community Survey 5 Year Estimates reports an estimated population at 10,976. The survey also reports the median household income \$47,224

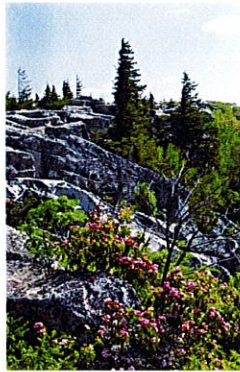
³ Region 8 Planning and Development Council Hazard Mitigation Plan – 2012, page 31.

⁴ Region 8 Planning and Development Council Hazard Mitigation Plan – 2012, page 26.

for the County. The survey also reports an estimated civilian labor force of 5,109 and 6.6% unemployed.

Grant County is in the heart of the West Virginia's hardwood region, is a member of the WV Hardwood Alliance Zone, and is home to a robust hardwoods industry. Allegheny Wood Products and Grant County Mulch are both headquartered in Grant County and have multiple locations throughout West Virginia and beyond.

The county is home to two power plants managed by Dominion Power. Mount Storm Power Station has three units that generate nearly 1,600 megawatts of electricity. A 1,200 acre lake, built to serve the station, also serves as a popular public recreation area. Grant County also has 100+ wind turbines that generate electricity making use of a consistent reliable westerly wind. Over fourteen miles of the Appalachian Development Highway System's Corridor H is open and runs along the eastern edge of Grant County.



Dolly Sods Wilderness

Photo courtesy WV Department of Commerce

Grant County has seven historical sites and is home to four rare plant species. Among the top ten employers in the County are Grant Memorial Hospital, Dominion Power, and Grant County Board of Education. Grant County Housing Authority owns 73 rental units and manages 48. The County has a development authority and two public service districts. There are three industrial parks and two industrial buildings, and one multi-tenant office building.

The Town of Bayard: The 2017-2021 American Community Survey 5 Year Estimates reports an estimated population at 201. The survey also reports the median household income \$28,125 for the Town. The survey also reports an estimated civilian labor force of 115 and 6.1% % unemployed.

Water and sewer services for the Town are provided by the Mountain Top Public Service District.

The City of Petersburg: The 2017-2021 American Community Survey 5 Year Estimates reports an estimated population at 2,284. The survey also reports the median

household income as \$42,803 for the City. The survey also reports an estimated civilian labor force of 1,273 and 4.9% unemployed.

Petersburg and Moorefield (Hardy County) have been identified jointly as a growth center for the Potomac Highlands. The Grant County Airport is located on the outskirts of the City, with a lighted runway of over 5,000 feet. The South Branch Valley Railroad provides regular service to the main east/west line of the CSX rail system. Alleghany Wood Products has an office and dry-kiln location near Petersburg. This company produces quality Appalachian Hardwood lumber. The dry-kiln lumber is shipped to locations all over the world. Grant Memorial Hospital located in Petersburg serves the region with 25 licensed inpatient beds and 20 long term care beds. Ear, Nose, and Throat clinic and a new Infusion/Cancer Center. The facility is supported by more than 370 employees and 57 Credentialed Physicians including full-time, part-time, ER, and telemedicine. Annual local events attracting many people from surrounding towns and states are the Annual Spring Mountain Festival during April and the Tri-County Fair during August.

Petersburg completed a \$11,000,000+ water system improvement project in 2013 to meet the Chesapeake Bay Standards. Grant County PSD is in the beginning stages of a water line extension project for the areas of Easton Carr Road, Knobley Road, and Jordan Run.

Hampshire County: The 2017- 2021 American Community Survey 5 Year Estimates reports an estimated population at 23,093. The survey also reports the median household income as \$50,890 for the County. The survey also reports an estimated civilian labor force of 9,529 and 6.9% unemployed. Hampshire County is a part of the Winchester, VA-WV MSA.

Hampshire County's largest employers include the Hampshire County Board of Education, West Virginia Schools for the Deaf and Blind and Valley Health System, Inc. Hampshire Memorial Hospital (a part of Valley Health System, Inc.) serves the area with 14 acute care beds, 30 long term care beds and an emergency room.



Hampshire County Courthouse, Romney, WV

Photo courtesy WV Department of Commerce

U.S. Route 50 runs east/west through the County. South Branch Valley Railroad provides regular service to the main east/west line of the CSX rail system. The historic Potomac Eagle Scenic Railroad provides narrated excursions at different times throughout the year attracting tourist from several states using the South Branch Valley Railroad.

The South Branch Valley Bluegrass Festival occurs in Hampshire County yearly (June) as well as the Hampshire County Fair (August). The County is home to three rare plant species and 20 historical places and sites. Hampshire County also has a development authority and a public service district. There are two industrial parks, one industrial site, and a multi-tenant building.

The Town of Romney: The 2018-2021 American Community Survey 5 Year Estimates reports an estimated population at 1,724. The survey also reports the median household income as \$34,342 for the City. The survey also reports an estimated civilian labor force of 611 and 13.4% unemployed.

Romney is West Virginia's oldest town and identified as a growth center for the region. U. S. Route 50 serves as Romney's Main Street. Improvements have been made to Romney's water treatment plant. The City just completed a project to improve its water storage tanks and has finished a wastewater project to allow them to meet Chesapeake Bay Standards. Romney Housing Authority owns 60 units.

Romney is home to the West Virginia Schools for the Deaf and Blind and the Nation's First Confederate Memorial in Indian Mound Cemetery. The annual West Virginia Peach Festival is headquartered in Romney and occurs in August.

The Town of Capon Bridge: The 2017-2021 American Community Survey 5 Year Estimates reports an estimated population at 420. The survey also reports the median household income as \$57,917 for the Town. The survey also reports an estimated civilian labor force of 221 and 1.8% unemployed.

U. S. Route 50 also serves as Main Street for Capon Bridge. The Town completed a water improvement project that has replaced the old booster pump station and waterlines that required high maintenance in the system. The Founders Day Festival occurs annually during September.

Hardy County: The 2017-2021 American Community Survey 5 Year Estimates reports an estimated population at 14,299. The survey also reports the median household income \$46,592 for the County. The survey also reports an estimated civilian labor force of 6,454 and 2.5% unemployed.



Farm in Hardy County, WV
Photo courtesy of WV Department of Commerce

Manufacturing and agriculture are the economic drivers for Hardy County. Pilgrim's Pride, American Woodmark and Hardy County Board of Education are the top employers in the county. The National Agricultural Statistics Service of the United States Department of Agriculture has identified Hardy County first among West Virginia's 55 counties in terms of total value of agricultural products sold, value of livestock, poultry, and their products. Approximately 34 miles of the Appalachian Development Highway System's Corridor H runs along the northern edge of Hardy County. The South Branch Valley Railroad provides regular service to the main east/west line of the CSX rail system.

Hardy County has 25 historical places and sites and is home to three rare plant species. The county has a development authority and a public service district. There are four industrial parks, one industrial site, and one building in the county. Annual local events attracting many people from surrounding towns and states are the West Virginia Poultry Association's Poultry Festival (July) and Heritage Weekend (September).

The Town of Moorefield: The 2017-2021 American Community Survey 5 Year Estimates reports an estimated population at 2,524. The survey also reports the median household income \$43,972 for the Town. The survey also reports an estimated civilian labor force of 1,637 and 3.2% unemployed.

Moorefield and Petersburg (Grant County) have been identified jointly as a growth center for the Potomac Highlands. Pilgrim's Pride, the second largest chicken producer

in the world, operates a feed mill, fresh plant, and a prepared food cook plant in Hardy County. American Woodmark Corporation, a leading manufacturing and distributor of kitchen and bath cabinets for remodeling and new home construction, also has a manufacturing facility in the county. Employees for these facilities travel from other counties and states.

Eastern West Virginia Community and Technical Center is located in Moorefield and offers 12 degree programs as well as numerous skill sets and certificates.

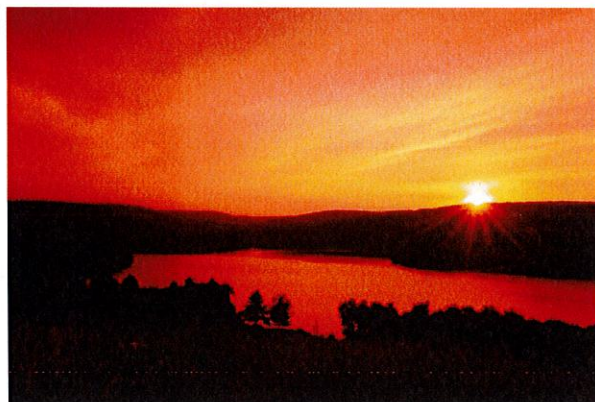
A partnership between the Town, Pilgrim's Pride, Caledonia Heights Subdivision, and Hardy County Rural Development Authority built a \$40 million sewer treatment system that meets the Chesapeake Bay Standards.

Moorefield has an excellent water treatment facility that has been upgraded and enlarged many times to accommodate industry growth.

The Town of Wardensville: The 2017-2021 American Community Survey 5 Year Estimates reports an estimated population at 264. The survey also reports the median household income as \$40,543 for the Town. The survey also reports an estimated civilian labor force of 163 and 3.6% unemployed.

Wardensville is a gateway for those heading west from much of Northern Virginia. Many folks from the D.C. Metropolitan area have purchased second homes in and around the Town. The town manages its own water and sewer treatment facilities. Wardensville is home to Trout Pond which is the largest natural lake in West Virginia.

Mineral County: The 2017-2021 American Community Survey 5 Year Estimates reports an estimated population at 26,938. The survey also reports the median household income \$57,345 for the County. The survey also reports an estimated civilian labor force of 12,403 and 6.2% unemployed. Mineral County is included in the Cumberland, MD-WV MSA.



Jennings Randolph Lake, Mineral County, WV

Photo courtesy of WV Department of Commerce

Mineral County offers a diversified industrial output. The major manufacturers include propulsion units, lumber, kitchen equipment, packaging, mineral fabrication and limestone. Alliant Techsystems, Inc. (ATK), Mineral County Board of Education, and IBM Corporation are among the top employers. ATK is a U.S. Navy-owned facility specializing in advanced manufacturing technologies for various programs supporting current and future U.S. industrial base needs in conventional munitions assemblies, advanced electronic fuzing and integration, solid rocket motor propulsion, and advanced material structures. In 2019, Northrop Grumman's expansion to ATK has recently created 200 additional jobs in Mineral County and is expected to create more over the next five years. Farming and agriculture also contribute greatly to the economy. Mineral County also has a small wind farm with turbines that generate electricity making use of a consistent reliable westerly wind.

Potomac Valley Hospital is a 25 bed, critical access medical facility employing over 200 area residents and extending privilege to approximately 50 physicians, and one general surgeon. There is also a rotating staff of physicians specializing in emergency medicine who reside on the premises.

The CSX rail lines run along the Potomac River on the northern border of the county. Amtrak service is available in nearby Cumberland, MD. Major highways within the county include: U.S. Route 50, U.S. Route 220, WV Route 28, 42, 49, 93 and 956.

Mineral County is home to two rare plant species and 11 historical places and sites. The County has a development authority and three public service districts and one water association. There are two industrial parks and one multi-tenant building. The annual Mineral County Fair (July) attracts many visitors to the area. Jennings Randolph Lake offers extensive recreational opportunity with its 952 acres and more than 13 miles of shoreline. Improvements were made in the Fountain PSD Water System to provide potable water service to additional customers including state route 46/Cabin Run, county Route 9, Knobley Road North, Dry Run Road, Antioch/Parrill Hollow, Patterson Creek South, Shirley's Lane, Rogers Road and Bevers Run.

The City of Keyser: The 2017-2021 American Community Survey 5 Year Estimates reports an estimated population at 4,864. The survey also reports the median household income 41,618 for the City. The survey also reports an estimated civilian labor force of 2,011 and 5.8% unemployed.

Keyser has previously been designated a Redevelopment – Economic Center by the Economic Development Administration. The City has also been identified as a growth center within the region. It is the largest city in region. A strong growth in the New Creek Valley, south of Keyser, has required doubling of connections to the New Creek water system. Water plant improvements are progressing. The City recently completed a sewer improvement project and now meets Chesapeake Bay Standards.

The City is home to Potomac State College (PSC), a division of West Virginia University. The college offers two-year fast track career and technical programs that prepare students for competitive jobs in area including Hospitality and Tourism, Criminal Justice, and Equine Production and Management. PSC also offers a four-year degree with emphases on Business Management, Criminal Justice, and Nursing. Mineral County Vocational Technical Center works closely with the business community. Youth and adults can train for specific needs, including industrial and office skills. The Mineral County school system offers an excellent school-to-work program that prepares students for careers in the area. The Keyser Housing Authority owns 85 units and manages 203 units throughout Mineral, Hampshire, and Hardy Counties.

The City of Piedmont: The 2017-2021 American Community Survey 5 Year Estimates reports an estimated population at 718. The survey also reports the median household income as \$37,500 for the City. The survey also reports an estimated civilian labor force of 416 and 13% unemployed.

Piedmont is located in the northern end of Mineral County along the southern shore of the Potomac River. It is characterized by a relatively flat downtown area and very steep side-hill slopes that have been developed as residential.

Piedmont is a part of an area known as Tri-Towns. This is a small complex of three incorporated towns which include Piedmont, West Virginia, Luke and Westernport, Maryland. These three towns are closely related to each other in many respects due to their close proximity to one another. For instance, economic functions, such as the work place and shopping facilities are conducted outside of Piedmont.

The City is near, but not on a major federal highway so it is not closely linked to any major city; however, it is within a day's drive of several. Cumberland, Maryland and Keyser, West Virginia are within one-half hour drive of the Tri-Towns area. Commercial air and rail service are available at Cumberland, Maryland. On June 30, 2019, Luke paper mill, located in Luke, Maryland shutdown. It was the largest employer for the area. The original main line of the Baltimore and Ohio Railroad, which connected Baltimore, MD and the Ohio River at Wheeling, WV, is still a major segment of the CSX Transportation system and runs through Piedmont.

The City has an active housing authority with 99 housing units for lower income households. The Piedmont water system recently completed an upgrade to the water plant facility. The City recently finished construction of a sewer improvement project for a total system upgrade.

The Town of Ridgeley: The 2017-2021 American Community Survey 5 Year Estimates reports an estimated population of 591. The survey also reports the median household income as \$45,278 for the Town. The survey also reports an estimated civilian labor force of 224 and 9.4% unemployed.

Ridgeley is located along the North Branch of the Potomac River opposite Cumberland, MD. A good transportation network serves Ridgeley. It is near the CSX terminal that provides direct access to the main east/west route of the CSX system. Amtrak service is two miles away in Cumberland, MD and provides daily rail service. The nearby Greater Cumberland Regional Airport has several daily commercial flights to the Pittsburgh Airport. The Town has access to Interstate 68 within two miles. U.S. Route 220 and WV Route 28 are also close by.

The Town of Ridgeley purchases its water from Cumberland, MD. The Town is responsible for line maintenance. Ridgeley sends its sewage to Cumberland, MD.

The Town of Carpendale: The 2017-2021 American Community Survey 5 Year Estimates reports an estimated population as 860. The survey also reports the median household income as \$61,442 for the Town. The survey also reports an estimated civilian labor force of 596 and 10.1% unemployed.

Carpendale is the region's youngest municipality, incorporated on January 2, 1990. Amtrak service is two miles away in Cumberland, MD and provides daily rail service. The CSX terminal is also close by and allows direct access to the main east/west route of the CSX system. The nearby Greater Cumberland Regional Airport has several daily commercial flights to the Pittsburgh Airport. The Town has access to Interstate 68 within two miles. U.S. Route 220 and WV Route 28 are also nearby.

The Town's water system is relatively new and provides more than adequate water for the Town. The Town's sewage is sent to Cumberland, MD.

The Town of Elk Garden: The 2017-2021 American Community Survey 5 Year Estimates reports an estimated population at 212. The survey also reports the median household income \$34,375 for the Town. The survey also reports an estimated civilian labor force of 79 and 3.8% unemployed.

Elk Garden's water and sewer is provided by the Mountain Top Public Service District (Grant County). The PSD recently enlarged some supply lines within the Town to enable the installation of fire hydrants, giving the Town better fire protection.

Pendleton County: The 2017-2021 American Community Survey 5 Year Estimates reports an estimated population at 6,143. The survey also reports the median household income \$46,506 for the County. The survey also reports an estimated civilian labor force of 2,697 and 5.6% unemployed.

Pendleton County's east, west, and south borders are marked by the headwaters of the South Branch of the Potomac River. The two national forests in Pendleton County, the George Washington and Monongahela encompass over 130,000 acres of the county. More than 185

miles of trails are available for hiking and biking, and range from pavement to forest road to off-road trekking. The County is home to nine rare species and has 14 historical places and sites.



View from Spruce Knob, Pendleton County, WV
Photo courtesy of WV Department of Commerce

- Pendleton County's largest employers include the Pendleton County Board of Education, Pendleton Manor, Inc. Pendleton County has a development authority and a public service district. There is one industrial park and three buildings. All roads leading to and through the County are two-lane highways. Those include U.S. Route 33 and 220 as well as WV Route 28 and 55. Direct rail or air service does not exist in the county. The Sugar Grove Naval Base closed in 2015. During October 2019, the Department of Defense Adjustment Strategy was completed. This plan was developed to better understand and address adverse economic impacts, evaluate a variety of ways to respond to the closure, and redevelopment challenges to identify resource requirements relating to the closure of the Sugar Grove Naval Base.

The Town of Franklin: The 2017-2021 American Community Survey 5 Year Estimates reports an estimated population at 495. The survey also reports the median household income \$52,083 for the Town. The survey also reports an estimated civilian labor force of 133 and 0.0% unemployed.

Franklin has its own water and sewer treatment facilities. Currently the sewer lagoon system is being upgraded with a new liner rake system and new lines within the community to reduce inflow and infiltration. The Town's water system was recently upgraded. It provides water not only to the town, but also to the Pendleton County Public District customers.

The Treasure Mountain Festival takes place in Franklin. It is held each year in September to remember the early settlers who escaped an attack by Killbuck and a band of Shawnee Indians and to celebrate the treasures around the area. Spring Fest occurs yearly in May.

The Physical Environment

Land Use

As with most rural areas, agricultural and forest land compose much of the region's acreage. Remaining uses, including urban land, barren land, and water, account for less than 2% of all acreage. Industrial, commercial and housing development primarily occurs in and near the region's municipalities. Industrial growth is centered around the region's industrial parks. An increasing number of vacation homes and summer cottages are being constructed in forest and agricultural areas.

It has been estimated that less than 4.0% of the region's land is suitable for future development. Taking the region's growth rate into consideration, sufficient land exists for development for the foreseeable future. However, proper land use management must take place if the land is to be used to its fullest potential and if conflict is to be minimized.

Physiographic and Topographic Features

The five counties in Region 8 are all contained within the headwaters of the Potomac River Basin. The eastern part of the region is underlain by folded and faulted strata of the Valley and Ridge physiographic provinces, and the western part is underlain by relatively flat-lying strata of the strongly dissected Appalachian Plateaus physiographic province. In the Valley and Ridge province, the eroded edges of the folded strata crop out in thin, lineal, parallel belts that range in age from Cambrian to Devonian. The Appalachian Plateaus are characterized by gently dipping sandstones, shales, and limestones ranging in age of Devonian to Pennsylvanian.

The topography of the region is relatively rugged. The major mountain ranges have a north-south alignment, and the major streams flow from south to north or northeast.

Soils

The region can be divided into two major soil areas. They are the Ridge and Valley area in the central and eastern portion of the region, and the Allegheny Plateau in the extreme western part of the region.

The gently sloping to very steep soils of the Ridge and Valley areas are moderately coarse to moderately fine textured. Some areas are rocky or stony. These soils are formed in materials weathered primarily from shale, siltstone, sandstone and some limestone. There is some farming in the valleys and on the low ridges, but most of the soils are better suited to woodland uses.

The gently sloping to moderately steep soils of the Allegheny Plateau are moderately deep, well drained, and medium or moderately coarse textured. These soils formed in materials weathered primarily from acid shale, siltstone, and sandstone. Some farming is done on the more gentle slopes, but most of the soils are better suited to woodland uses.

Small areas of nearly level and gently sloping soils occur throughout the basin on the floodplains and river terraces. These soils are deep, well, moderately well, or poorly drained; and medium or

moderately coarse textured. They formed in acid or lime-influenced material washed from soils of the uplands. These soils constitute a small portion of the basin but are significant for agricultural and urban uses. Approximately 60,000 acres of this area are considered prime agricultural land. The importance of these soils makes their protection vital. Actively used prime agricultural land often provides a buffer to many key environmental assets, especially the region's streams and rivers. It also adds to the scenic value of the region, making it more attractive to tourists. Unfortunately, the region has experienced increasing rates of conversion to other uses.

Water

A large portion of the developable land in Region 8 is located along the North and South Branches of the Potomac River. Over 100,000 acres of this area is designated as being in the 100-year floodplain. Major tributaries in the Potomac River Basin include the Lost/Cacapon River, North River, Patterson Creek and Stoney River. The region contains what is claimed to be West Virginia's only natural lake, Trout Pond, and the 1,200-acre Mount Storm Lake. The region shares the 952-acre Jennings Randolph Lake with Garrett County, Maryland. There are more than 60 Soil Conservation Service impoundments in the region. While the quality of streams and rivers is not ideal, except for the North Branch of the Potomac River and waters in the Mountain Top area, water quality is generally good. Increasing concern has been expressed over agricultural waste entering the region's streams and rivers. Surface streams serve as water sources for the communities of Petersburg, Moorefield, Romney, Fort Ashby, Keyser, and Upper Tract. Additionally, the region's rivers support many recreational opportunities including valuable fisheries. Jennings Randolph Lake was constructed in part to provide recreational opportunities. The Mountain Top area and the North Branch of the Potomac River suffer from the adverse impacts of coal mining. Additionally, Mount Storm Lake suffers from thermal pollution. Obviously, water quality demands scrutiny and an effort by all individuals to reserve a high standard.

Segments of the South Branch of the Potomac, the North Fork of the South Branch of the Potomac, and Seneca Creek have been evaluated as potential "Wild and Scenic Rivers." Ten miles of the South Branch (Jake Hill Bridge to Big Bend Campground) have been classified as recreational; nine miles (Big Bend Recreation Area to the Canyon Exit) have been identified as scenic; and additional three miles (downstream from the canyon) have also been identified as recreational. Slightly more than three miles of the North Fork of the South Branch of the Potomac (High Ridge Run to the outskirts of Hopeville) have been identified as scenic. Eight miles of Seneca Creek (Trussel Run to the Falls) have been identified as wild; and five miles (Falls to the National Recreation Boundary) have been identified as recreational. In general, these segments have been determined to be free-flowing and possessing at least one outstandingly remarkable scenic, recreational, geologic, fish and wildlife, historic, cultural, or other feature. It should be noted that significant local concern exists as to the impact of designating these stream segments as wild and scenic. Concern is particularly high over the region's ability to fully capitalize on the streams' ability to attract tourists. Additional concerns are related to increased federal control of a local natural feature. It should be noted that similar concerns resulted in a determination that the Cacapon/Lost River was not suitable for inclusion as a scenic river.

Subsurface water is generally available over the entire district; however, in some areas, water can only be found at extreme depths. About half of the region's subsurface water is useable for domestic purposes. Undesirable characteristics in the other half include low pH, high iron, hardness, nitrate, chloride, or sulfate content. Subsurface sources support many of the region's smaller water systems and virtually all the individual systems. Recent droughts have lowered both the quantity and quality of subsurface water. More alarming are instances of pollution that have included both pesticides and oil entering wells used for drinking water.

Region 8 has a small number of natural wetlands. The majority of these are being utilized in some type of agricultural activity.

Natural, Scenic and Forested Areas

Region 8 has many natural and scenic areas. A large portion of Grant, Hardy and Pendleton Counties is contained in the George Washington and Monongahela National Forests; included in the National Forests are several national recreation areas. Other areas of importance are Nathaniel Mountain, Short Mountain, and Springfield Wildlife Management Areas, and Lost River State Park.

Forested areas cover over three-fourths of the region. Approximately 88% of the commercial forest land is held by private ownership including, railroads, and mining companies. Seven percent of this ownership is in the National Forests. The main forest type in the region is Oak-Hickory (70%) and Oak-Pine (80%). Pendleton County is the largest forested county with 78% of its area in forest. About 60% of the forest land is saw-timber size class. Saw logs are of average quality. Pole timber accounts for about 30% of forest land. Most low-grade oak goes into pallet stock or dunnage. Both hard and soft wood pulp wood are in demand over most of the area. The region's forests have been threatened by oak decline or die back and the gypsy moth. Considerable effort has gone into addressing the gypsy moth threat. It should be noted that woodland improvement is a long-range process with the rotation age for hard wood saw timber being between 100 and 150 years.

The region's forests, including their environmentally sensitive areas, provide the base for the region's tourist industry. As the region develops more and more encroachments in these areas are occurring. Thus, it is of prime importance that these areas be identified and where they are unique protected. However, this protection should take the region's long run development needs into account and should not prevent development in order to protect areas which are merely interesting as opposed to being truly unique.

Wildlife and Fisheries

One of the region's most important natural resource is its wildlife and fish. Many game species provide not only local sportsman with leisure diversion but also attract large numbers of people from surrounding urban areas. There is a wide assortment of both game and non game species of birds, mammals, reptiles, and fish to be studied by non-consumptive outdoor enthusiasts.

The area has led the state in deer and turkey harvesting, attracting hunters from areas two days or more driving distance away. Other important game species are squirrels, rabbits, grouse, quail, dove, woodcock and raccoon. Bears are also hunted. Water fowl are not plentiful, but are found in

numbers sufficient to attract hunters. Some fur bearing mammals are found and trapped. The region's low population density contributes to the relatively high wildlife population.

The region's streams are popular fishing areas supporting both cold and warm water fishing. Warm water species include small mouth bass, large-mouth bass, rock bass, bluegills, sunfish, and catfish. Although a few cold water streams support native trout populations, most trout fishing occurs in streams stocked by the Division of Natural Resources. This stocking of cold water streams greatly adds to the region's attractiveness to anglers.

Environmentally Sensitive Areas, Endangered Species and Historic Sites

There are about eight (8) areas in the region designated as environmentally sensitive. This includes breeding grounds for native wildlife, wilderness areas, recreational areas and underground cavern sites.

The region contains ten (10) plants that are identified by the federal government as rare species. Table 7 and 8 on the following pages provide a listing of rare species and federally threatened and endangered. Federally listed plants include Shale Barren Rockcress and Canby's Mountain Lover. Rare plants as identified by the state include those associated with plants of rock cliffs including the Silvery Nailwort in Grant, Hardy and Pendleton Counties, the Virginia Nailwort found along the South Branch of the Potomac River, Fameflower found in Hampshire County, Michaux's Saxifrage found in Pendleton County, Crested Coralroot found at Smoke Hole in Pendleton County, and Tall Larkspur found in Hampshire County. Plants related to shale barrens such as the Shale Pussytoes are found at Hanging Rock in Hampshire County.

Endangered or threatened wildlife include several species of bats and several species of mussels. Other protected species include Northern Flying Squirrels, the Eastern Cougar, and the Cheat Mountain Salamander. The Peregrine Falcon and Bald Eagle have both been removed from the list as noted on the following page and the WV Department of Natural Resources website.

RARE SPECIES – FEDERAL LIST

			General Location
Grant County			
C2	Cooper Milkvetch	Plant	Cave Mountain
C2	Smoke Hole Bergamot	Plant	Cave Mountain
C2	Canby's Mountain-Lover	Plant	Cave Mountain
C2	Virginia Nail-Wort	Plant	Cave Mountain
Hampshire County			
C2	Tall Larkspur	Plant	Forks of Cacapon
C2	Canby's Mountain-Lover	Plant	Yellow Springs
C2	Virginia Nail-Wort	Plant	Millesons Mill
Hardy County			
LE	Shale Barren Rockcress	Plant	Rohrbaugh Plains
C2	Tall Larkspur	Plant	Getz Mountain
C2	Virginia Nail-Wort	Plant	Stump Knob

Mineral County

C2	Tall Larkspur	Plant	Knobly Mountain, Keyser Reservoir
C2	Canby's Mountain Lover	Plant	Cave Mountain

Pendleton County

LE	Shale Barren Rockcress	Plant	Stony Run, Brandywine, Sugar Grove
C2	Cooper Milkvetch	Plant	Cave Mountain
C2	Variable Sedge	Plant	North Fork Mountain near Harper & Brush Mountain
C2	Tall Larkspur	Plant	Friends Run and Smoke Hole Gorge
C2	One-Flowered Rush	Plant	North Fork Mountain
C2	Smoke Hole Bergamot	Plant	Cave Mountain
LE	Indiana or Social Myotis	Animal	Germany Valley, Cave Mountain., Cave Knob, Neds Mt
C2	Canby's Mountain-Lover	Plant	Circleville, Smoke Hole
C2	Virginia Nail-Wort	Plant	Cave Mountain

Fed: LE = Endangered LT = Threatened C = Candidate PDL = Proposed for delisting

FEDERALLY THREATENED AND ENDANGERED SPECIES IN WEST VIRGINIA

Federally Endangered Species

Virginia big-eared bat (*Corynorhinus townsendii virginianus*)
Indiana bat (*Myotis sodalis*)
West Virginia northern flying squirrel (*Glaucomys sabrinus fuscus*)
Gray bat (*Myotis grisescens*) (Accidental, not seen since 1991)
Eastern cougar (*Puma concolor cougar*) (Considered extirpated)
Pink mucket pearly mussel (*Lampsilis abrupta*)
Tubercled-blossom pearly mussel (*Epioblasma torulosa torulosa*) (Considered extirpated)
Northern riffleshell (*Epioblasma torulosa rangiana*)
James spinymussel (*Pleurobema collina*)
Fanshell (*Cyprogenia stegaria*)
Clubshell (*Pleurobema clava*)
Snuffbox (*Epioblasma triquetra*)
Rayed bean (*Villosa fabalis*)
Spectaclecase (*Cumberlandia monodonta*)
Sheepnose (*Plethobasus cyphus*)

Shale barren rockcress (*Arabis serotina*)
Running buffalo clover (*Trifolium stoloniferum*)
Harperella (*Ptilimnium nodosum*)
Northeastern butrush (*Scirpus anclstrochaetus*)

Federally Threatened Species

Flat-spired three-toothed land snail (=Cheat Threetooth) (*Trilodopsis platysayoides*)
Cheat Mountain salamander (*Plethodon nettingi*)
Madison Cave Isopod (*Antrolana lra*)

Virginia spiraea (*Spiraea virginiana*)
Small whorled pogonia (*Isotria medeoloides*)

Proposed Endangered

Diamond darter (*Crystallaria cincotta*)

Peregrine falcon (*Falco peregrinus*) was removed from the list in August 1999.
Bald eagle (*Haliaeetus leucocephalus*) was removed from the list in August 2007

Updated 6 Dec 2012

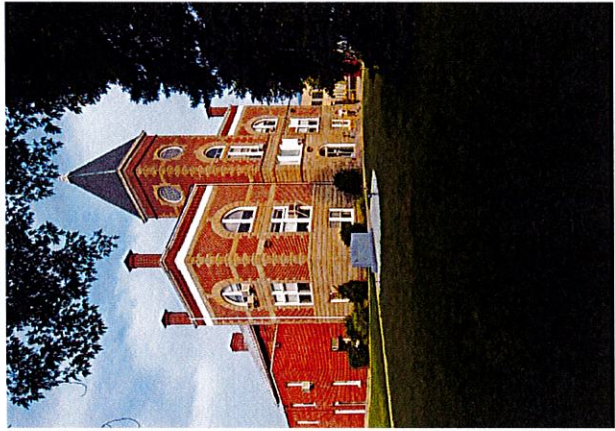
Source: www.wvdnr.gov/Wildlife/PDFFiles/TElist.pdf

Approximately seventy-six historic sites are located in Region 8. Many of these are old homesteads and forts dating back to Colonial times. There are also several antebellum plantations and Civil War sites in the region. Several counties have their courthouses or other government buildings on the National Register. The Towns of Moorefield and Franklin both contain federally designated historic districts that date to Colonial Virginia. Burlington in Mineral County, Old Fields and New Deal Resources in Lost River State Park both located in Hardy County, and North River Mills in Hampshire County have also been designated as historic districts. These districts serve to preserve a concentration of assets that have attracted numerous tourists to the area. In addition to historic sites, archaeological investigation has found numerous pre-Columbian Native American sites. Among these is an Indian burial mound near the Town of Romney.

HISTORICAL PLACES AND SITES IN THE POTOMAC HIGHLANDS		
SITE	LOCATION	COUNTY
Gormanian Presbyterian Church	Mabis Avenue, Gormanian, WV	Grant
Noah Snyder Farm	1.5 miles South of Lahmansville, WV	Grant
Hermitage Motor Inn	203 Virginia Avenue, Petersburg, WV	Grant
Grant County Courthouse	Virginia Avenue, Petersburg, WV	Grant
The Manor (Peter and Jesse Hutton Farm)	North of Petersburg, WV on SR 42	Grant
Rohrbaugh Cabin (Allegheny Cabin)	Smokehole Road, Monongahela National Forest	Grant
Fairfax Stone Site	North of William, WV	Grant
Capon Springs	10 miles North of Wardensville, WV	Hampshire
Captain David Pugh House	Route 14 at Route 23/4	Hampshire
Sloan-Parker House	East of Junction, WV on U. S. Route 50	Hampshire
Wilson-Woodrow-Mytinger House	51 W. Gravel Lane, Romney, WV	Hampshire
Literary Hall	Main and High Streets, Romney, WV	Hampshire
Old District Parsonage	351 N. High Street, Romney, WV	Hampshire
Hampshire County Courthouse	66 N. High Street, Romney, WV	Hampshire
Kuykendall Polygonal Barn	River Road, Romney, WV	Hampshire
Sycamore Dale (Gibson-Wirgman-Williams House)	County Route 8	Hampshire
Washington Bottom Farm	WV Route 28	Hampshire
Scanion Farm (Scanion Log House)	Three Churches Run Road	Hampshire
Capon Chapel	Christian Church Road, Capon Bridge, WV	Hampshire
Fort VanMeter	River Road, Romney, WV	Hampshire
Hickory Grove	County Route 8, 1 mile South of U.S. Route 50	Hampshire
Hooks Tavern	Junction of U.S. Route 50 & Smokey Hollow Rd, Capon Bridge, WV	Hampshire
North River Mills Historic District	Junction of County Roads 45/20 and 4/2, North River	Hampshire
Old Pine Church	Old Pine Church Road, Purgitsville, WV	Hampshire
South Branch Bridge	WV 259 North of Junction on U.S. Route 50, Junction, WV	Hampshire
Springfield Brick House	12 Market Street, Springfield, WV	Hampshire
Valley View	Depot Valley Road, Romney, WV	Hampshire
Henry Funkhouser Farm and Log House	Funkhouser Road	Hardy
Lost River General Store	6993 WV Route 259	Hardy
John Mathias House	SR 259	Hardy

HISTORICAL PLACES AND SITES IN THE POTOMAC HIGHLANDS CONTINUED		
SITE	LOCATION	COUNTY
"Lighthouse Harry" Lee Cabin	West of Mathias in Lost River State Park	Hardy
Oakland Hall	U. S. Route 220	Hardy
Westfall Place	U. S. Route 220	Hardy
The Willows (Randolph House)	South of Moorefield, WV	Hardy
Willow Wall (McNeil Family House)	South of Moorefield, WV	Hardy
Wilson-Kuykendall Farm	U. S. Route 220	Hardy
Stump Family Farm	SR 7	Hardy
Garrett VanMeter House	Reynolds Gap Road	Hardy
Burlington Historic District	SR 11 South from Junction, WV U.S. Routes 50/220	Mineral
Carskadon House (Locust Hill)	Beaver Run Road	Mineral
Fairview (Pearce House)	Patterson Creek and Russelldale Road	Mineral
Fort Hill Farm	Patterson Creek Road	Mineral
Travelers Rest	1 mile East of Ridgeville on U. S. Route 50	Mineral
Fort Ashby	South Street	Mineral
Thomas R. Carskadon House	Carskadon Road, Keyser, WV	Mineral
Mineral County Courthouse	150 Armstrong Street, Keyser, WV	Mineral
Vandiver-Hull-Trout-Clause House	U. S. Routes 50/220	Mineral
Stewarts Tavern	Short Gap Road	Mineral
Henry Gassaway Davis House	15-17 Jones Street, Piedmont, WV	Mineral
Old Propst Church	CR 21/9	Pendleton
Circleville School	SR 28	Pendleton
McCoy House	Main Street, Franklin, WV	Pendleton
Franklin Historic District	U. S. Route 33, Main Street and High Street, Franklin, WV	Pendleton
Priest Mill	U.S. Route 220	Pendleton
Old Judy Church	10 miles South of Petersburg, WV on U. S. Route 220	Pendleton
Sites Homestead	Seneca Rocks Visitor Center	Pendleton
Boggs Mill	U. S. Route 33/SR 28 South of junction with CR 9	Pendleton
Bowers House	Brandywine – Sugar Grove Road	Pendleton
Cunningham-Hevener House	U. S. Route 220	Pendleton
Pendleton County Poor Farm	U. S. Route 220	Pendleton

HISTORICAL PLACES AND SITES IN THE POTOMAC HIGHLANDS CONTINUED		
SITE	LOCATION	COUNTY
McCoy Mill	Johnstown Road, Franklin, WV	Pendleton
Old Propst Church	10 miles South of Petersburg on U. S. Route 220	Pendleton
Ananias Pitsenbarger Farm	CR 23/1 Franklin, WV	Pendleton



*Mineral County Courthouse, Keyser, WV
Photo courtesy of WV Department of Commerce*

Mineral Resources

Since 1883 coal has been produced along the western edge of Grant and Mineral Counties in the Allegheny Plateau. Both deep and surface mining extraction methods are used. 2011 coal production and employment for Grant County was 118,294 underground tonnage and 50 employees. Mineral County produced 73,568 surface tonnage with 14 employees. Coal has an average content of sulphur (1.92%) and ash (9.9%).

High quality limestones are found throughout the region. There are quarries in operation in all counties. Pendleton County produces rock aggregate, cement, rock dust, and agricultural lime. Little expansion of this industry is expected since present production meets market demands.

Some gas reserves are available with Region 8. However, the quantity of gas being extracted from these reserves has only minor impact upon development.

Other mineral deposits found in the region are sandstone, sand, clay and iron ore. These materials are not being extensively mined.

Wind

As the nation examines its energy policy, the use of wind to generate electricity becomes important. The Allegheny Plateau in the western Potomac Highlands has an ideal location for harvesting wind for power production. The U. S. Department of Energy identifies this area as outstanding for wind power. Portions of the eastern Potomac Highlands are also identified as outstanding. The region has seen the development of a wind farm with over one hundred turbines to make use of a consistent reliable westerly wind near Mount Storm in Grant County. A smaller farm is proposed at a nearby site in Mineral County. While these projects have enjoyed general public support, project sponsors abandon a proposed project in Pendleton County that meet with substantial public resistance. This indicates to a reduced ability to develop the eastern portion of the Region's wind potential.

Location

In a dynamic economy a location central to market areas can be a major asset. Other factors such as labor, transportation facilities, and industrial sites must be available, but the factor of location can be so important as to create economic potentials. Labor, materials, and financing can be drawn into an area and sites, service and improvements made available, if new enterprises can be attracted to the region on the strength of its excellent location.

Industries are becoming increasingly market oriented and accessibility to markets is becoming more important as the cost of the transportation rises. While some industries are heavily resource oriented, an examination of the location of concentrations of industry will show an increasing cluster of plants around areas of demand.

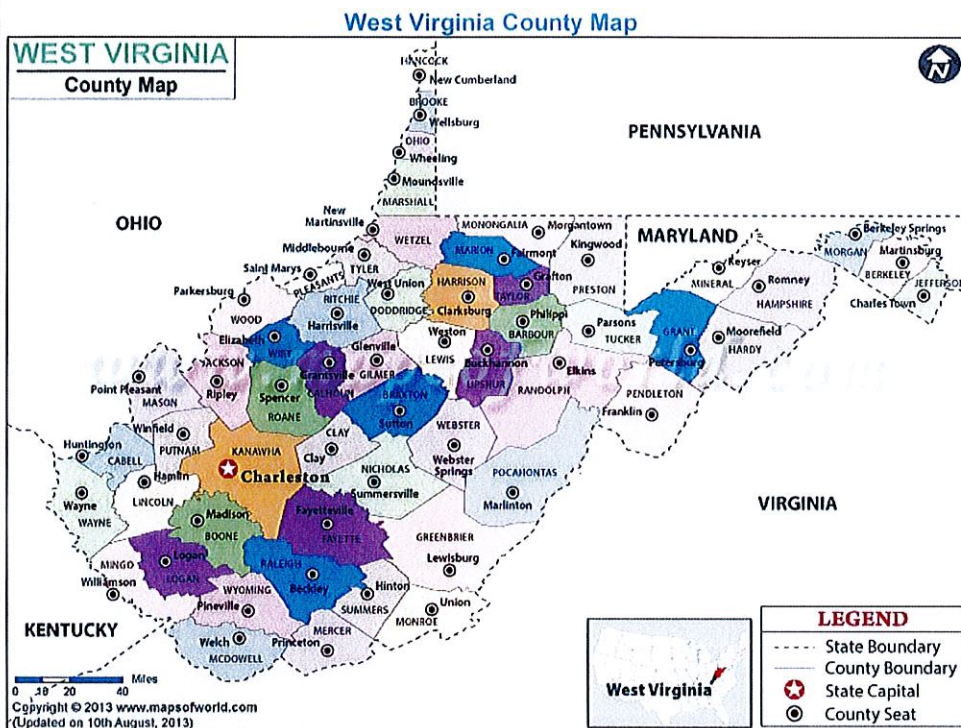
Even a cursory examination of the map below makes the advantage of Region 8 very apparent. The communities of the region are within a day's driving time of most major metropolitan areas of the east. This locational aspect is important to Region 8; however, if the communities of the region are

to benefit from their location, marketing of this aspect must take place. Transportation improvements are also vital if the region's location is to be exploited for industrial purposes. However, it should be noted that the region's poor transportation network and lack of linkages to nearby metropolitan areas, has promoted features of great interest to tourists. Thus, the region's location should be seen as a major asset to travel and tourism industry without transportation restrictions.

Print Images

http://www.mapsofworld.com/print_image.php?id=http://www.maps...

Close Window



Waste Disposal Sites

The region has no active landfills. The Region 8 Solid Waste Authority closed landfills near Petersburg, Romney, Franklin and Rig in Hardy County. The authority operates solid waste transfer stations at Petersburg and Romney. The authority hauls waste from the stations to the Tucker County landfill. Several solid waste collectors haul directly to the Tucker County site or to a landfill located near Frostburg, Maryland. The Hardy County Commission has expressed strong interest in constructing a landfill to serve Hardy County's growing population and industry.

Fourteen wastewater treatment plants are operated by public bodies within the region. These plants have capacities from 21,500 to 2,100,000 gallons per day. These systems discharge approximately 3,000,000 per day. It should be noted that all systems provide secondary treatment. The following streams receive sewage effluent: Lunice Creek, Cacapon River, Shawn Run, Big Run,

Dumpling Run, South Fork of the Potomac River, South Branch of the Potomac, Patterson Creek, and the North Branch of the Potomac.

Only the Allegany Ballistics Laboratory at Short Gap in Mineral County was identified as the most recent Environmental Protection Agency CERCLIS Site List. This occurred May 31, 1994. No other sites have been identified in the region.

Infrastructure

Industrial Parks, Sites and Buildings

Region 8 has ten industrial parks; these industrial parks contain over 1200 acres with 749 of these acres still unoccupied and available for development. The region's industrial parks contain 25 firms that employ about 1400 persons. The success of local development authorities in marketing existing industrial parks has made these parks an essential element in achieving growth. Table 10 provides detail on the region's industrial parks.

Although the region, at first glance, would appear to contain much developable land, many restrictions prohibit development. While water service is widely available, sewer service is relatively limited. Further, floodplains remove much land for consideration as industrial sites. Finally, the suitable land that exists has not been identified and most likely, is not on the market. The region has four industrial sites that include Royce Saville Site in Hampshire County and Fitzwater, Fisher, and Crites Sites in Hardy County. The Keyser CSX Railyard, an approximate 40 acre brownfield site with utilities and rail service is available for development.

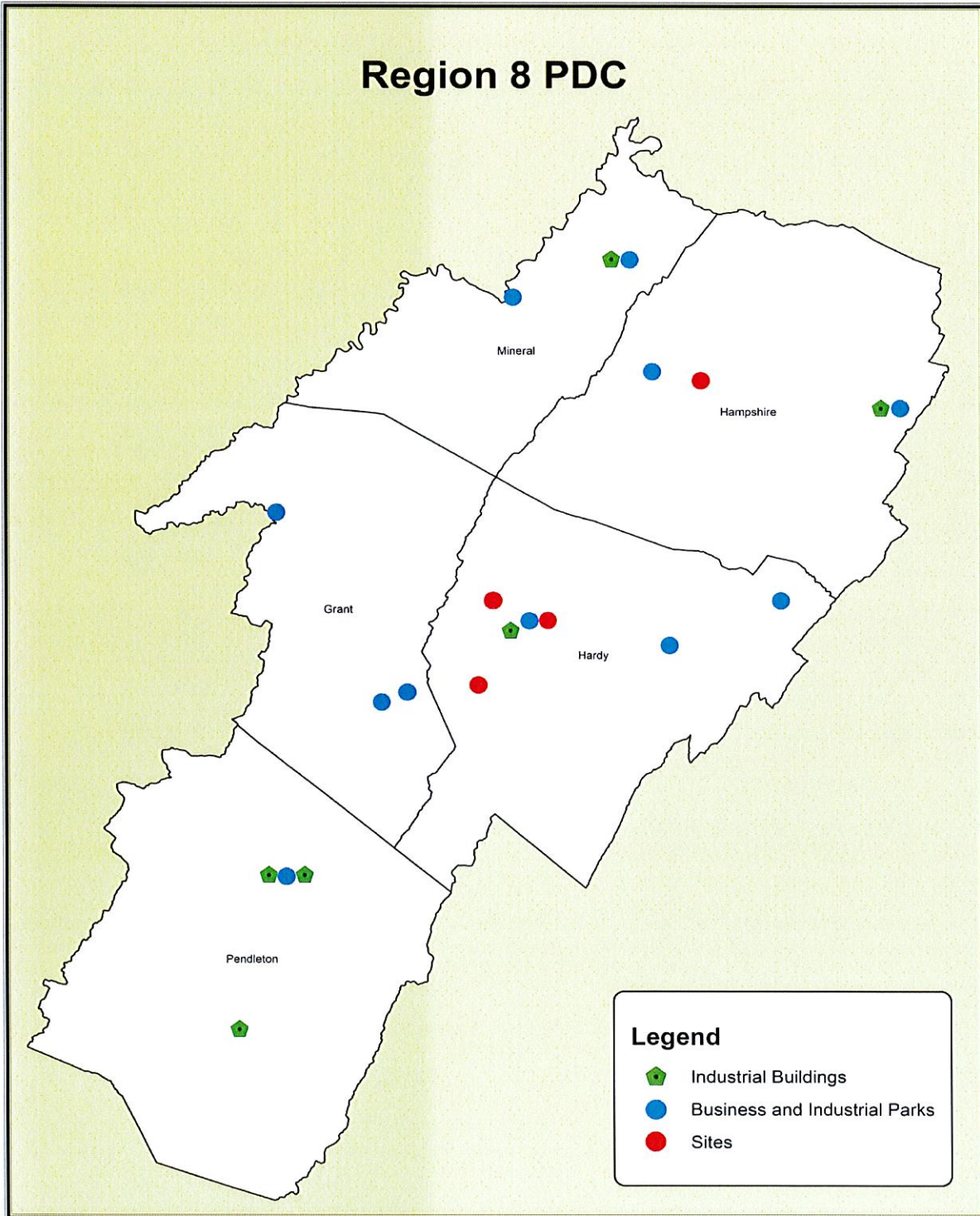
The region contains several buildings suitable for industrial use. Local governments used EDA funds to construct multi-tenant buildings in Grant, Hampshire, Mineral, and Pendleton Counties. These buildings range from 12,000 square feet to 60,000 square feet. The closure of American Woodmark – Moorefield Plant, Anchor Glass, Penn Ventilator, Keyser Garment and Hanover Shoe provides additional floor space. As older school buildings become surplus, an opportunity may exist to convert some to an industrial/commercial usage. Beyond these buildings, there are few other industrial/commercial buildings in the region. Those that exist are often too old, too small, and poorly located. The lack of readily available floor space has resulted in the loss of industrial prospects. It should be noted that an opportunity to further downtown revitalization exists by the location of telecommunications and computer based firms in unused commercial buildings and the second floors of currently occupied buildings.

Region 8 Industrial Parks, Sites and Buildings

County	Parks, Sites, Buildings	Acreage	
		Total	Available
Grant	Grant County Industrial Park	60	3
	Mountain Top Industrial Park	50	50
	Grant County Business and Technology Park	150	150
	Communications Center	3000 sq. ft.	
	Multi Tenant Building	12,240 sq. ft.	
	Total Acreage	260	203
Hampshire	Hampshire County/Romney Business Park	57.9	35
	Capon BridgeTech Park	90	75
	Royce Saville Site	205.8	205.8
	Capon Bridge Multi Tenant Building	31,840 sq. ft.	
	Total Acreage	353.7	315.8
Hardy	Wardensville Industrial Park	29	2
	Robert C. Byrd – Hardy County Industrial Park	61	38
	Fitzwater Business Site	38	38
	Fisher Business Site	55	55
	Crites Site	191	191
	American Woodmark Moorefield Plant	60,000 sq. ft.	
Total Acreage	374	324	
Mineral	Keyser -Mineral County Industrial Park	211	13.8
	Fort Ashby Business and Technology Park	70	63
	Mineral County Multi Tenant Building	27,000 sq. ft.	
	Total Acreage	281	76.8
Pendleton	Upper Tract Industrial Park	28	14
	Upper Tract Shell Building 1	20,000 sq. ft.	
	Upper Tract Shell Building 2	40,000 sq. ft.	
	Pendleton Business Center (Hanover Shoe Building)	97,122 sq. ft.	
	Total Acreage	28	14
Total Acreage for the Region		1296.7	933.6

Source: West Virginia Development Office and County Development Authorities

Region 8 Industrial Parks, Buildings and Sites



Produced by: West Virginia Development Office

Transportation

Overall transportation in the Region is poor because of the area's rugged mountain terrain. Cost of transporting goods east/west throughout most of the Region is higher because of the length of time involved crossing mountains, especially in winter. Transportation of goods north/south is easier as roads lie in broad river valleys; however, congestion in towns in these valleys acts to impede traffic flow. The Town of Keyser and northern Mineral County's economic activity are assisted by their proximity to Interstate 68 and the CSX railroad. The remainder of the Region has suffered because of lack of transportation facilities.

Highways

The Region contains 251 miles of expressways and trunk highways and 2,172 miles of feeder and local roads. U.S. Routes 33 and 50 and WV Route 55, which cross the Region from east to west, and U.S. Route 220, and WV Routes 28, 29 and 259, which cross the Region from north to south, are the Region's major traffic arteries.

Construction of Appalachian Corridor H continues and approximately 33.6 miles of the four-lane highway connect Hardy County (Wardensville) and Grant County (Scherr). The corridor is a four-lane highway which will connect Elkins, WV to Virginia near interstate 81. For up-to-date information on Corridor H construction, visit www.wvcorridorh.com.

Most major roads within the Region are two-lane highways and are generally 24 feet in width. These highways are in good condition, but are obsolete for economic development purposes. East-west travel is adversely impacted by mountainous terrain and prolonged grades of 9.0% are not uncommon. There are no by-passes around the Region's municipalities and all major highways flow through congested towns. Highway inadequacies are compounded by obsolete bridges; the need to replace bridges at Keyser and Upper Tract on US 220 and at the South Branch and Stony Rivers on US 50 greatly impairs the ability of these roads to support economic development.

Northern Mineral County and to a slightly less degree, the City of Keyser, benefit from proximity to Interstate 68. Further, portions of Corridor H are now open and others are currently undergoing construction. Completion of the four-lane corridor through the Region has greatly improve the area's access to metropolitan areas.

The Region contains over 170 miles of rail line and is served by the CSX rail system and the South Branch Valley Railroad. One of CSX's main east-west lines provides freight service to northern Hampshire and Mineral Counties; the Keyser growth center and Mineral Industrial Park are served by this line. The South Branch Valley Railroad provides service along a freight spur that extends from Green Spring in Hampshire County to Petersburg in Grant County. The SBVRR connects with CSX at Green Spring and serves the Romney and Moorefield/Petersburg growth centers. Four industrial parks lie on or near the rail spur. The CSX line is in at least as good as condition as the bulk of the nation's rail line. The SBVRR rail line was adversely affected by a previous lack of maintenance and modernization. Improvements have been and are being made to the rail spur and its operating capacity is increasing. Given the condition of the Region's highway system, rail is of

critical importance to Grant, Hampshire, Hardy and Mineral Counties. Specifically, the rail located outside of Springfield in Hampshire County needs improvements. It should be noted that Pendleton County does not have direct rail service.

General aviation airports are located at Petersburg and Wiley Ford (Cumberland, Maryland). The Grant County Airport has recently extended its runway length to 5,000 feet and it is 75 feet wide. Additionally, the authority has constructed a new security fence and gate to increase airport security. Grant County has both Jet A fuel and regular fuel available. A parallel taxiway has been added. The Cumberland Airport has a runway length of 5,055 feet. Both airports have instrument landing equipment and active modernization programs.

Commercial air service to Pittsburgh, Pennsylvania is available from the Cumberland Airport at Wiley Ford. In the near future service will be available to the Baltimore- Washington International Airport. Passenger rail service is available at Cumberland which adjoins northern Mineral County. The Potomac Valley Transit Authority provides local bus service within the Region and interstate service to Cumberland, Maryland and Winchester and Harrisonburg, Virginia. An important feature of the Transit Authority's service is service to local industries.

Utilities

The Region contains more than sixty (60) private and public water systems serving everything from small mobile homes parks to major municipalities. Twenty of these systems are public water providers and serve from less than 700 to over 12,000 individuals. The systems have a daily usage ranging from 45,000 to 3,700,000 gallons of water per day; and capacities from 67,500 to 4,900,000 GPD. Table 11 provides information on public water systems.

Many past water projects consisted of line extension with only modest plant improvement. Further, where water plant improvement occurred, the improvement focused on meeting immediate industrial need. This has placed pressure on existing water plants and these facilities must be considered in developing future projects; recent droughts underscore this issue. The federal safe drinking water act required improvement of almost every water treatment plant in the region. Upgrades were made to the Franklin, Moorefield, Romney, Piedmont, and Wardensville, Keyser and Petersburg water treatment plants. These plants now meet the safe drinking water standards and have sufficient capacity to meet long-term demand. The availability of water service is critical to developing industrial and housing sites. Water service is generally available in Grant County, central Hampshire County, western Hardy County and in central, western and northern Mineral County. There is a need to expand water service in eastern and western Hampshire, central Hardy, eastern Mineral, and western Pendleton Counties as a means of fostering development of housing sites. Most of the newer existing lines are capable of supporting fire protection; all new systems should be required to have fire-fighting capacity.

At present, there are sixteen public wastewater treatment systems serving both municipalities and public service districts. These systems range in size from a daily capacity of 50,000 to 8,000,000 gallons and have a daily usage of from 12,000 to 1,100,000 gallons. The major systems serve from

500 to 5,000 persons and contain about 1,000 industrial and commercial users. Table 12 provides detail on public sewer systems.

During the last twenty years local governments have improved many of the wastewater treatment plants in the Potomac Highlands and several wastewater systems were developed to serve small municipalities and larger unincorporated communities. Wastewater treatment facilities generally met discharge standards and it appeared that there were few if any unserved areas where conventional treatment of waste was feasible. In August of 2005 West Virginia adopted the Potomac River Tributary Strategy. This policy statement established goals for nutrient removal from wastewater discharge in support of the Chesapeake Bay. Complying with the Strategy created a significant challenge for all wastewater treatment facilities in the Potomac Highlands. The Strategy added construction and operations cost to all wastewater projects that were in design and forced all treatment plant operators to plan for future projects. The City of Romney, Town of Moorefield, City of Piedmont, Town of Keyser, The City of Petersburg, and the Town of Franklin. They are now in compliance with the Potomac Tributary Strategy.

Public Water Systems

County	System	Total Customers Served	Estimated Population Served	Maximum Daily Capacity	Average Daily Capacity	Water Source	Sell to other systems	Estimated population served on other system	Problems or Issues
Grant	Mountain Top PSD	875	2,360	300,000	185,000	Spring	no	NA	
	Grant County PSD	2,700	6,750	1,079,200	500,000	Other System	no	NA	need alternate supply, radio read meters
	Petersburg Water Works	1,370	2,573	1,700,000	829,900	River	yes	6,560	
Hampshire	City of Romney	900	2,000	1,500,000	500,000	River	yes	3,135	
	Central Hampshire PSD	1,734	4,310	712,000	295,000	Other System and Spring	no	NA	need generators
	Town of Capon Bridge	272	700	67,500	50,000	Spring	no		
Hardy	Town of Warden'sville	375	862	225,000	130,000	Spring & Well	yes	184	
	Town of Moorefield	1,150	2,600	4,896,000	3,700,000	River	yes		
	Hardy County PSD	1,977	4,943	N/A	315,530	Other System	no	NA	
Mineral	Frankfort PSD	1,800	4,400	420,000	350,000	River	no	NA	
	New Creek Water Assoc.	1,304	1,300	26,000	200,000	Other System	no	NA	
	Piedmont Water Dept.	314	785			River	no	NA	
	Fountain PSD	544	1,360	86,400	33,000	Well	no	NA	
	Fort Ashby PSD	811	2,028	800,000	500,000	River	yes	3,000	need additional water sources
	City of Keyser	4,500-5,000	9,500	3,000,000	1,100,000	Other System	yes	4,000	need upgraded plant, new storage tank, additional lines
	Town of Carpendale	400	1,500	15,000	55,000	Well	no		
	Town of Ridgeley	329	762	N/A	N/A	Other System	no		distribution lines, un-accountable water loss
Pendleton	Town of Franklin	700	1,500	500,000	275,000	Spring	yes	40	
	Pendleton Co PSD	735	1,838	455,000	75,300	River, Spring, Well, Other System	no		

Public Wastewater Systems

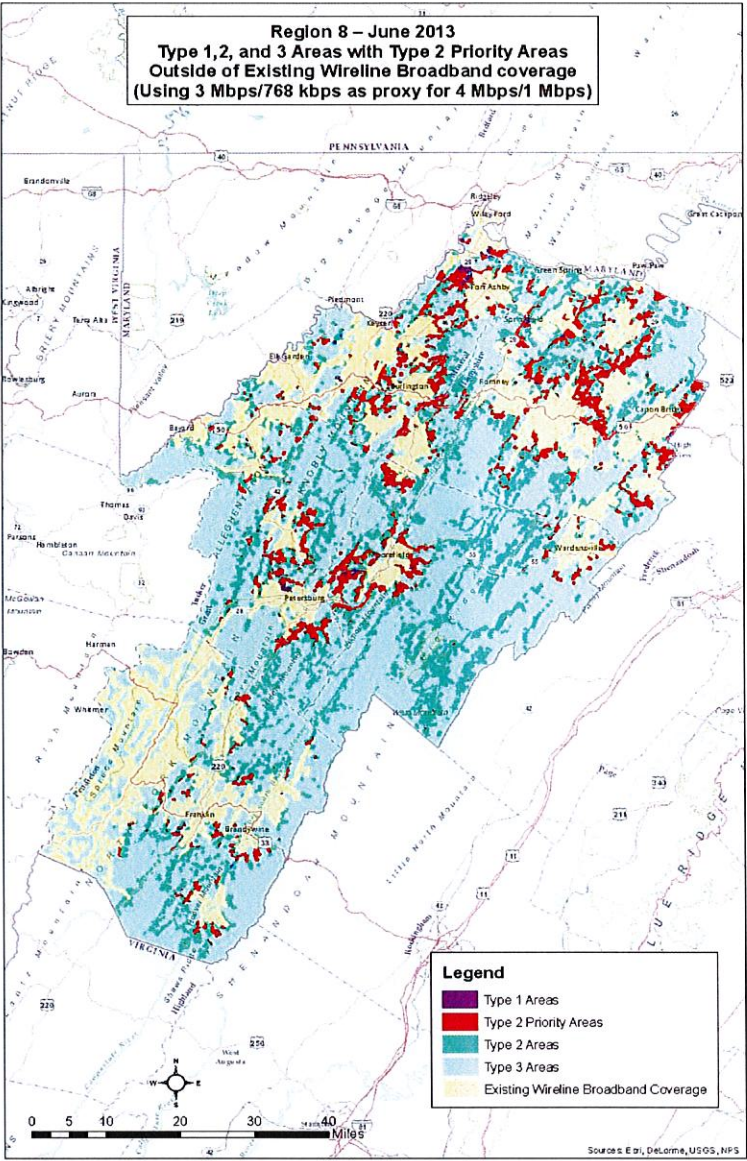
County	System	Total Customers Served	Estimated Population Served	Maximum Daily Capacity	Average Daily Capacity	Discharge Stream	Problems or Issues
Grant	Mountain Top PSD	387	1,044	110,000	44,500	North Branch of Potomac	Nitrogen and Phosphorous
	City of Petersburg	1,370	2,573	1,350,000	700,000	Lunice Creek	Nitrogen and Phosphorous levels too high
Hampshire	Central Hampshire PSD	751	1,878	536,222	166,870	Little Cacapon River	dry stream, high BOD, plant too small
	Town of Romney	1,025	1,940	1,250,000	1,250,000	Big Run	
	Town of Capon Bridge	169	450	50,000	26,500	Cacapon River	grease
Hardy	Town of Wardsville	365	839	400,000	120,000	Capon River	
	Town of Moorefield	1,095	2,500	600,000	430,000	South Branch of Potomac	need an upgraded plant
	Hardy County PSD			N/A		lagoon	
Mineral	Frankfort PSD	420	1,200	100,000	30,000		
	Piedmont Sewer Dept.	302	755				
	Fort Ashby PSD	616	1,540	460,000	460,000	Patterson Creek	not enough capacity
	New Creek PSD	1,183	4,732	2,021,760	184,499	Potomac River	
	City of Keyser	2,367	5,303	8,000,000	1,100,000	North Branch of Potomac	
	Town of Carpendale	400	1,500	63,750	46,750	N Branch of Potomac via Cumberland system	constant pump maintenance, odor
	Town of Ridgeley	323	762	N/A	N/A	Other System	
Pendleton	Town of Franklin	260	500	150,000	90,000	South Branch of Potomac	Repair inflow and infiltration23

Electric, telephone, and natural gas service in the region are provided by private sector utility companies or rural cooperatives. Allegheny Power provides electrical service throughout most of the region. Three-phase electrical service is available in the region's major municipalities; the availability of three-phase electric has not generally hindered growth. Natural gas service is available in Carpendale, Ridgeley, Piedmont, Keyser, Moorefield, and Bayard.

Shentel, Verizon, Frontier, Hardy Telecommunications, and the Spruce Knob Seneca Rocks Telephone Company provide telephone service. Fiber optic lines and digital switching equipment is available in all municipalities and most unincorporated communities. The availability of modern state of the art traditional telephone service is a major asset to the region. Cell telephone service is good in most municipalities and population centers. However, terrain and low population densities present real problems for service providers in rural areas of the region. Thus, cell service is often not available between inhabited areas and some communities including Romney have inadequate or no service.

Companies providing telephone and cable television service provide broadband Internet service in all of the Potomac Highlands municipalities. Service is often not available outside of larger communities. Connect West Virginia's mapping of broadband service indicates significant service gaps in the Mountain Top area of Grant and Mineral Counties including Mount Storm and the Mountain Top Industrial Park, the Lost River Valley of Hardy County including Mathias and the Baker Industrial Park, and most of Pendleton County including the Upper Tract Industrial Park. While these areas have relatively low population densities, they contain important economic development assets. Further, broadband service lacks sufficient carrying capacity to serve intense users, has little or no redundancy, and only limited market choice between service providers. Even in the county with the greatest area of coverage, Hampshire, service quality is not adequate to support users requiring more than pedestrian service. Map 2 on the following page provides detail on the type of areas in the region.

Map 2 – Region 8 Broadband Type Areas



Produced by: L. R. Kimball

§31-15C-6. Categorization of areas within state for broadband deployment purposes.

Based on its analysis of mapping, broadband demand, and other relevant data, the council shall designate unserved areas of the state as being one of three distinct types. These types are as follows:

- (1) Type 1 unserved area: an area in which broadband may be deployed by service providers in an economically feasible manner;
- 2) Type 2 unserved area: an unserved area in which broadband may be deployed by broadband service providers and other entities in an economically feasible manner, provided some form of public moneys is made available; and
- (3) Type 3 unserved area: an unserved area in which, at present, cable or wireline broadband cannot be deployed in an economically feasible manner and an intermodal approach employing other technologies, such as satellite and wireless, is required to provide that area with high-speed internet access.

The Region 8 District has twenty-one (21) community parks comprising 670 acres. These parks contain seven (7) swimming pools, twenty-four (24) tennis courts and eleven (11) playgrounds. The community parks provide much needed recreation for area residents and increase the Region's attractiveness. Local governments have interest in undertaking new projects. National recreation areas in U.S. Forests expand the region's recreational assets. Cultural facilities include an amphitheater at Larenim Park in Mineral County, the McCoy Grand Theater in Moorefield, and the Landis Arts Center in Petersburg.

Twenty-two emergency medical service units, thirty-three volunteer fire departments, eleven police departments and five county sheriff departments serve the Region 8 District. Funding for volunteer fire departments is extremely limited and most rely on funding drives to raise monies to replace critical equipment. However, while all areas of the Region are served, many areas are remote and long response times are not unusual, especially during the night and on weekends.

Housing

The 2021 Census indicated that the region contained 42,260 housing units; this represents a decrease over the 2010 figure of 46,118. The housing characteristics table that follows will provide further information on the region's housing stock.

The region's inadequate housing stock and the general lack of affordable sound housing limits the region's population and labor force. Additionally, these conditions encourage out-migration of persons entering their prime working years. The impact of housing conditions has implications for future economic development and housing conditions must be improved if the Region is to sustain growth.

Additionally, Region 8 PDC will assist housing developer(s) with multi-family housing projects in areas of Grant, Hampshire, Hardy, Mineral, and Pendleton counties that have necessary infrastructure in place. Housing development fulfills the specified goals of this plan and such development receives Region 8 PDC's full support.

HOUSING CHARACTERISTICS

Total Housing Units	Grant	Hampshire	Hardy	Mineral	Pendleton	Region 8
2010 Census	6,362	13,562	8,050	13,011	5,133	46,118
2012-2016 Estimates	6,486	13,785	8,142	13,088	5,169	46,670
2015-2019	6,667	13,936	8,217	13,125	5,196	47,032
2020 Census	6,667	14,019	8,309	13,139	5,223	47,357
2021 Census	5,598	12,416	8,127	12,453	3,666	42,260
Occupied Units	4,607	9,288	5,674	10,916	3,174	33,659
Owner Occupied	4,751	9,612	5,993	11,114	3,665	35,135
Vacant	847	2,804	2,134	1,339	940	8,064

Banking

The Potomac Highlands are served by sixteen financial institutions with all counties having multiple institutions. Personal and commercial loans are available from banks, saving and loans, and credit unions within the region. While current loan rates are reasonable, they often exceed rates offered in communities with larger more aggressive lenders. The region's banks are less able to accept risk and loan to equity ratios have been declining. Increased equity requirements have hindered some from borrowing. This has increased the need for subordinate gap financing. Banks are also reluctant to lend to small start-up businesses. The conservative nature of the regions financial institutions has been comforting to investors during the banking uncertainties of 2008.

The West Virginia code severely restricts general obligation bonds by local general-purpose governments. Thus, these bonds are not used as a development tool. Instead local governments use a variety of revenue bonds, including small issue tax-exempt industrial revenue bonds for development projects. Virtually all water and sewer projects involve revenue bond financing with most borrowing at least half of the project's cost. Water and sewer projects within the five years have issued millions of dollars in revenue bonds. Recently, local governments have been using revenue bonds for industrial parks and industrial buildings. The ability of local governments to borrow for development projects is largely based on the USDA-Rural Utilities Service, West Virginia Water Development Authority, the West Virginia Infrastructure Jobs Development Council, State Revolving Funds for water and sewer, and the West Virginia Economic Development Authority. These agencies act to lower interest rates and increase the resource pool.

The West Virginia Code allows local governments to use tax increment financing (TIF) and special assessment districts to fund needed development projects. These tools open additional avenues for projects that have a positive impact on investment and growth. Mineral County has used TIFs to support development of a new hospital near Keyser and a wastewater treatment system for the northern portion of the County.

Communities

The Potomac Highlands contains six municipalities (Keyser, Moorefield, Romney, Petersburg, Piedmont and Franklin) which have significant business districts. These downtown areas differ greatly in make-up and vary from Keyser that provides a wide range of goods and services to over 20,000 people, to Franklin that provides day to day goods and services to a population of less than 7,000. Although there are large variances among these business districts, they all have common problems, including inadequate parking, deteriorated sidewalks, inappropriate street lighting, lack of green space and public amenities and pressure from shopping areas in surrounding states and related loss of merchants. It should be noted that many of these districts also suffer from deterioration of commercial structures.

These communities are old as evidenced by the age of housing stock. In the best case, the Town of Franklin, 21.8% of all homes were constructed prior to 1939. All communities suffer from a lack of financial resources that has limited their ability to provide public amenities such as paved streets, sidewalks, and street lighting. Further, where communities have been fortunate enough to construct these facilities, they have often lacked the resources to properly maintain them. Most municipalities identify their sidewalks as being in poor condition and many have indicated that their streets are in a poor state of maintenance. When these problems are combined with old housing stock that is often substandard, deficiencies in water and sewer systems, and poor drainage patterns, the product is blighted neighborhoods. The limited availability of monies has restricted progress in addressing their neighborhoods.

Human Resources

Five county school boards operate the educational system in Region 8. Approximately 12,398 students were enrolled in the system for the 2017-2018 school year. All county school systems met state accountability standards for math and reading. Graduation and attendance rates also met state standards. While testing for math and reading skills met state standards for the students as a whole, all systems failed to meet standards for students with disabilities.

The region contains thirty-seven schools; their condition varies from virtually new to obsolete. Structural problems have particularly plagued the Mineral County Board of Education. Growth pressure has created a desire to construct a second high school in Hampshire County in the eastern portion of the county. All counties excluding Hardy have a need for construction/renovation of county schools.

The region has vocational educational schools associated with boards of education at Petersburg, Romney and Keyser. These schools offer vocational training in fields such as Administrative Systems, Automotive Technology, Electronic Technology, Health Care, Marketing, Auto Mechanics, Business Management, Food Management, Forestry, Information Systems, Broadcasting and Technology, Cosmetology, Career and Work Skills Training, and Welding. These schools provide an important function in preparing individuals to enter the workforce. They also play an important role in providing training to older persons wishing to enhance their skill levels.

Potomac State College, a division of West Virginia University, is located in Keyser. PSC has a long tradition of successful delivery of undergraduate opportunities to both on and off campus students. The college offers 53 associates degrees that transfer to WVU's main campus or most other four-year colleges. The College also offers eight two-year career and technical programs that prepare students for Hospitality and Tourism, Criminal Justice, and Equine Production and Management. The College also offers four-year degrees in Business Management and Criminal Justice as well as WVU's Regents Bachelor of Arts (RBA) degree for non-traditional students. Eastern West Virginia Community and Technical College located in Hardy County, offers 11 degree programs, as well as numerous skill sets and certificates. At Eastern, students can obtain degrees or certificates in Business Management, Accounting, Information Technology, Wind Energy Technology, Nursing, Administrative Support Technology, Early Childhood Development, Computer Applications Specialist, Automotive Technology, Electromechanical Technology, and Cosmetology. EWVCTC provides distance learning facilities throughout the region, a Mobile Computer Training Center, and online classes are also available. The colleges are an important resource in meeting the region's workforce preparedness needs.

The upward shift of the median age of the region's population indicates that increasingly the educational system will need to focus on adults, with priority given to worker training and re-training. The region's colleges and vocational centers will assist in providing the needed training, but will continue to need upgrades to facilities including technological upgrades if they are to meet the challenges of the 21st century.

The U.S. Department of Health and Human Services has identified all or portions of each county in the region as medically underserved areas. DHHS has identified shortages of primary health care professionals at clinics in Grant, Hardy, Mineral and Pendleton Counties. Shortages of dental professionals occur in all five counties. All counties have been identified as having shortages of mental health care professionals.

The region contains three hospitals located at Petersburg, Romney and Keyser, with a combined capacity of 110 acute and intensive care beds. Hampshire Memorial Hospital is the newest facility opened June 2011. The Keyser facility was opened in October 2008, and the Petersburg facility has completed significant renovation in recent years.

Given the 11.9% increase in persons age 65 and over, the Region's health care system will need to focus its attention on issues concerning the elderly. It should be noted that by focusing on elder care, the whole system would support increased retirement into the area while enhancing the economic vitality of health care services. With the higher wages normally paid the health care sector, this would have positive impact on the region's economy.

The West Virginia Division of Human Services has traditionally served as the focal point for providing assistance to disadvantaged persons. The Division is charged with the responsibility in implementing welfare reform. Unlike much of West Virginia the federal government has not waived welfare reform requirements in the Potomac Highlands. This will place a strong emphasis on moving families from public assistance to employment.

Beyond the WV Division of Human Services, several other regional entities are concerned with meeting the needs of the region's disadvantaged population. West Virginia Telamon Corporation is a private non-profit community service organization dedicated to the economic upgrading of the disadvantaged, especially seasonal and migrant farm workers. To this end, Telamon administers a wide range of job training, educational programs, vocational counseling, housing, independent living skills, nutrition, manpower and crisis intervention services.

Eastern West Virginia Community Action Agency, Inc., is a private, not for profit, 501(c) (3) corporation. Its mission is to have a major and measurable impact on the causes and conditions of poverty. EWVCA organizes services that respond to the needs identified in the community. The agency offers housing services from minor repair to major rehabilitation and new construction and weatherization of existing housing. It provides emergency crisis direct assistance. It offers enrollment of youth in Youth Opportunity Camp, free vegetable garden seeds, low-income energy assistance program application assistance and distribution of USDA donated foods. The agency provides VISTA Volunteer services in youth programs, community economic development, housing, emergency services and child support.

The Region 8 Planning and Development Council administers a wide range of programs in over 20 counties to meet the needs of various groups. These programs include the Area Agency on Aging, Senior Community Service Employment Program, Retired Senior Volunteer Program, and the Foster Grandparent Program. Although the programs target aging West Virginians, primarily, there is assistance for the eligible unemployed and for the handicapped, age 55 and older.

Government, Planning, and Development Organizations

General Purpose Governments

Three member county commissions serve as the governing body for the region's five counties (Grant, Hampshire, Hardy, Mineral and Pendleton). These county commissions have only limited authority and are allowed to carry only activities specifically authorized by the state. Further, the commissions must work with several independently elected county officials including sheriffs, assessors, and clerks. As originally envisioned, county commissions served to levy taxes and oversee a county budget. Given the financial and constitutional limits placed on county commissions, much of their development work is carried out by special purpose authorities including development authorities, public service districts, and planning commissions. The county commissions are limited by a strongly centralized state government.

The region contains twelve municipalities ranging in size of Keyser with a population of 4,864 to Bayard with a population of 201. Three (3) of the region's municipalities are class III cities and nine (9) are towns. Municipalities

generally enjoy more power than county commissions, but the state code still restricts their activities. Key restrictions include limitations on borrowing and property transfer/disposal. As with county commissions, municipalities have expressed greater need for autonomy, especially with financial matters. Beyond functions related to preserving law and order, towns are major providers of public utilities. All towns except Bayard and Elk Garden operate water systems and nearly 90% of the region's water production capacity is controlled by municipalities. Similarly, eleven of the region's sixteen sewer systems are operated by towns and they account for almost all of the region's sewage treatment capacity. Towns are also responsible for the development of sound neighborhoods and have a strong impact on the provision of streets, sidewalks, lighting and essential public services such as police and fire protection. These issues often impact the region's downtown business districts. As with counties, towns often create special purpose units to expand their ability to function. These units include planning commissions, urban renewal authorities and housing authorities.

Special Purpose Governments

County Boards of Education are the largest local government entities within the region. Although the Boards are independently elected, their activities are heavily influenced through state financial control. They operate the public school system earlier described in this document.

Public Service Districts created by county commissions are responsible for the provision of water and sewer service in rural areas. Operational PSD's include Grant County and Mountain Top in Grant County; Central Hampshire in Hampshire County; Hardy County PSD; New Creek, Fountain, and Frankfort in Mineral County; and the Pendleton County PSD. PSD's provide water service to over 28,068 users and sewer service to over 10,386 users. The development of water and sewer systems by these districts has played an important role in achieving growth, especially of new housing.

The cities of Keyser, Piedmont, Romney and the Grant County Commission have created housing authorities to develop and manage housing projects for disadvantaged families. These authorities own over 300 units and manage an additional 300 units.

The region also contains three regional special purpose units of government. The Region 8 Solid Waste Authority is responsible for planning to assure long-term solid waste disposal. Currently the authority operates two transfer stations. The Potomac Valley Transit Authority provides local and long distance bus service in the region. Many of the Authority's more successful operations are linked to providing service to places of employment. The Region 8 Planning and Development Council is charged with promoting sound development in the five counties of Region 8. The Council carries out a variety of economic development and planning activities.

Planning

Municipalities and counties are empowered by the state code to create planning commissions to promote orderly development and to assure that growth is commensurate with the efficient use of public funds. Planning commissions serve in an advisory capacity to the general governing body and the exercise of planning provides certain regulatory power over development. Planning commissions are responsible for the preparation of a community-wide comprehensive plan for physical development. The county commission adopts county comprehensive plans. Once a comprehensive plan has been adopted, the governing body can then adopt a zoning ordinance to regulate land use. Local governments are also empowered to adopt regulations related to sub-division control.

Grant, Hampshire, Hardy, and Mineral counties in Region 8 maintain planning commissions. The Hampshire, Hardy, and Mineral County Planning Commissions employ planners. Grant County relies on volunteer effort. Hampshire, Hardy, and Mineral, Counties have prepared comprehensive plans. All four counties have adopted and are enforcing county sub-division ordinances.

Economic Development

County commissions are empowered to create county development authorities. These authorities are responsible for the promotion, development, and advancement of county's economic welfare. They are responsible for encouraging development and expansion of business in order to provide full employment opportunities.

All counties within the region have created development authorities that are governed by boards that include representatives from the county commission, municipalities, and the private sector. The development authorities are the entities primarily responsible for marketing the counties' growth potential. County development authorities in the Potomac Highlands work closely with the West Virginia Development Office to recruit new industry, assist in expanding businesses, and retain existing firms. The authorities work closely with the Region 8 Council to address infrastructure deficiencies that limit growth and to improve the pool of financial resources available to small expanding enterprises.

The Grant County Development Authority employs a full-time director. The County has an active marketing effort including printed county profiles. The Development Authority is responsible for managing and marketing the Petersburg and Mountain Top Industrial Parks. The Authority recently completed construction of the Grant County Business and Technology Park. The Authority also owns and operates a multi-tenant industrial building and a new Communications Center in Petersburg. You may visit their website at www.grantcounty-wv.com

The Hampshire County Development Authority employs a full-time director. The County has an active marketing effort including a printed county profile. The Authority is responsible for marketing industrial parks and buildings near Capon Bridge and Romney. You may visit their website at www.hampshirecountyed.com

The Hardy County Development Authority employs a full-time director. The County has an extremely active marketing effort including a variety of printed materials. The Authority is responsible for marketing and managing the Baker, Moorefield, Robert C. Byrd- Hardy County, and Wardensville Industrial Parks. The Authority also markets a multi-tenant industrial building in the Robert C. Byrd-Hardy County Industrial Park and the vacant American Woodmark Building. The Authority has played a key role in industrial expansions. You may visit their website at www.hardycountywv.com

The Mineral County Development Authority employs a full-time director. The County has a marketing effort that is supported by printed material including a county profile. The Authority markets 70 acre business and industrial park near Fort Ashby, which includes a multi-tenant building. You may visit their website at www.mineralcountydevelopmentauthority.com

The Pendleton County Development Authority employs a full-time director. The Authority has a marketing program and has developed printed material to promote the county's unique assets. The Authority owns both a 25,000 and 40,000 square foot multi-tenant industrial building and a 20-acre industrial park. The authority converted the old Hanover Shoe Building into an effective multi-tenant building. You may visit their website at www.pendletoncounty.com

The region has among the most active development authorities in the state. These authorities have acted to recruit new enterprises to the Potomac Highlands and have assisted expanding businesses. Their efforts have created hundreds of jobs in the Potomac Highlands during the last ten years. The Development Office has identified all counties in the Potomac Highlands as certified business locations as a result of development authority activity. Their level of effort and expertise is evidenced by the region's attraction of investment dollars.

Strategic Evaluation

Background

Recent economic uncertainty has created broad concern for the future. This concern is typical of recessionary times and reflects neither the Potomac Highlands potential nor the challenges it faces in maximizing this potential. The regional council conducted two Community Planning meetings March 31, 2022 and April 7, 2022. The PDC invited community leaders from all geographic areas and economic sectors to participate in the analysis. Approximately fifty individuals provided input into the analysis. The analysis suggests that assets of the region include natural beauty and high environmental quality near growing metropolitan areas and a highly productive and motivated work force that is reinforced by a strong commitment to home and community. The region's inadequate and often failing infrastructure challenges the Potomac Highlands ability to realize its development potential. A resistance to change and parochial attitudes weakens the region and the lack of good jobs makes it difficult to retain better educated youth.

Economic Clusters

The analysis performed by WVU' and other economic researchers have identified three significant economic clusters in the Potomac Highlands, wood products, poultry products, and defense related transportation equipment. All five counties have strong location quotients for wood products, while poultry products are concentrated in Hardy County and defense related transportation equipment is concentrated in Mineral County.

The ongoing global/national recession has posed real risks to the Potomac Highlands' economic health. While defense equipment and poultry products are not especially business cycle sensitive, wood products are sensitive to housing construction cycles and overall economic growth. With a slow exit from the recession likely, the Potomac Highlands will face weak economic growth and job loss during the near term. The region must position itself to minimize economic loss and to quickly rebound from the adverse impacts associated with the recession.

Wood Products

Region 8 contains extensive forest with a high percentage of hard woods. These hardwoods, especially oak, present a significant renewable resource for which there is world-wide demand. Much of this resource is contained in national forests located within the region. Currently, timber is harvested for dimensioned lumber. In contrast, dimensioned lumber provides significant growth opportunities over the long term, as does component manufacturing. The worldwide demand for quality lumber and wood products makes this asset important to the Potomac Highlands' ability to compete in the global marketplace. While the current global recession has dampened growth in this sector in the near term, all indicators suggest that demand for quality lumber and wood products will continue over the long term.

Further processing of timber will not occur until the region's infrastructural limitations are addressed. Highway improvements are central to developing this sector. Highway improvements would decrease transit time and would make the region's location and timber resources irresistible to manufacturing firms. Importantly, completion of Corridor H will allow the Potomac Highlands to more effectively access the Virginia Inland Port at Front Royal.

Development would be aided by the provision of additional industrial sites that could meet the horizontal storage requirements of wood processing firms. Assuring sufficient water for firefighting is also a key determinant. Additionally, the region should promote its supply of knowledgeable people who are available at reasonable wage rates.

Many of the firms engaged in wood products are relatively small firms. These firms often have only limited management skills and thus experience difficulties in maintaining financial records, evaluating costs, and obtaining financing. There is a need to help these firms, especially those that are encountering difficulties in obtaining sufficient financing to undertaken business expansion.

Growth in timber related firms is dependent on continued availability of wood from national forests. Changes in national forest policy could limit growth or eliminate the potential for growth. Without stability in policies for national forests, growth will be modest. Additionally, national policies should balance national recreational needs, national environmental concerns, and local development issues in setting timber harvesting plans. It should be noted that development of the travel and tourism industry requires a stringent balancing of timber production and environmental considerations.

Poultry

The region's location away from migratory bird flyways decreases threats from avian disease. Combining the region's location with an available and knowledgeable work force and interested investors, creates an extremely large potential for growth in the poultry industry. While future growth will not be as dramatic as past growth, potential still exists. This potential includes additional processing plants and the development of industries to support existing firms.

The growth of the poultry industry has caused issues to surface that may retard growth if not appropriately addressed. These include:

An inability of local roads to handle poultry production related traffic. Moorefield is experiencing congestion around poultry processing plants and driving times are increasing in direct relationship to the number of workers and trucks involved with poultry products.

The ability of growing houses to co-exist with other land uses. This is especially critical for areas experiencing residential and travel and tourism growth. Conflict could raise anti-poultry growth sentiments as occurred in nearby Virginia counties.

Environmental issues such as odors from processing plants and wastewater disposal limitations. These may result in regulations that severely limit the production capacity of processing plants.

Many of the threats can be addressed by infrastructure improvements and planning activity. Planning is critical in addressing environmental issues.

Defense Equipment

Northrop Grumman operates the Allegany Ballistics Laboratory under contract from the Naval Sea Systems Command. The facility is West Virginia's largest defense contractor employing some 1,000 individuals across 1,628 acres. The ABL facility is a manufacturer of advanced composite structures for the F-22 Raptor and other aerospace projects. ATK also operates 6 of 11 known advanced fiber placement machines. In addition, the site produces about 80 military products,

including: 30mm shells for Apache helicopters, training grenades, fuze-proximity sensors, mortars and warheads, and tank ammunition. With the continuing need to defend the nation from a wide array of threats, strong growth at the facility seems reasonable.

While the operation is a relatively self-contained facility, its growth requires substantial community improvement. Shortages of quality housing have particularly challenged the firm's ability to grow by discouraging individuals with critical skills from locating to the region. The Potomac Highlands diminished medical, cultural, and commercial resources have reinforced this problem. The limited availability of development sites with adequate public infrastructure have hindered the region's ability to address these problems and have discouraged investors wishing to serve the facility's growth potential.

Growth Centers

Region 8 contains three growth centers, Keyser, Romney, and Moorefield/Petersburg. Previously, the City of Keyser has been designated a Redevelopment - Economic Center by the Economic Development Administration.

Keyser Growth Center

The City of Keyser is the county seat of Mineral County and is the largest city in Region 8. The City's 2017-2021 population was 4,864 persons; this represents a decrease from the 2000 population of 5,303. Evidence of growth is found in a doubling of connections to the New Creek water system. Persons age 17 or younger account for 17.1% of Keyser's population; persons age 65 or older account for 19.7% of the population. Members of minority groups make up 10.7% of the City's population.

According to the 2016-2020 American Community Survey 5-Year Estimates, the City of Keyser had an internal labor force of 1,757 persons and a labor force participation rate of 49.8%. Median family and per capita incomes were 43,333. Unemployment was 10.5%.

Keyser has an excellent transportation network. It is on the main east/west line (New York to St. Louis) of the CSX Rail System. Passenger rail service is available at Cumberland, Maryland. The City is served by Route 46 and Routes 220 and 50. Additionally, Interstate Route 68 is within less than a half hour's driving time. The City is within a three hour drive of major international airports in Pittsburgh, PA, Baltimore, MD., and Washington, DC.

The Keyser Industrial Park contains 155 acres with approximately 26 acres immediately available for development. There are other industrial sites of various sizes in and around the City. Coal and commercial quantities of lumber and limestone are available within proximity to the community. The City contains six financial institutions, a new hospital, and Potomac State College, a division of West Virginia University. The municipal wastewater treatment plant has been upgraded to meet Chesapeake Bay Watershed Implementation Plan Requirements. The City also has a water improvement project for its water treatment plant. The balance of the City's infrastructure, i.e., utilities, housing, education, recreation opportunities, and governmental services are of sufficient quantity and quality to allow development of Keyser and Mineral County's resources.

During the past decade three major employers have closed in Keyser resulting in the loss of about 400 jobs. The community contains several vacant industrial plants. Likewise, the City's Main Street has numerous vacant structures and surplus lots. On a more positive note, the commercial area south of Keyser has seen strong growth and a shopping

plaza just west of Main Street appears sound. The City of Keyser has the potential to have significant impact on the region's growth.

Moorefield/Petersburg Growth Center

The municipalities of Moorefield and Petersburg, the county seats of Hardy and Grant counties respectively, are nearby communities in the South Branch Valley. The economies of the two towns are closely linked and development in one community supports growth in the other. For these reasons, the communities have been jointly identified as a growth center. With a combined population of 4,808 the Moorefield/Petersburg area has enjoyed population growth; the area's population has grown by 8% since 2000. Persons age 65 and older comprise 44% of the population and those 17 and younger comprise 41%. Minorities account for approximately 15% of the municipalities' population.

According to the 2017-2021 American Community Survey 5-Year Estimates, the labor force of the municipalities was 1,637; the labor force participation rate was 61.7%. The median family income averaged \$43,387. The growth center had a 8% unemployment rate average.

The Moorefield/Petersburg growth center has only a fair transportation network. The South Branch Valley Railroad provides regular service to the main east/west line of the CSX rail system. US Route 220 and WV Routes 55, 28, and 42, are the center's primary highways. Construction of Appalachian Corridor H continues and approximately 33.6 miles of the four-lane highway connect Hardy County (Wardensville) and Grant County (Scherr). This completion of Corridor H has provided a tremendous highway access to the Moorefield/Petersburg growth center. The Grant County Airport, with a lighted runway of over 5,000 feet, serves the growth center.

Six major industrial plants are in and around these two towns. These industries employ nearly 5,000 persons. The center has the region's greatest concentration of manufacturing employment and contains all the region's poultry processing facilities and most of its wood products employment. Within 50 miles of the growth center are abundant supplies of coal, limestone, timber and agricultural products.

Public water and sewer treatment have been upgraded. The City of Petersburg has completed an \$11 million water system improvement project. The City completed an \$8 million upgrade to the wastewater treatment plant to meet requirements of the Chesapeake Bay Watershed Implementation Plan. In the Town of Moorefield, a new \$40 million wastewater treatment plant has been constructed to meet current demand, future growth, and requirements of the Chesapeake Bay Watershed Implementation Plan. The growth center contains seven banks, a hospital, and Eastern West Virginia Community and Technical College. The area's infrastructure can support additional growth and development of the center's potential and is essential to growth in the Potomac Highlands.

Romney Growth Center

The Town of Romney is the county seat of Hampshire County and is the third largest community in Region 8. The 2021 census indicates that the City's population declined by 8.0% since 2000 to 1,724 persons. However, this loss has been more than offset by strong growth in the areas immediately adjacent to the Town. Persons age 65 and older comprised 21% of the population and persons age 17 and younger accounted for 23% of the population. Members of minority groups made up approximately 6% of the Town's population.

According to the 2017-2021 American Community Survey 5-Year Estimates, Romney had a labor force participation rate of 50.4% with a labor force of 611 persons. The median family income \$34,342 and per capita income was \$22,669. The growth center had an unemployment rate of 13.4%.

Romney has a good transportation network. It is served by the South Branch Valley Railroad, which provides regular service to the main east/west route of the CSX system. Romney is directly served by Route 50 and 28. The City is within 30 minutes driving time of Interstate 68. Passenger rail service is available at Cumberland, Maryland and Romney is within a three hours drive of major international airports in Pittsburgh, PA, Baltimore, MD., and Washington, DC.

There are several industrial sites in and around the community, including a 75-acre industrial park adjacent to the City. Within the 75-acre park, there are 21 acres available for development. The Hampshire County Development Authority owns a 25,000 square foot multi-tenant building. Lumber and agricultural products are available in commercial quantities. The Town's infrastructure is sound and would allow for development resources. The Town contains two banks and a hospital is just outside the City limits.

Section B. SWOT Analysis:

A SWOT analysis is the most effective way to organize a region's competitive advantages, as well as its relative disadvantages. This SWOT analysis classifies strengths, weaknesses, opportunities and threats within and outside or Region 8 PDC, which is comprised of five counties also known as the Potomac Highlands, Grant, Hampshire, Hardy, Mineral and Pendleton.

The following analysis draws on conversations during two community meetings conducted on March 30, 2023 and April 6, 2023 and the Region 8 Planning and Development Council meeting on April 20, 2023. Over 100 community leaders were invited to take part in this process with a choice of two locations. Listed below are the top items listed under each topic.

Strengths

- Natural Resources
- Eastern WV Community and Technical College
- Hardy Telecommunications – Fibernet
- Geographic locations
- Tourism attractions
- Police force and Emergency Medical Services
- PVTA
- History – Civil War and other
- Strong agriculture
- New Schools in Hampshire County
- People
- Workforce
- Untapped potential intellectual individuals
- Quality of the environment
- Airports
- Unique way of life

Weaknesses

- Affordable housing for low and medium incomes
- Emergency Medical Service Volunteers and the cost
- Skilled trades
- Aging population
- Lack of housing
- Substance abuse
- Limited infrastructure
- Under-utilized environmental recruit and help businesses to expand
- Closed minded to changing and growth
- Licensed daycare centers
- Senior care facilities
- Lack of guidance in Informing freshman and seniors their available opportunities
- A facility for people with minimal needs, but not yet nursing home condition
- Mental Health Hospital
- Lack of appropriate gear to fight forest fires

Opportunities

- Agricultural
- Broadband
- Local Federal Agency
- Courses for youth opportunities- guidance counselor in High Schools and Vocational schools
- Local Education - Eastern WV Community and Technical College and Potomac State College
- Infrastructure transportation
- Develop affordable housing
- Develop housing for higher incomes
- Demolition of old housing to add modern housing
- Mega Park in Mineral County
- North South Highway
- Corridor H Highway
- Jobs for Hope
- Expansion of trades for secondary education
- Tree City USA Program
- Agricultural food production

Threats

- Losing local news - radio stations and Newspapers
- Drugs
- Tree loss -losing health benefits
- Utility costs
- Aging infrastructure – unable to manage etc.
- Growth in an environment without planning
- Supplement to education a new workforce

- Gigantic industrial wind turbines on Short Mountain in Hardy County and Jack Mountain in Pendleton County
- Growth in population, but the police force is only half staffed
- Language barrier
- Stormwater removal charges

Section C: Strategic Direction/Action Plan

Economic Distress and Growth Constraints

The Region 8 district is economically distressed. The following summary of previously presented information, illustrates major issues:

- Workforce WV reports the region's 2021 unemployment as 4.2%, WV's average was 5% and the national rate was 5.5%.
- The 2017-2021 American Community Survey 5-Year Estimates reports the median household income of the region's counties range from \$28,125 to \$52,083. Median household income for the state \$51,248 and the nation \$69,717
- The region's average 2017-2021 personal per capita income was \$36,776.
- 2017-2021 U. S. Census statistics show that 16% of the region's residents live in poverty.
- The region has a total population of 81,449.

Beyond these figures, other conditions evidence the distress experienced by many households. Anecdotal observations such as:

- People using streams and polluted springs for drinking water.
- Homes that have no market value because raw sewage lies within their property boundaries.

The region's economic distress creates need to:

- Raise family incomes and per capita incomes to the national average.
- Provide jobs to lower the unemployment rate to an acceptable level.
- Reduce the poverty rate to less than the national average.
- Improve living conditions by providing residents with access to high quality community facilities and services.

Constraints on economic development are the prime factor in the region's high level of distress. Deficiencies in industrial sites, community facilities, and human services must be addressed if growth is to occur.

Addressing Development Needs in the Potomac Highlands

It is readily apparent that the development potential of growth clusters and the quality is adversely impacted by:

- A lack of affordable housing
- A lack of skilled trades
- A lack of emergency medical service volunteers
- A lack of infrastructure capacity
- A lack of quality sites for housing and business
- A shortage of readily available enterprise sites
- A lack of support for job and wealth creation
- Limitation on the ability of individuals to compete in a 21st century economy

- Failure to consider the region’s environmental carrying capacity

The Potomac Highlands can only prosper if attention is paid to these issues. This specifically includes:

- Improving the availability and quality of broadband services
- Developing and improving highways to promote growth in the region
- Supporting business growth by supporting entrepreneurs
- Locating utilities to promote sound land use development
- Promoting the use of alternative technologies for public utilities
- Making use of brownfield sites for enterprise development
- Developing additional enterprise park acreage
- Adopting land use management tools
- Expanding educational opportunities

Addressing these issues will allow the Potomac Highlands to maximize the development potential of its economic growth clusters and centers by removing obstructions to growth while creating an atmosphere where entrepreneurs and individuals can succeed. Importantly, addressing these issues will improve the quality of life by broadly increasing wealth, improving day to day living conditions, and by assuring that the region preserves the existing high environmental quality.

Goals, Objectives, and Strategies

The Region 8 Planning and Development Council adopted the following vision statement for the Potomac Highlands:

Vision

All residents of the Potomac Highlands will enjoy a high standard of living and quality of life by fully participating in a growing regional economy and living in vibrant healthy communities.

Achieving the following goals, objectives and strategies will allow the Potomac Highlands to achieve this vision.

FY 2020-2024 Goals



- Goals:
 - Assure that the Potomac Highlands offers the highest quality of life
 - Protect the environmental quality of Potomac Highlands
 - Increase the wealth of residents and enterprises

Objectives



- Develop utilities for long-term growth
 - Implement a multi-county broadband improvement project
- Undertake utility projects to allow for land development
 - Undertake five projects to extend water or sewer service to unserved areas
 - Promote use of alternative technologies to provide service to less populated areas
- Undertake projects that will develop acreage and space for enterprise growth
 - Undertake the development of an enterprise park in an unserved area of the region
 - Encourage the use of Brownfields programs to make better use of previous sites
- Assure that economic and community development are consistent with the region's capacity
 - Complete the CEDS five year plan and each annual update
 - Promote adoption and implementation of local growth management tools
 - Assess environmental impacts of all projects

Objectives Cont.



- Support enterprise development to create jobs and wealth
 - Assist 10 businesses in securing loan funds for start-up or expansion
 - Host 20 forums for local economic development authorities
 - Provide 10 training opportunities for enterprises
- Support projects that allow individuals to compete in the 21st century while residing in high quality communities
 - County broadband improvement and extension project
 - Implement five projects to improve communities and neighborhoods
- Promote projects we cannot control
 - Energy (natural gas, wind, coal, etc)
 - Water
 - Transportation

Strategies

How the PDC will achieve its objectives



- Conducting regional strategic economic and community development planning.
- Assisting localities develop and implement projects identified during the planning process.
- Advocate policies and practices of local, state, and federal entities that will assure sound and sustainable growth.
- Coordinating planning and development efforts.
- Serving as a forum for discussion of issues related to sound development.
- Supporting the management of the information required for decision making related to sound and sustainable growth.

Regional Development Program

Project Selection

The Regional Council uses several means to identify priority projects. In the past, the council identified potential priority projects through staff members reviewing needs statements, staff members' knowledge of projects, through contacts with individual communities, submissions by local governments and their agencies and through suggestions by the public during public meetings or in writing during the planning process.

The Regional Council has taken positive action to assure the maximum opportunity exists to have projects submitted to it from key agencies and the public. Thus, the Regional Council periodically surveys local governments and their agencies as to potential projects. This process allows the Regional Council to update project information and normally gives the local government or agency an opportunity to provide their own project ranking.

Once the council identifies a series of projects it uses a rating system to rank all projects. After the council has evaluated all projects, the council reviews the ranked projects to consider subjective issues. The Council uses the following rating system:

Rating System

Is the project market driven?

The Regional Council will award five points to a project that has an analysis that demonstrates that the project is market based or the Regional Council will award five points to a non-economic development project that can demonstrate that it is feasible through a written study.

Is the project sponsor requesting a proactive investment?

The Regional Council will award five points to a project that has funding commitments and is seeking the last segment of funding.

The Regional Council will award three points to a project that has at least 50% of the required funding committed to the project.

The Regional Council will award two points to a project that does not require other funds.

Will the project diversify the regional economy or allow the Potomac Highlands to anticipate and address economic change?

The Regional Council will award five points to any project that acts to diversify the economy or allows the Potomac Highlands to anticipate and address change.

The Regional Council will award three points to any project that looks beyond the immediate economic future and provides the Potomac Highlands capacity for long term sustained growth.

Will the project result in the direct investment of private capital?

The Regional Council will award five points to a project that demonstrates an ability to cause private sector investment in the region.

The Regional Council will award three points to a project that will support private sector investment in the region.

Does the project have a high probability of success?

The Regional Council will award five points that can demonstrate a high probability of success. Favorable IJDC comments will serve as such evidence. Other evidence includes:

- The provision of a higher than required local match
- The existence of a broadly representative project committee
- Overwhelming favorable comments during public meetings

Will the project create higher paying jobs?

The Regional Council will award five points to a project that can demonstrate an ability to support higher paying jobs.

The Regional Council will award three points to a project that will support higher paying jobs.

Will the project produce a return on the needed public investment?

The Regional Council will award five points to a project that will produce a positive return on the public investment. Evidence of this can be found in:

- Increases in private sector property values
- Increases in worker incomes
- Elimination of threats to health
- Elimination of threats to the environment

Will the project create the potential for economic growth by strengthening existing economic clusters?

The Regional Council will award fifteen points to a project that directly supports the creation of jobs and wealth in food products or wood products or defense equipment.

The Regional Council will award twelve points to a project that address issues of overriding regional importance, including:

- Projects that retain existing or create new employment opportunities
- Projects that expands the availability of land for homes and business sites
- Projects that add capacity to the transportation system critical for growth
- Projects that increase the educational attainment or skill level of residents
- Projects that allow communities to manage growth

Projects that directly protect the environment

Projects that substantially increase the number of year round housing units

Projects that increase the capacity of water and wastewater treatment systems

Projects that increase the capacity and quality of broadband service

The Regional Council will be award nine points to projects that result in significant improvements to the quality of life or that support increasing the capacity of communities to achieve economic development. Such projects include:

Projects that improve elements of the transportation system that are likely to be used by industry

Projects that expand the service area of water and waste disposal systems

Projects to develop recreational facilities that have the capacity to attract tourists

Projects that address downtown revitalization

Projects that allow for comprehensive neighborhood revitalization

Projects that increase the availability of health care services in under-served areas

The Regional Council will be award six points to projects that support improvement of the quality of life. Such projects include:

Projects that significantly improve local roads

Projects that improve the quality of water or waste disposal system without expanding its capacity or increasing its service

Projects to provide multi-use community buildings/structures

Projects that provide community wide recreational facilities

Projects that provide new or significantly improve existing public services

Projects that address a single element required in a neighborhood revitalization program

Projects that improve existing health services

Projects that address potential threats to health and safety

Does the community have an urgent need for the project?

The Regional Council will allow each member government to identify one project as of urgent need for the community/county. Such project will be awarded five points provided no project shall exceed a total of fifty points.

FY 2024 Project List

FY 2024
Projects

PROJECT	APPLICANT	COUNTY	FUNDING SOURCE	PROJECT TYPE	STAGE	YEAR	COST	RATING
Mill Race Restoration	City of Petersburg	Grant	NFWF	Neighborhoods	Planning	2014	Undetermined	17
Petersburg Water Improvements	City of Petersburg	Grant	IJDC, RUS, DWTRF	Water	Planning	2024	\$ 3,500,000	30
Union Educational Complex Athletic Track & Field	Grant County BOE	Grant	State	Education		2009	\$ 225,000	19
GODA Multi-Tenant Bldg HVAC Replacement	Grant County Development Auth.	Grant	ARC/State	Industrial	Design	2014	2015 Undetermined	11
Grant County Center/E911 Parking Lot Pavir	Grant County Development Auth.	Grant	ARC/RUS/State	Industrial	Design	2014	2017 Undetermined	11
Mt. Top Industrial Park Water System	Grant County Development Auth.	Grant	ARC/EDA/IJDC	Industrial	Design	2014	2015 \$ 25,000	26
Mt. Top Industrial Park Sewer Project	Grant County Development Auth.	Grant	ARC/EDA/IJDC	Industrial	Design	2014	2017 Undetermined	26
Mt. Top Industrial Park Natural Gas Project	Grant County Development Auth.	Grant	EDA/ARC/USDA-RD	Industrial	Design	2015	Undetermined	32
Advanced Connections Project	Grant County Development Auth.	Grant	USDA, RUS, Arc, COBG	Broadband	Design	2018	Undetermined	32
Grant Co Broadband Feasibility Study	Grant County Development Auth.	Grant	SCBG	Broadband	Planning	2018	\$ 75,000	37
GODA Mt. Top 1st Park 3-phase Power Project	Grant County Health Dept	Grant	EDA/ARC/USDA-RD	Jobs	Design	2009	2017 Undetermined	45
Grant County Health Facility	Grant County Health Dept	Grant	SCBG	Health	Pending	2001	\$ 500,000	13
Jordan Run Water Line Upgrade	Grant County PSD	Grant	SCBG	Water	Planning	2014	\$ 126,720	11
Flood Control Maintenance	Town of Bayard	Grant	FEMA	Mitigation	Planning	2018	Undetermined	11
Bayard Storm Sewers - Flood Management	Town of Bayard	Grant	SCBG	Neighborhoods	Pending	1999	\$ 500,000	29
CHPSD Sewer Extension/North River	Central Hampshire PSD	Grant	Hampshire RUS/IJDC/SCBG	Sewer	Planning	2014	Undetermined	20
CHPSD water extension/Secord Water Source	Central Hampshire PSD	Grant	Hampshire SCBG/RUS/IJDC	Water	Design	2005	2014 Undetermined	25
West Hampshire Water/Purgitsville	Central Hampshire PSD	Grant	Hampshire SCBG/RUS/IJDC	Water	Planning	2005	Undetermined	25
Springfield Sewer System	Central Hampshire PSD	Grant	Hampshire SCBG/RUS	Sewer	Planning	2000	2010 Undetermined	26
Frenchburg Wastewater Treatment Plant	Central Hampshire PSD	Grant	Hampshire SRF/IJDC	Sewer	Design	2014	\$ 6,500,000	33
Central Hampshire Sewer Upgrade	Central Hampshire PSD	Grant	Hampshire SRF/IJDC	Sewer	Planning	2006	\$ 1,500,000	48
Romney Sidewalk Improvements	City of Romney	Grant	Hampshire SCBG	Neighborhoods	Planning	2000	\$ 500,000	8
Romney Water Meter Replacement	City of Romney	Grant	Hampshire IJDC/SRF	Water	Planning	2018	Undetermined	9
Romney System Wide Infrastructure Study	City of Romney	Grant	Hampshire RUS	Water/Sewer	Planning	2018	Undetermined	12
Romney Secondary Water Source	City of Romney	Grant	Hampshire IJDC/RUS	Water	Planning	2018	Undetermined	14
Rantnell's Acres Sewer Improvement Project	City of Romney	Grant	Hampshire IJDC/RUS	Sewer	Planning	2018	Undetermined	22
Green Spring Bridge Replacement	Hampshire County Commission	Grant	Hampshire FEMA/Highways	Mitigation	Planning	2014	Undetermined	22
Hampshire Co Childcare Center Learning Academy	Hampshire County Development Auth.	Grant	Hampshire ARC	Education	Planning	2017	Undetermined	0
Hampshire Co Natural Gas Feasibility Study	Hampshire County Development Auth.	Grant	Hampshire ARC/State	Planning	2014	2014 Undetermined	8	
Romney Rail Spur - Station	Hampshire County Development Auth.	Grant	Hampshire ARC/RD/EDA/DOD	Jobs	Design	2009	Undetermined	35
WV Broadband Co-op Tower/Fiber Project	Hampshire County Development Auth.	Grant	Hampshire ARC/HGDA/Claridon	Jobs	Design	2005	\$ 6,000,000	40
Hampshire County Broadband Expansion	Hampshire County Development Auth.	Grant	Hampshire SCBG	Broadband	Planning	2017	\$ 367,000	45
Capon Bridge Community Park	Town of Capon Bridge	Grant	Hampshire State	Recreation	Planning	2004	Undetermined	8

Last
Update

FY 2024
Projects

PROJECT	APPLICANT	COUNTY FUNDING SOURCE	PROJECT TYPE	STAGE	YEAR	COST	RATING
Mill Race Restoration	City of Petersburg	Grant	Neighborhoods	Planning	2014	Undetermined	17
Petersburg Water Improvements	City of Petersburg	Grant	Water	Planning	2024	\$ 3,500,000	30
Union Educational Complex Athletic Track & Field	Grant County BOE	Grant	Education	Design	2009	\$ 225,000	19
GCDA Multi-Tenant Bldg HVAC Replacement	Grant County Development Auth.	Grant	Industrial	Design	2014	Undetermined	11
Grant County Comm Center/EB11 Parking Lot Paving	Grant County Development Auth.	Grant	Industrial	Design	2014	Undetermined	11
Mt. Top Industrial Park Water System	Grant County Development Auth.	Grant	Industrial	Design	2014	\$ 25,000	26
Mt. Top Industrial Park Sewer Project	Grant County Development Auth.	Grant	Industrial	Design	2014	Undetermined	26
Mt. Top Industrial Park Natural Gas Project	Grant County Development Auth.	Grant	Industrial	Design	2015	Undetermined	32
Advanced Connections Project	Grant County Development Auth.	Grant	Broadband	Design	2018	Undetermined	32
Grant Co Broadband Feasibility Study	Grant County Development Auth.	Grant	Broadband	Planning	2018	\$ 75,000	37
GCDA Mt. Top Ind Park 3-phase Power Project	Grant County Development Auth.	Grant	Jobs	Design	2009	Undetermined	45
Grant County Health Facility	Grant County Health Dept	Grant	Health	Pending	2001	\$ 500,000	13
Jordan Run Water Line Upgrade	Grant County PSD	Grant	Water	Planning	2014	\$ 126,720	11
Flood Control Maintenance	Town of Bayard	Grant	Mitigation	Planning	2018	Undetermined	11
Bayard Storm Sewers - Flood Management	Town of Bayard	Grant	Neighborhoods	Pending	1999	\$ 500,000	29
CHPSD Sewer Extension/North River	Central Hampshire PSD	Grant	Sewer	Planning	2014	Undetermined	20
CHPSD water extension/Second Water Source	Central Hampshire PSD	Hampshire SCBG/RUS/JDC	Water	Design	2005	Undetermined	25
West Hampshire Water/Purgitsville	Central Hampshire PSD	Hampshire SCBG/RUS/JDC	Water	Planning	2005	Undetermined	25
Springfield Sewer System	Central Hampshire PSD	Hampshire SCBG/RUS	Sewer	Planning	2000	Undetermined	26
Frenchburg Wastewater Treatment Plant	Central Hampshire PSD	Hampshire SRF/JDC	Sewer	Design	2014	\$ 6,500,000	33
Central Hampshire Sewer Upgrade	Central Hampshire PSD	Hampshire SRF/JDC	Sewer	Planning	2006	\$ 1,500,000	48
Romney Sidewalk Improvements	City of Romney	Hampshire SCBG	Neighborhoods	Planning	2000	\$ 500,000	8
Romney Water Meter Replacement	City of Romney	Hampshire JDC/SRF	Water	Planning	2018	Undetermined	9
Romney System Wide Infrastructure Study	City of Romney	Hampshire RUS	Water/Sewer	Planning	2018	Undetermined	12
Romney Secondary Water Source	City of Romney	Hampshire JDC/RUS	Water	Planning	2018	Undetermined	14
Rannell's Acres Sewer Improvement Project	City of Romney	Hampshire RUS/JDC	Sewer	Planning	2018	Undetermined	22
Green Spring Bridge Replacement	Hampshire County Commission	Hampshire FEMA/Highways	Mitigation	Planning	2014	Undetermined	22
Hampshire Co Childcare Center Learning Academy	Hampshire County Development Auth.	Hampshire ARC	Education	Planning	2017	Undetermined	0
Hampshire Co Natural Gas Feasibility Study	Hampshire County Development Auth.	Hampshire ARC/State	Planning	2014	Undetermined	Undetermined	8
Romney Rail Spur - Station	Hampshire County Development Auth.	Hampshire ARC/RD/EDA/DOD	Jobs	Design	2009	Undetermined	35
WV Broadband Co-op Tower/Fiber Project	Hampshire County Development Auth.	Hampshire ARC/HGDA/Claredon Jobs	Jobs	Design	2005	\$ 6,000,000	40
Hampshire County Broadband Expansion	Hampshire County Development Auth.	Hampshire SCBG	Broadband	Planning	2017	\$ 367,000	45
Capon Bridge Community Park	Town of Capon Bridge	Hampshire State	Recreation	Planning	2004	Undetermined	8

Last
Update:

FY 2024
Projects

PROJECT	APPLICANT	COUNTY	FUNDING SOURCE	PROJECT TYPE	STAGE	YEAR	Update	COST	RATING
Burlington Sewage Plant/System	Mineral County Commission	Mineral	EDA/ARC/SCBG	Sewer	Design	2011	2015	Undetermined	9
Mineral County Facilities Renovation	Mineral County Commission	Mineral	USDA - RD	Government	Design	2001	2023	\$ 8,100,000	22
Barnum Trail Extension	Mineral County Rec. Comm.	Mineral	TE	Recreation	Pending	1999	2014	\$ 50,000	29
Mt. Top Sewage Extension	Mt. Top PSD	Mineral	SCBG/RUS/JDC	Sewer	Planning	2014	2014	Undetermined	20
Mt. Top Line Extensions & Upgrades	Mt. Top PSD	Mineral	SCBG/RUS/JDC	Water	Planning	2011	2014	\$ 1,000,000	25
New Creek PSD Pipe Swamp Ext	New Creek PSD	Mineral	SCBG/RUS/JDC/BB	Sewer	Planning	2016	2016	\$ 220,000	25
New Creek Sewer System III	New Creek PSD	Mineral	SCBG/RUS/JDC	Sewer	Planning	2000	2015	\$ 2,300,000	44
New Creek Water Tank Replacement	New Creek Water Association	Mineral	USDA-RUS	Water	Planning	2009	2014	Undetermined	32
Potomac Highlands Airport Industrial Park	Potomac Highlands Airport	Mineral	ARC/JUDC	Industrial	Pending	2001	2014	\$ 2,300,000	45
The Center for Medical Services and Workforce Training	Potomac Valley Hospital	Mineral	WVU/Local Gov/PVH	Education/Health	Planning	2021	2021	\$ 2,300,000	37
Capendale Sewer Improvement Phase 2	Town of Capendale	Mineral	JUDC/USACE/SRFLC	Sewer	Planning	2023	2023	\$ 2,600,000	20
Capendale Sewer Improvement Phase 1	Town of Capendale	Mineral	JUDC/USACE/SRFLC	Sewer	Planning	2023	2023	\$ 3,400,000	25
Capendale Secondary Water Source	Town of Capendale	Mineral	SCBG/JUDC	Water	Planning	2014	2014	Undetermined	27
Capendale Utility Extensions	Town of Capendale	Mineral	EDA/ARC/MCDA	Industrial	Planning	2014	2014	\$ 500,000	30
Carpendale Water Storage Tank	Town of Carpendale	Mineral	WDA	Water	Pending	2001	2014	\$ 500,000	32
Elk Garden Community Improvement	Town of Elk Garden	Mineral	SCBG	Neighborhoods	Pending	1999	2014	\$ 500,000	18
Ridgeley Rails to Trails	Town of Ridgeley	Mineral	TE	Neighborhoods	Planning	2011	2014	\$ 100,000	8
Ridgeley Sidewalks Phase IV	Town of Ridgeley	Mineral	TE/SCBG	Neighborhoods	Planning	2019	2019	\$ 350,000	13
Ridgeley Town Hall - Police Dept. Complex	Town of Ridgeley	Mineral	Town/DHS	Neighborhoods	Planning	2019	2019	\$ 200,000	19
Seneca Fire Station Expansion	Pendleton County Commission	Pendleton	SCBG	Neighborhoods	Planning	2000	2006	\$ 200,000	6
Sweetwater County Courthouse Annex	Pendleton County Commission	Pendleton	State	Government	Planning	2006	2021	Undetermined	11
Sweetwater Farm Trail Development and Outdoor Recreation	Pendleton County Commission	Pendleton	EDA, Appalachian Trail	Recreation	Planning	2021	2021	\$ 1,350,000	21
Warner's Drive-In Cultural Resource Center	Pendleton County EDA	Pendleton	USDA/Local	Recreation	Planning	2017	2017	\$ 400,000	24
Franklin Rescue Bay Expansion	Pendleton County Rescue	Pendleton	State	Neighborhoods	Planning	2004	2004	Undetermined	13
Sandy Ridge Water Project	Pendleton PSD	Pendleton	SCBG/RUS/JDC	Water	Planning	2005	2005	Undetermined	25
Ridge Road Water Extension	Pendleton PSD	Pendleton	SCBG/RUS/JDC	Water	Planning	2004	2004	\$ 421,000	30
Pendleton Water System Extensions - Route 33 W.	Pendleton PSD	Pendleton	SCBG/RUS/JDC	Water	Planning	2015	2019	Undetermined	33
Franklin Water Improvements Project	Town of Franklin	Pendleton	SCBG/JUDC/CWSRF	Water	Design	2019	2019	\$ 10,000,000	41
Upper Tract Fire Station	Upper Tract VFD	Pendleton	State	Neighborhoods	Planning	2004	2009	\$ 350,000	8
Potomac Highlands Early Childhood Center	EACHS	Regional	SCBG	Education	Planning	2000	2022	Undetermined	38
FAA Aviation Maintenance School	EMWCTC	Regional	ARC ARISE/Local	Education	Design	2007	2022	\$ 2,000,000	35
Highland House Hallway House	Highland House	Regional	SCBG	Human Resources	Design	2007	2022	\$ 300,000	23
Regional Broadband Extension Project	Region 8 PDC/Multi-County	Regional	ARC/State	Broadband	Planning	2014	2014	Undetermined	42
Potomac State College Athletic Center	WVU - Potomac State	Regional	State/Private/Fees	Education	Planning	2011	2011	\$ 7,000,000	14
Potomac State College STEM Building	WVU - Potomac State	Regional	State/Private/ARC	Education	Planning	2011	2011	\$ 25,000,000	28

Section D: Evaluation Framework

According to the U.S. Economic

Administration's CEDS guidelines, the evaluation framework serves as a mechanism to gauge progress on the successful implementation of the overall CEDS because it allows the Economic Development District to review the activities of the year, determine the effectiveness and revise the plan accordingly for the upcoming year.

The evaluation plan will be based on some of the traditional performance measurements used to measure the PDC's success such as the number of jobs created and/or retained and the amount of private sector investment made during the year. However, in addition to the two traditional mechanisms, the EDD will utilize some non-traditional methods to measure its success. These include:

- Number of jobs created and/or retained
- Amount of private sector investment
- Population growth
- Number of new startup businesses created
- Number of additional miles constructed of Corridor H (Bismark to Tucker County & Wardensville to the State of Virginia)
- Number of new customers served in relation to broadband, water, and sewer
- Availability of housing opportunities
- Advancement or accomplishment of CEDS goals
- Amount of public investment made in the region
- Changes in the economic environment of the region

Region 8 Planning and Development Council's annual CEDS update will provide details of the accomplishments made and whether any adjustments should be made to its goals and objectives.

Section E: Economic Resilience

Region 8 Planning and Development Council provides a strategic array of services to support economic and community development, planning and intergovernmental cooperation in Grant, Hampshire, Hardy, Mineral and Pendleton counties and the towns/municipalities of Bayard, Capon Bridge, Carpendale, Elk Garden, Franklin, Keyser, Moorefield, Petersburg, Piedmont, Ridgeley, Romney, and Wardensville. In an effort to improve the quality of life for Potomac Highland residents, for over 40 years, Region 8 has assisted its members with hazard mitigation, strategic planning, project development, grant writing, preparing loan/grant applications, project management/administration, technical assistance, procurement and funding searches.

Obviously, a strong and vibrant economy is vital for the success of the region's communities. In addition to providing technical assistance and project development services for projects that enhance community and economic development opportunities for businesses, the region is also committed to playing a role in the recovery process during times of disaster that threaten the region's citizens and economic vitality.

Under the direction from the State of West Virginia, all the region's local offices of emergency management have established protocols and plans in place in relation to pre- and post-disaster efforts. Unfortunately, these plans were developed prior to EDA requiring the region to develop its own economic resiliency plan. Consequently, the region was not involved during the development of the local plans.

Even though Region 8 Planning and Development Council has not been involved with the local emergency management offices planning efforts, the PDC has taken steps to provide technical assistance and development services for pre-and post-disaster efforts. These include pre-disaster preparedness and mitigation efforts. Recent efforts include, the 2018 Multi-Jurisdictional Hazard Mitigation Plan.

Pre-Disaster Preparedness

January 9, 2014, West Virginia experienced a major disaster when 7,500 gallons of crude 4-methylcyclohexanemethanol (MCHM) spilled into the Elk River from a nearby Freedom Industries facility. The release of this alcohol-based chemical occurred upstream from the main intake to West Virginia American Water Company's water treatment plant. After the spill, over 300,000 residents within nine counties were without access to potable water. No communities in this region were affected; however, the damage from this disaster would have an impact on every community in the state.

A few months later, during the 2014 West Virginia Legislative session, state lawmakers passed formal legislation mandating that every above-ground tank be recorded with the state and periodically tested. In addition to the tank legislation, lawmakers also passed regulations that require every public water system utility in West Virginia to develop and implement a Source Water Assessment and Protection Plan. According to the legislation, these plans are to be coordinated through the West Virginia Department of Health and Human Resources, Bureau for Public Health (BPH) offices. Due to the huge workload, the BPH has requested the services of the regional planning and development councils in West Virginia to manage the completion of these plans within their respective regions.

West Virginia's eleven regional councils have been asked to basically oversee the entire process from application to completion and implementation. The regional councils play a vital role for their member governments and ancillary agencies with many community and economic development activities, and this is just another service they have been asked

to provide. In 2016, Region 8 Planning and Development Council completed the Source Water Assessment and Protection Plans for two public water supply utilities.

The regional council hired a consultant and managed the process through completion. In 2018, the new multi-jurisdictional hazard mitigation plan was completed. Region 8 Planning and Development Council is responsible for updating this plan every five years.

Post-Disaster Recovery Efforts

Region 8 Planning and Development Council has always been involved with projects to correct problems resulting from damage during disasters and recovery efforts. Further, the region has developed a regional hazard mitigation plan that will allow its communities to receive funds for mitigation projects. Without this plan, the region's local governments would not be eligible to receive mitigation funding. West Virginia Division of Homeland Security and Emergency Management have developed a framework of emergency planning and management identified in its WV Emergency Operations Plan. This Plan defines and assigns the roles and responsibilities to agencies for disaster prevention, preparedness, response, recovery and mitigation. It is an established outline for local emergency planners to use as a guide for their respective plans.

The local emergency operation plans in West Virginia were completed prior to EDA requiring the region to develop an economic resiliency strategic plan. As a result, Region 8 Planning and Development Council was not involved in the development of the local emergency operation plans. Even though the PDC was not initially involved with the development of these plans, the Council will work to understand the plans that have already been developed and make contact with the local emergency management offices to become more involved. Taking these actions will enable the PDC and its CEDS Strategic Committee to develop a more comprehensive and effective resiliency plan.

Meanwhile, Region 8 Planning and Development Council will continue to do the following in regards to disaster prevention, preparedness, response, recovery and mitigation:

- Develop and update the regional hazard mitigation plan
- Provide technical assistance for any pre- and post-disaster relief efforts;
- Develop projects that might deter any post-disaster problems that negatively affect the region's economic environment; and
- Be the local conduit between federal and state agencies and local governments.

POTOMAC HIGHLANDS

ECONOMIC OUTLOOK

2018-2023



Potomac Highlands Economic Outlook

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Recent Economic Performance

The Potomac Highlands¹ Region has struggled to gain traction over the past several years. Since the beginning of 2012, the five-county region has lost nearly 1,000 jobs, or 4 percent of the area’s overall employment compared to a roughly 3 percent drop over the same time period for the state as a whole. The region’s economy has experienced some additional volatility over the past two years, but in general overall conditions are improving due to a healthier backdrop for several of the area’s key industries as well as the Potomac Highlands’ labor market connectivity with larger economic centers in neighboring Virginia and Maryland.

PERFORMANCE BY COUNTY Although not strictly the region’s economic center, Mineral County accounts for the largest share of jobs in the region, serving as the location for a major federal aerospace and defense contractor (Orbital ATK), WVU’s Potomac State College and even a modest high-tech presence with IBM. Mineral County has been remarkably stable for the past decade, registering no measurable gains or losses in employment since 2008.

Hardy County is the region’s second-largest in terms of jobs, thanks to the presence of Pilgrim’s Pride’s poultry processing plant and American Woodmark’s door and cabinetry fabrication facility, both of which are located in Moorefield. The collapse in single-family home construction across much of the US between 2008 and 2012 caused the county to experience a nearly 18 percent loss in jobs over that time period, with most of those employment losses occurring within the wood products and furniture manufacturing industry. At the same time, this industry has bolstered the county’s performance in response to single-family homebuilding and renovation activity increasing in a fairly consistent manner in recent years.

Hampshire and Grant counties contain roughly the same number of jobs, though Hampshire County has seen little change in payrolls over the past decade. However, Hampshire contains a large

number of residents who commute to the city of Winchester or Frederick County in neighboring Virginia. By comparison, Grant County has seen its overall level of employment trend lower for many years. Pendleton County is the region’s smallest economy, though the county did also experience a negative shock in 2015 associated with the closure of Sugar Grove Naval Station, which served as a Naval Information Operations support center. Since its sale in late-2017, plans have been announced to re-purpose the facility for other uses that could help to offset the jobs lost by the base’s closure.

Figure 1: Total Employment

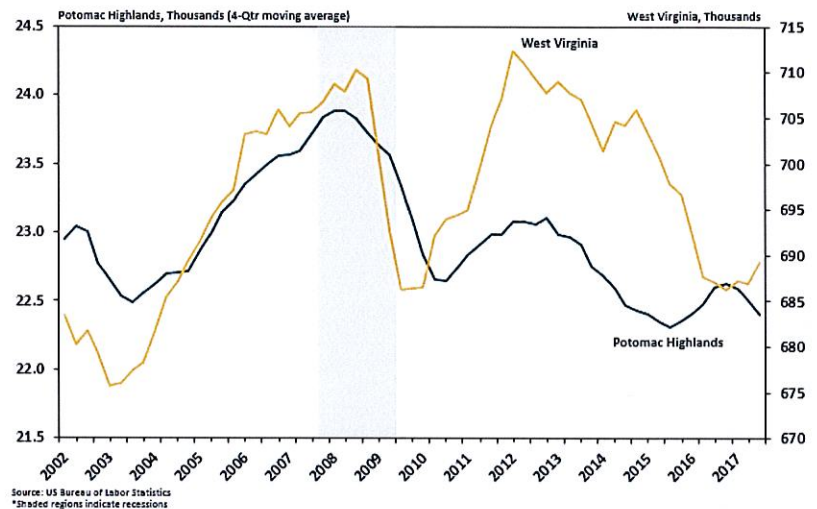
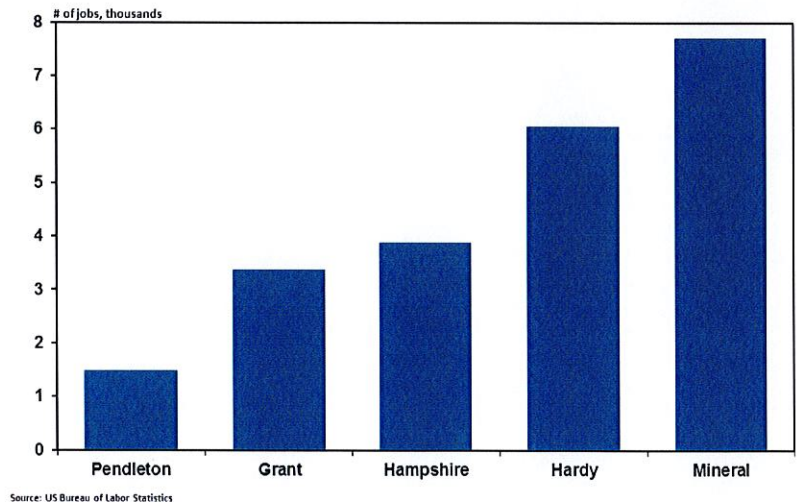
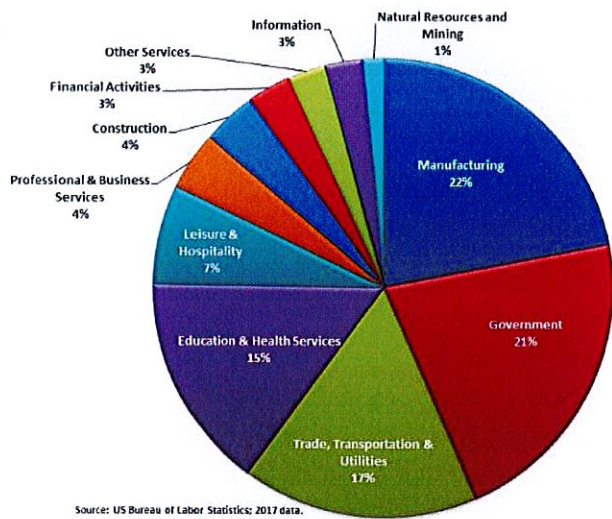


Figure 2: Total Employment by County (2017)





presented above is its farm sector. Some agricultural ; are captured within the natural resources and sector, but the majority of the jobs reflected in this y come from Grant County’s coal mining industry as logging operations. Data from the US Bureau of ic Analysis show that more than 2,700 people were ed at farms in the Potomac Highlands region during early 8 percent of total employment. Overall, this nts a share nearly three times the statewide share of d nearly five times over the national share. Among nties in the region, Pendleton County contained the

highest share of farm employment (19 percent) while Mineral County contained the lowest share (4 percent). Sales of crops and livestock from farms in the region totaled \$351 million, or nearly half of the statewide total.

However, similar to Hampshire County, Pendleton depends to a great degree upon residents commuting to employers located across the border in communities in Virginia (e.g. Harrisonburg).

MANUFACTURING Despite its relatively small size, the Potomac Highlands plays a significant role in the overall state’s manufacturing sector. Indeed, while manufacturing accounts for just 7 percent or so of total jobs statewide, that share is more than three times as large in the five-county region. Whereas manufacturing activity in many other regions in the state is concentrated within chemicals and/or metals, the Potomac Highlands contains a sizable presence of defense aerospace production, wood products and furniture fabrication as well as poultry processing.

The aerospace manufacturing sector provides over 2,000 jobs to the state, with two-thirds of those found in Orbital ATK’s Rocket Center operations. Additionally, the wood products and furniture manufacturing industry provides more than 6,000 jobs in West Virginia many of which are centralized in American Woodmark Corporations Moorefield facility, along with a host of sawmills and other mid-stream wood products operations. Even though this industry did suffer heavily in the region due to the fallout of the national housing market’s collapse, it has registered gains in payrolls over the past several years. Agriculture has a prominence in the region with Hardy County’s Pilgrim’s Pride poultry plant and a variety of farms.

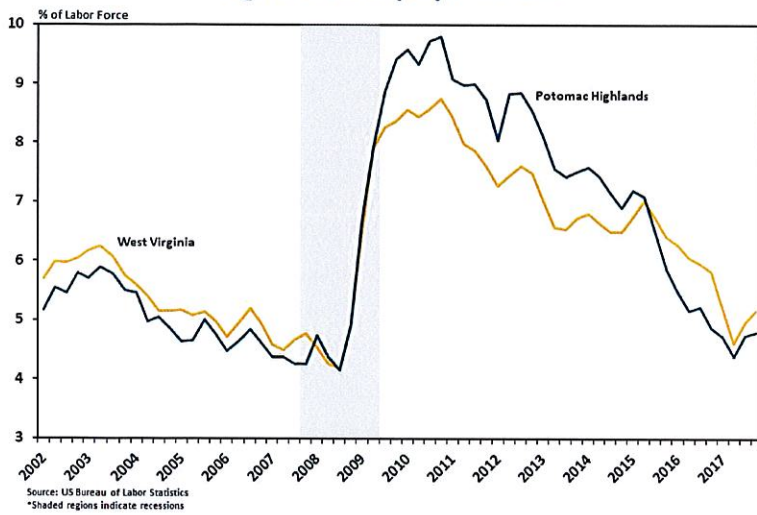
AGRICULTURE One important portion of the Potomac Highlands economy that is not fully represented in the

The 2012 Census of Agriculture indicated that the five-county region contained over 2,700 farm operations. Broilers and layers represent the single-largest source of farm activity in the area, particularly in Hardy County, which accounted for approximately 40 percent of all broilers sold and a similar share of layer inventory – most of which is directly contracted to Pilgrim’s Pride or other major US poultry products companies.

SERVICE SECTORS Even with the prevalence of manufacturing, and to a lesser extent agriculture, the Potomac Highlands Region garners the majority of its jobs and wages from service-providing sectors such as the government, trade, transportation, and utilities, as well as private-sector healthcare providers. After contributing to a large share of regional job growth between the early-1990s and late-2000s, the Potomac Highlands’ healthcare sector has registered only slight increases in payrolls since 2010. This reflects some national trends toward consolidation at larger hospitals, which has helped to offset the growth in demand caused by an aging population and enhanced health insurance coverage

Trade, transportation, and utilities, accounts for approximately 17 percent of the five-county region’s payrolls. Overall employment has tracked lower in recent years, largely as a result of losses within the transportation

Figure 4: Unemployment Rate



and warehousing and wholesale trade sectors, which have been affected in part by more firms centralizing warehousing operations along the I-70/I-81 corridors. Retail activity in the area has weathered the downward pressures the sector has experienced in recent years, with moderate gains in employment since early-2014.

The area’s public sector has seen the number of jobs fall steadily since late-2012, though some of this decline may be overstated due to changes in data reporting requirements for local governments throughout West Virginia. Sugar Grove Naval Station’s closure in 2015 represented an appreciable loss in the public sector employment base for the region and also marked the disappearance of one of Pendleton County’s largest employers.

UNEMPLOYMENT The Potomac Highlands Regional unemployment rate trends closely with the statewide average. Since 2010, the unemployment rate has fallen steadily from its peak of 9.8 percent to 4.7 percent in mid-2017. The recent increase in the regional unemployment rate is due to a rising labor force participation rate as more people enter the job market. The unemployment rate varies by county within the Potomac Highlands Region. While Pendleton and Hampshire counties have unemployment rates in the upper 3.0-percent range, Hardy County’s unemployment rate averaged 5.0 percent in 2017. Mineral and Grant counties saw their jobless rates lie in the mid-5.0 percent range during 2017.

LABOR FORCE Even with the volatility observed for payrolls locally, the Potomac Highlands Region has experienced gains in its labor force over the past couple of years thanks to broader improvements in economic growth in adjacent states. Indeed, since 2014 the five-county area has seen its labor force increase by 2,500, and all five counties posted some measurable gains in labor force during this time period.

Workforce participation in the Potomac Highlands Region falls slightly below that of the state as a whole, but significant differences exist between the five counties. Pendleton County has the area’s lowest labor force participation rate, at just over 47 percent, while more than 57 percent of Hardy County’s population actively participates in the workforce.

Although only Grant and Hardy have participation rates above the statewide average, age distribution plays a more significant role in explaining the region’s below- average rate of labor force participation. Specifically, with nearly 22 percent of its residents aged 65 and older, the Potomac Highlands has a smaller pool of labor available from which it can draw compared to the state as a whole, which is already appreciably older than the US average. Labor force participation rates among the population aged 25-54, which is typically viewed as the prime working years, are several points higher than the statewide average and only a few percentage points lower than the overall national figure.

Figure 5: Unemployment and Labor Force Participation by County

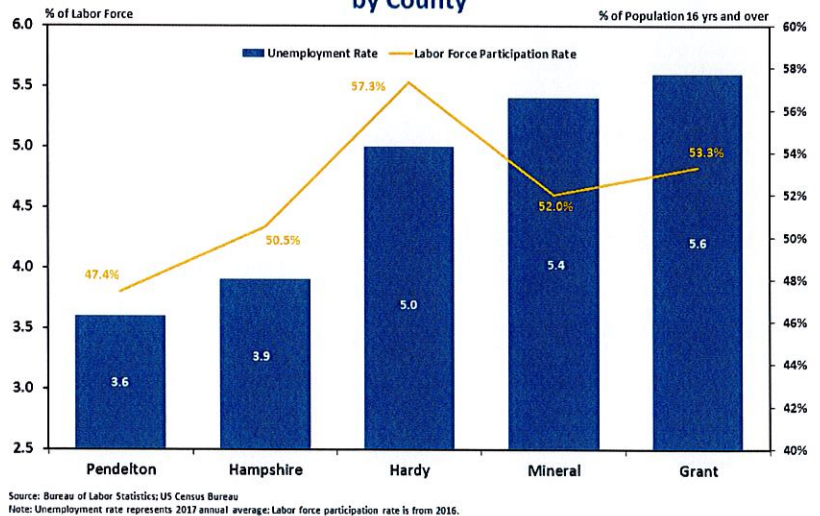


Figure 6: Per Capita Personal Income

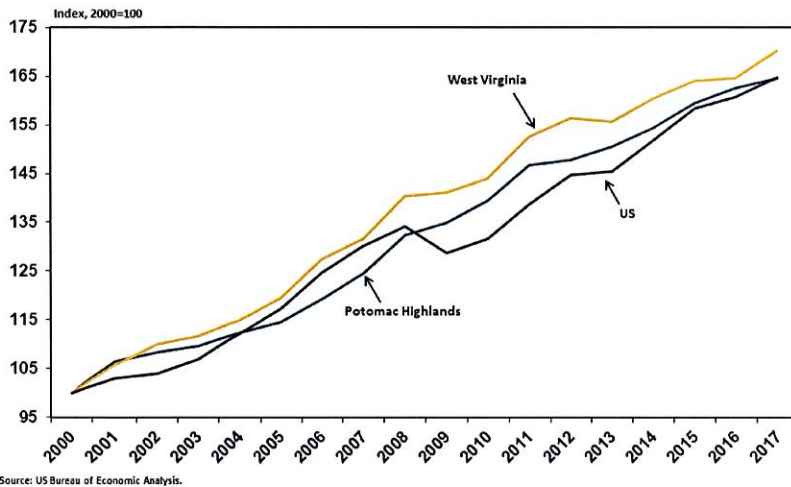
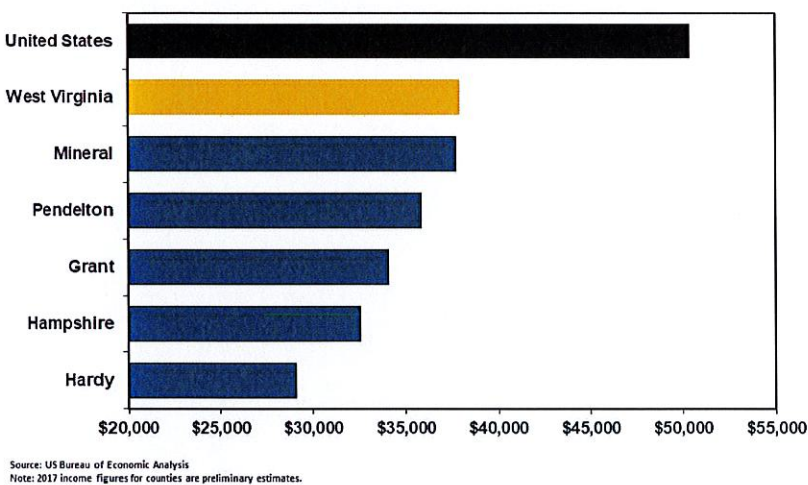


Figure 7: Per Capita Personal Income by Area (2017)



to be lower in the region, income levels in the area are buoyed by the presence of high-tech related jobs at Orbital ATK and IBM. Furthermore, the region’s wealth of manufacturing activity helps to bolster incomes

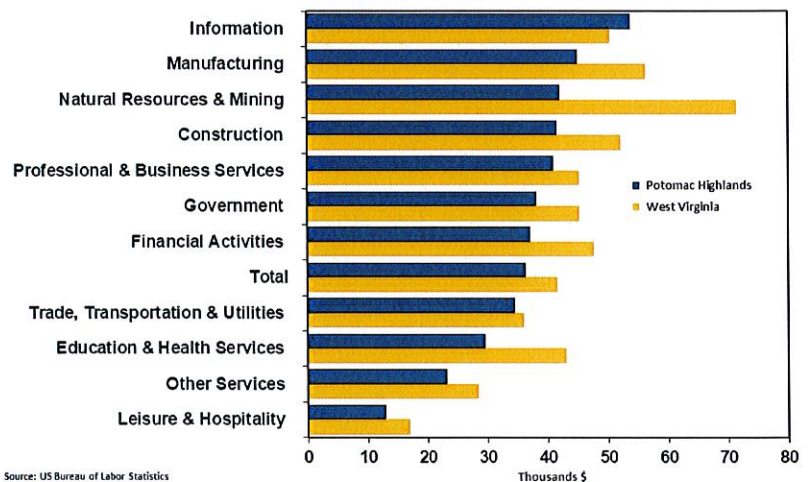
In terms of the overall composition of income for residents in the Potomac Highlands, a sizable share of income can be attributed to federal transfer payments. While safety net programs such as unemployment insurance and welfare benefits account for a portion of these transfers, the older-than-normal age distribution explains the five-county region’s above-average share of income originating federal transfers. Aside from transfer payments, the Potomac Highlands also receives a disproportionate share of earned income from residence adjustment, as counties such as Hampshire and Pendleton import income from their large contingents of workers who commute to Harrisonburg and Winchester in Virginia.

POPULATION The Potomac Highlands Region has lost nearly 2,300 residents since 2010, though the five-county region did experience a slight gain in population during 2017. This stands in contrast to a loss of nearly 13,000 for the balance of West Virginia. Similar to many other regions in West Virginia, many of the underlying demographic trends for the Potomac Highlands Region have not been supportive to population growth in recent years. Indeed, the region’s larger-than-normal

INCOME Per capita personal income (not adjusted for inflation) increased 1.2% in the Potomac Highlands during 2017, with the calendar year average reaching \$33,700. The level of per capita income for the region as a whole lags that of the nation and the rest of West Virginia, but the rate of income growth in the Potomac Highlands has fallen in between the state and national average since 2012.

For the individual counties in the region, per capita incomes during 2017 fell within a fairly broad range, from \$29,000 in Hardy County up to \$37,000 in Mineral County—just shy of the overall statewide figure. While wage rates tend

Figure 8: Average Annual Salary by Major Sector (2016)



share of elderly residents and high incidences of negative health outcomes have caused deaths to outnumber births by a widening margin. Moreover, the opioid drug abuse epidemic has also lifted death rates both statewide and in the region, particularly among younger cohorts.

Finally, the five-county area lags both the state and nation by a significant margin in measures of educational attainment. Although the region’s large share of elderly residents helps to explain the educational attainment deficit, the Potomac Highlands Region has a much lower share of residents holding a college degree even among younger age groups. This demographic characteristic could pose a significant obstacle to the region’s economic growth potential over the longer term.

Figure 9: Summary Population Profiles

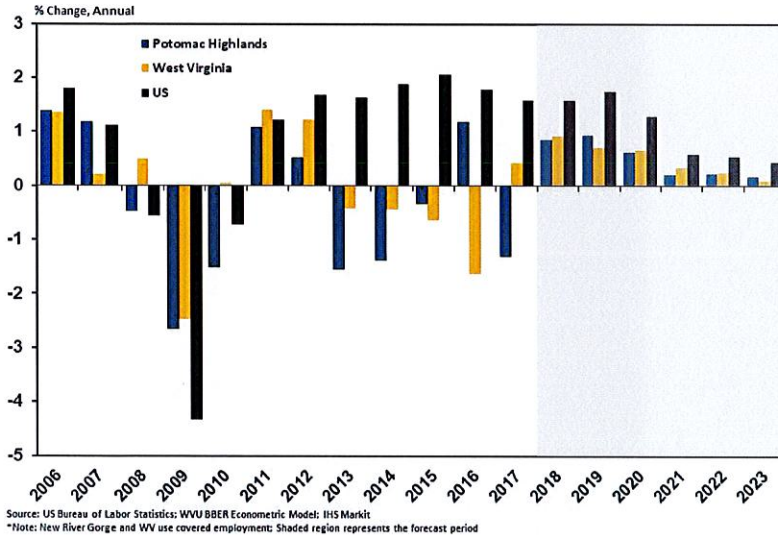
	Potomac Highlands	West Virginia	United States
Total Population (2016)	83,384	1,831,102	323,127,513
% Population Under 18 (2016)	19.7%	20.4%	22.8%
% Population 65 Years + (2016)	21.7%	18.7%	15.2%
Population with Less than High School Diploma (2016, 25 yrs. +)	16.8%	14.0%	12.8%
Population with High School Diploma, No College (2016, 25 yrs. +)	48.4%	40.7%	27.6%
Population with Some College (2015, 26 yrs. +)	21.8%	25.7%	28.9%
Population with Bachelor's Degree or Higher (2016, 25 yrs.+)	12.9%	19.6%	30.6%
Median Age (2016)	45.8	42.2	37.9
Mean Household Income (2016)	\$47,519	\$56,568	\$78,378
Average Household Size (2016)	2.46	2.49	2.73

Source: US Census Bureau

Economic Outlook

Expectations for the West Virginia and US economy during the 2018-2023 forecast horizon will have a significant impact on the performance of the Potomac Highlands going forward.² The forecast calls for the region to realize moderate job growth during the five-year outlook period.

Figure 10: Employment Growth Forecast



Overall, we anticipate total employment will increase at an average annual rate of 0.4 percent through 2023. Regional payroll growth is expected to increase the fastest over the first half of the outlook period, averaging roughly 0.8 percent annually over the 2018 to 2020 time period. Increasing construction activity and developments in professional and business services are expected to be main drivers of this growth. Regional growth is projected to slow over the remainder of the forecast period, partly as a result of the area’s less-favorable underlying demographic characteristics. Ultimately, given the rate of growth anticipated during the outlook period, the region will likely finish the forecast horizon below the total level of employment seen as recently as 2012.

GOOD-PRODUCING SECTORS Manufacturing and construction are expected to increase in the region, in part due to the continued highway development of Corridor H and the new residents who can bring new demand into

area. This long-lived highway development, along with other projects that have been identified by West Virginia for funding via \$5.7 million from the Roads to Prosperity Amendment, should continue to improve access to a comparatively underdeveloped region and potentially even create demand for second homes as residents in the

Greater Washington DC area look for recreational activities. The Potomac Highlands region currently has many residents who commute out of state for employment and improved transportation infrastructure could allow more residents to settle in the area while they work in areas such as Harrisonburg or Winchester, Virginia, but would prefer to live in less densely-populated areas such as the Potomac Highlands.

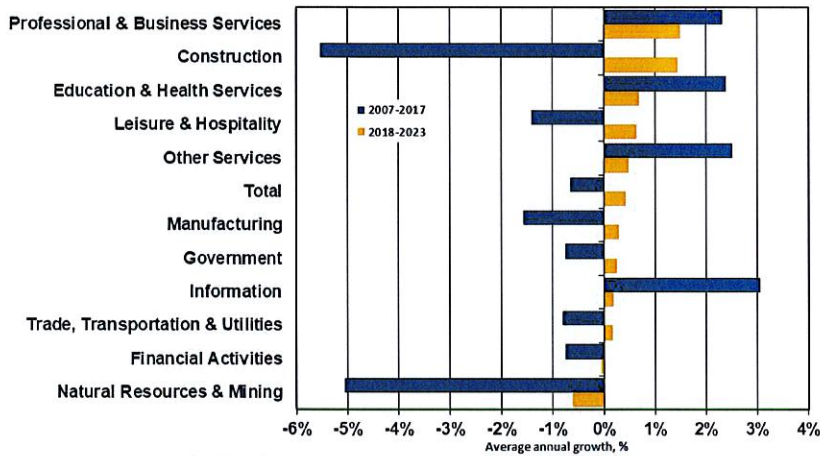
OTHER SECTORS The professional and business service sector is expected to grow at a strong level during the first two years of the forecast before leveling off during the remaining years. This reflects a recovering confidence in the economy and a growing demand for firms that provide administrative support for local businesses. The professional and business service sector

employment is expected to grow at a 1.5 percent annual rate over the next five years.

Employment in the education and health services sector is estimated to grow over the next five years at an annual rate of 0.7 percent. Though increasing costs of healthcare create risk for this sector, the region’s aging population should support growth in the health care industries.

² All forecast estimates presented herein are derived from the West Virginia University Bureau of Business & Economic Research Econometric Model unless otherwise noted.

Figure 11: Potomac Highlands Employment Growth Forecast by Sector



The leisure and hospitality sector accounts for seven percent of the total employment in the Potomac Highlands Region. Unlike other regions within the state, the Potomac Highlands region provides year-round tourist activities from white-water rafting at the North Branch Dam Release to more mild weather activities such as fishing, hunting, and mountain biking. Since 2007, the region's leisure and hospitality sector experienced annual reductions in employment of 1.4 percent. However, due to growing incomes in the surrounding regions, the sector employment is expected to grow at annual rate of 0.6 percent over the next five years.

Public sector employment for the Potomac Highlands region is forecasted to grow at an annual rate of 0.3 percent between 2018 and 2023. This differs from the annual loss of employment that was seen over the last decade in the sector.

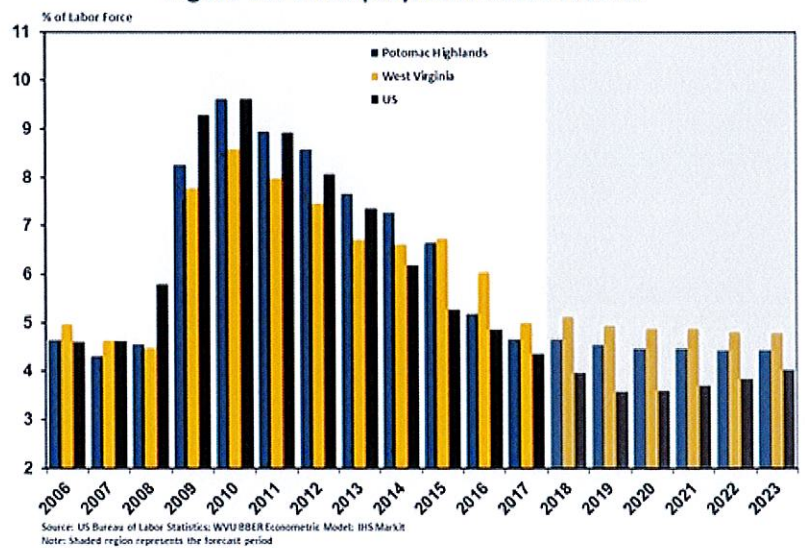
Growth in real per capita income should lead to an increase in consumer demand for retail and utilities. This will reverse the recent trend of annual losses of 0.8 percent in regional trade, transportation, and utilities sector employment in the Potomac Highlands. The sector is expected to grow at an annual rate of 0.2 percent over the next five years.

UNEMPLOYMENT OUTLOOK Unanticipated changes in the region's labor force participation rate and revisions to historical data could cause the unemployment rate for the Potomac Highlands region to differ from both its

forecasted rate and recent trajectory. With that said, the regional unemployment rate is expected to remain close to the current level over the next few years, as previously discouraged workers rejoin the labor force as market conditions improve putting an upward pressure on the unemployment rate. Overall, the unemployment rate for the Potomac Highlands region is estimated to stand at 4.4 percent by 2023. This will put the region at unemployment levels below that of the state, but above the nationwide figure. However, we expect this stability in measured unemployment to be accompanied by a slight increase in labor force participation, indicating an improving economy overall.

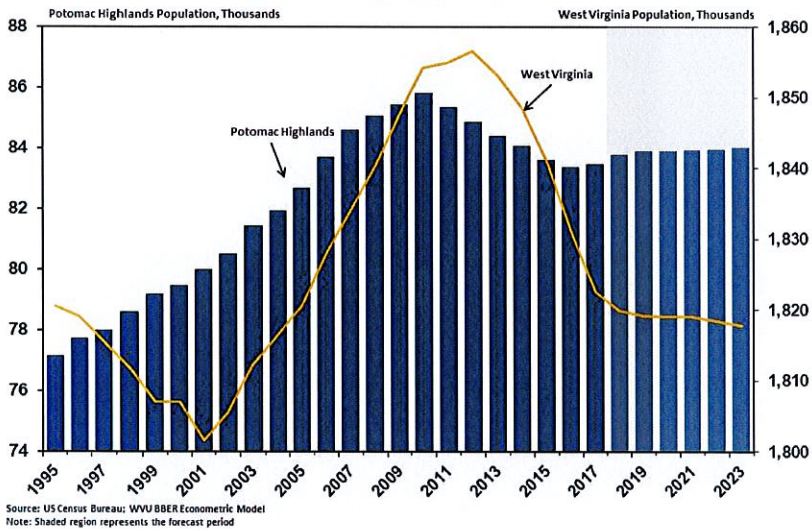
INCOME Inflation-adjusted per capita income in the Potomac Highlands is projected to increase at an average annual rate of around 1.6 percent through 2023, which will lag state and national averages. The fastest driver of income growth will be transfer payments, such as Social Security retirement benefits. In addition, however, another driver of income growth is increasing reliance on income from those who commute to work in neighboring states.

Figure 12: Unemployment Rate Forecast



POPULATION In light of the state’s recent demographic trends, population in the Potomac Highlands Region is expected to stabilize in the outlook period as the forecast calls for the region’s population to settle at around 84 thousand residents. However, despite a stabilizing population, the region will continue to face many of the same demographic challenges that affect many of West Virginia’s other economic regions, such as poor education and health outcomes.

Figure 13: Population Forecast



Appendix B: Major Infrastructure Accomplishments

Region 8 Planning and Development Projects
Major Infrastructure Accomplishments

Year Funded	County	Project Name	Total Project Costs	Funding Sources	Public/Private Funding Breakdown
2010	Grant	Grant County Industrial Park	\$2,075,293	EDA WV IJDC State Road Grant Synthetic Fuel	\$1,190,000 \$500,000 \$235,293 \$150,000
2010	Grant	Mountaintop Water System Extension	\$3,033,000	WV IJDC IJCD Grant Private Company Elk Garden Fire Department	\$2,673,000 \$268,200 \$41,800 \$50,000
2010	Grant	Petersburg Water System Upgrade	\$11,054,815	SWTRF-ARRA WV DWTRF Loan SAP Grant SAP Grant City	\$2,915,000 \$5,200,000 \$2,931,400 \$8415
2010	Hardy	Wardensville Water Improvement	\$1,550,500	WV DWTRF	\$1,550,500
2010	Pendleton	Franklin Sewer Improvement Design	\$200,000	WV SCBG	\$200,000
2011	Hampshire	Central Hampshire PSD Sewer	\$2,291,405	ARRA SRF Hampshire County Commission	\$1,791,405 \$500,000
2011	Hardy	Wardensville Sewer Improvement	\$1,601,562	SRF ARRA SRF Loan WV SCBG	\$179,782 \$279,780 \$1,142,000
2011	Pendleton	Franklin Sewer	\$3,539,118	IJDC Grant CDBG SRF Loan SRF (D F)	\$564,688 \$1,500,000 \$1,140,900 \$333,530
2012	Grant	Grant County Public Service District's Deep Spring Water Extension	\$953,307.28	SAP Grant WV IJDC Grant County Commission Grant County PSD	\$436,811 \$328,300 \$100,000 \$88,196.28
2012	Hardy	Hardy County Public Service District's Baker Water Extension	\$9,954,250	USDA-Rural Utilities Grant WV IJDC Loan EDA Grant	\$4,565,000 \$1,641,250 \$3,748,000
2012	Mineral	Keyser Water System Improvement	\$7,600,000	USDA RUS Loan USDA RUS Grant	\$4,500,000 \$3,100,000

Region 8 Planning and Development Projects						
Major Infrastructure Accomplishments continued						
2012	Pendleton	Seneca Rocks Water		\$2,630,000	CDBG RUS Loan RUS Grant	\$1,390,000 \$500,000 \$740,000
2012	Pendleton	Kline-Mozer Water Extension		\$3,143,000	SCBG RUS Grant RUS Loan IJDC Grant	\$1,500,000 \$700,000 \$253,000 \$690,000
2013	Mineral	Piedmont Water Treatment Plant Upgrade		\$685,900	WV SCBG WV IJDC	\$595,000 \$90,900
2013	Mineral	Keyser Sewer Plant Upgrade		\$33,842,711	WV SB 245 Clean Water State Revolving Loan WV IJDC Grant	\$12,660,211 \$20,400,000 \$782,500
2013	Grant	Petersburg Sewer Plant Improvement		\$7,970,397	IJDC Grant USDA RUS Loan SB 245 Grant	\$710,000 \$1,500,000 \$5,050,397
2013	Hampshire	Romney Sewer Plant Upgrade		\$14,048,200	SB 245 Clean Water State Revolving Grant Clean Water State Revolving Loan U. S. Army Corps of Engineers Grant City of Romney WV SCBG WV IJDC Loan US EPA STAG Grant	\$5,111,401 \$2,000,000 \$3,600,000 \$300,000 \$100,000 \$1,000,000 \$1,436,799 \$500,000
2013	Hampshire	Capon Bridge Water Plant/Line Improvement		\$2,489,866	WV DWTRF Loan WV DWTRF Grant Hampshire County Commission	\$1,989,000 \$450,814 \$50,052
2014	Mineral	Fountain PSD Water		\$10,678,107	IJDC Loan IJDC Grant CDBG	\$8,494,800 \$726,513 \$1,456,794
2014	Mineral	Piedmont Pearl Street		\$1,264,500	IJDC Loan IJDC Grant Legislative Grant County Grant	\$1,036,000 \$173,500 \$50,000 \$5,000
2016	Mineral	Piedmont Water Phase 2		\$759,623	IJDC Grant CDBG	\$59,623 \$700,000
2017	Hampshire	Romney Sewer Line Replacement		\$1,306,250	Cleanwater Rev. Grant Cleanwater Rev. Loan	\$532,994 \$773,256

Region 8 Planning and Development Projects Major Infrastructure Accomplishments continued						
2017	Pendleton	Pendleton County Department of Defense	\$319,003	Department of Defense		\$319,003
2018	Hampshire	Central Hampshire PSD Water	\$3,055,000	IJDC Grant IJDC Loan DWTRF Forgivable Loan DWTRF Loan		\$900,000 \$900,000 \$555,000 \$700,000
2018	Hampshire	Hampshire County Broadband Expansion	\$434,137	CDBG		\$434,137
2018	Mineral	Keyser Water Monitoring System	\$50,000	WV DHHR		\$50,000
2018	Hampshire	Capon Bridge Sewer Upgrade	\$2,650,000	EDA IJDC Grant IJDC Loan		\$1,200,000 \$500,000 \$600,000
2018	Mineral	New Creek Water	\$11,274,500	IJDC Grant IJDC Loan		\$500,000 \$5,000,000
2019	Hampshire	Central Hampshire PSD Water Phase 2	\$2,983,000	DWTRF Loan DWTRF Forgivable Loan IJDC Grant		\$1,100,000 \$900,000 \$983,000
2019	Grant	Grant County PSD	\$4,392,096	USDA Grant USDA Intermediate Loan USDA Market Loan		\$1,000,000 \$1,985,579 \$1,406,517
2019	Hampshire	Town of Romney Sewer Line Replacement	\$1,500,000	IJDC Loan IJDC Grant		\$750,000 \$750,000
2019	Mineral	Piedmont Emergency Water - 1836	\$6,436,200.00	EDA Grant IJDC Grant IJDC Grant -Tap Fee Private Contribution		\$1,576,520.00 \$394,130.00 \$49,500.00 \$49,500.00

Region 8 Planning and Development Projects Major Infrastructure Accomplishments continued					
2020	Hardy	Wardensville Sewer Project	\$1,565,000	USDA Grant USDA Loan IJDC Design Loan	\$602,000 \$963,000 \$139,500
2020	Hardy	Wardensville Water Project	\$3,124,476.50	IJDC-PFA Grant Local IJDC Grant IJDC Design Loan RUS Grant RUS Loan	\$46,738.50 \$46,738.50 \$453,261.50 \$157,000.00 \$960,000.00 \$1,460,738.00
2020	Pendleton	Sandy Ridge Water Project	\$1,975,000	IJDC District 2 Grant USACE Sec. 571 Grant	\$500,000 \$1,475,000
2021	Romney	Town of Romney Water Project	\$2,569,000	RUS Loan Rus Grant IJDC Loan IJDC Grant	\$1,248,000 \$620,700 \$200,000 \$500,000
2021	Romney	Town of Romney Sewer Project	\$2,000,000	SRF Principle IJDC Grant OSC Grant	\$1,000,000 \$1,000,000 \$470,000.00
2021	Hampshire	Purgitsville Water Project	\$3,975,000	CDBG IJDC Grant Army COE Grant	\$2,000,000 \$1,000,000 \$975,000
2021	Franklin	Franklin Water Project Phase I	\$3,472,318.00	IJDC Design Loan IJDC Loan DWTRF Forgivable Loan IJDC Grant IJDC Soft Cost Grant	\$200,000 \$1,772,318 \$500,000 \$875,000 \$125,000
2021	Pendleton County	Pendleton County Troublesome Valley	\$1,500,000		\$1,500,000
2021	City of Keyser	Keyser Biosolids Facility Building	\$1,400,000	IJDC Grant SRF Grant	\$700,000 \$700,000
2021	Grant	Grant County Broadband	\$75,000	CDBG	\$75,000

2021	Grant County	Grant County PSD Water	\$4,358,000	USDA Loan USDA Grant	\$3,608,000 \$750,000
2022	Petersburg	Petersburg Fire Company (FEMA)	\$102,165.00	FEMA	\$102,165.00
2022	Grant	Mt. Top PSD Water	\$4,180,000	Grant County Commission Loan Mineral County Com ARPA Grant County Comm ARPA IJDC Grant IJDC Loan	\$80,000 \$219,000 \$150,000 \$1,000,000 \$2,811,000
2022	Grant	Grant County Development Authority Water/Sewer/Roads	\$2,700,000		
2022	Hampshire	Capon Bridge Sewer	\$4,132,000	EDA Grant IJDC Grant IJDC Adt'l Grant IJDC Loan CWSRF Forgivable Grant Hampshire Co. Development Hampshire Co. Comm.	\$1,232,000.00 \$500,000.00 \$500,000.00 \$600,000.00 \$950,000.00 \$250,000.00 \$100,000.00
2022	Hampshire	Hampshire County EDA Hospital Demo	\$374,000.00	CDBG	\$374,000.00
2022	Hampshire	Harvest Hill Wastewater	\$3,000,000		\$3,000,000
2022	Hardy	Hardy County EDA Crites Industrial Park	\$2,268,345	PFA CDBG	\$2,268,345
2022	Hardy	Hardy County EDA Health Dept.	\$2,250,000	USDA Loan USDA Grant ARC	\$500,000 \$1,000,000 \$750,000
2022	Moorefield	Moorefield Fire Dept. – New Fire Station			
2022	Wardensville	Wardensville Community Facility			
2022	Wardensville	Wardensville Solar Project			

2022	Carpendale	Carpendale Sewer Improvement Project Phase I			Estimated total project cost is: \$3,400,000
2022	Carpendale	Carpendale Sewer Improvement Project Phase II			Estimated total project cost for Phase 2 is: \$2,620,000
2022	Mineral	Fountain/Burlington Sewer			
2022	Mineral	Fountain Water			
2022	Keyser	Keyser I and I Sewer system improvements			
2022	Keyser	Keyser Water Improvement Project	\$14,500,000	DWTRF Loan DWTRF Principal Forgiveness IJDC Grant WDA Economic Enhancement Grant	\$8,000,000 \$1,000,000 \$1,000,000 \$4,500,000
2022	Mineral	Mineral County Public Health Facility	\$2,958,700	CDBG-CV	\$2,958,700
2022	Mineral	Mineral County Public Health Services	\$447,500	CDBG-CV	\$447,500
2022	Mineral	New Creek PSD Sewer Improvement	\$4,630,700	RUS Loan RUS Grant IJDC Grant SRF Grant Mineral Co. Comm (American Rescue Plan)	\$1,000,000.00 \$1,330,700.00 \$1,000,000.00 \$1,000,000.00 \$300,000.00
2022	Hampshire	Hampshire County Public Health Facility	\$1,905,300	CDBG-CV	\$1,905,300
2022	Hampshire	Hampshire County Public Health Services	\$484,333	CDBG-CV	\$484,333
2022	Mineral	Water line project	\$9,896,000	RUS Loan RUS Grant IJDC Grant	\$3,400,000.00 \$996,000.00 \$500,000.00

				IJDC Loan	\$5,000,000.00
2022	Mineral	New Creek Phase (pending)			
2022	Mineral	Parrill Hollow Water Extension Project	\$2,203,000	Mineral Co. ARPA DWTRF Grant IJDC Grant	\$702,800 \$500,200 \$1,000,000
2022	Ridgeley	A new Ridgeley Town Hall			
2022	Franklin	Franklin Water Phase II	\$4,625,000		
2022	Pendleton	Pendleton County Broadband			
2022	Pendleton	Pendleton County Courthouse			
2022	Pendleton	Pendleton County EDA Hanover Building			
2022	Pendleton	Pendleton County EDA Upper Tract Industrial Park Swilled Dog			
2022	Pendleton	South Mill Creek Water			
2022	Hampshire	Hampshire County PSD Water	\$3,975,000		
2022	Hampshire	Capon Bridge Sewer CWSRF Debt Forgiveness	\$1,500,000	IJDC 2 Grant	\$875,000 \$875,000
2022	Hampshire	Purgitsville Water Phase 3	\$3,039,000	IJDC Grant District 2 US Army COE Grant WDA Economic Enhancement Grant	\$1,000,000 \$1,000,000 \$1,039,000
2023	Pendleton	Pendleton Co. PSD – waterline extension along Rt. 220 and Jake Hill Road area	\$1,220,000		

Appendix C: Investment Summaries

INVESTMENT SUMMARY
New Creek Water Association
IMPROVEMENT PROJECT

Applicant: New Creek Water Association	Project Location: New Creek
Total Project Cost: \$11,092,700	Public Investment Required:
Projected Private Investment: \$	Projected Jobs: 10

INVESTMENT ANALYSIS

Market-Based: During 2001 the State of West Virginia undertook a significant study of the State’s economic regions. The West Virginia Regionalism Project identified the Potomac Highlands as an economic region. The identification was in part based on the Potomac Highlands significant level of manufacturing and ongoing growth caused by adjacent metropolitan areas. The Potomac Highlands economic forecast, prepared by the Bureau of Economic and Business Research for the Region 8 PDC projects term economic growth. The growth will center on service providing sectors, including travel and tourism. The New Creek water system is the source of water treatment for the most developed portion of Mineral County. The availability of water treatment will govern the ability of firms to locate in and around Mineral County. The need for this project is supported by the fact the area economic conditions are mostly low to moderate income households residing outside of the municipality of Keyser, WV and the statistical area of Cumberland, MD. The need for the project is to add additional customers and to replace current lines that are aged and failing, therefore allowing an unacceptable amount of water loss. This project will enable the association to have the ability to provide service to additional commercial or industrial customers.

Project Description: This Project involves upgrades to the existing water system including water line replacement, replacement of an existing storage tank, upgrades to two existing pump stations, meter replacement, installation of a SCADA system, and potential extension to water distribution lines, including a new pump station and storage tank.

Proactive Investments: Without public participation the Association cannot assume the risk of financing the project. In the past the Association has committed millions of dollars to improve its water system in support of environmental quality. The Water Association borrowed these funds to support environmental quality and job creation in the Potomac Highlands region. This represents a significant investment risk for a relatively small population. It should be noted that the President and Board have devoted countless hours to developing a water system that will support growth. Local elected officials are active in both the County Development Authority and the Region 8 Planning and Development Council. It is virtually impossible to meaningfully quantify this effort. However, the strength of this effort has resulted in the area’s strong growth.

High probability of success: The New Creek Water Association has an excellent track record with projects involving Federal and State agencies. The New Creek Water Association has used federal and state resources to rebuild its water distribution system and to make more modest improvements to its wastewater system.

Economic and human benefits: The proposed improvements will directly support job creation and increased wealth. The jobs will largely be of a service sector nature that will reduce unemployment. Increases in jobs and wages will reduce the incidence of poverty and allow numerous persons to become self-sufficient. The project will result in a better standard of living in the county and will increase family and per capita incomes. The project will enable the Association to have the ability to provide service to additional commercial and industrial customers.

INVESTMENT SUMMARY
Grant County PSD
WATER LINE EXTENSION PROJECT

Applicant: Grant County PSD	Project Location: Grant County, WV
Total Project Cost: \$ 4,358,000	Public Investment Required: \$
Projected Private Investment: \$	Projected Jobs: 15

INVESTMENT ANALYSIS

Project Description: The Grant County PSD proposes county wide water line extension and rehabilitation in the areas of Easton Carr Road, Knobley Road, and Jordan Run. Approximately 73,000 LF of line extensions to serve 71 signed customers in the areas of Knobley Road and Eston-Carr and Buckbee Hollow Roads. One storage tank in Eston-Carr and Buckbee Hollow Roads will be needed.

Proactive Investments: The reliability of a public water supply is one of the benchmarks for health and sanitation, and when the system becomes unreliable due to higher than usual failure, these parameters are compromised.

Background: Easton Carr Road, Knobley Road, and Jordan Run Road need a water line extension and rehabilitation.

High probability of success: The Grant County PSD has an excellent track record with projects involving Federal and State agencies.

Economic and Human benefits: The project will result in a better standard of living in the county and will increase family and per capita incomes.

INVESTMENT SUMMARY
Purgitsville Water
WATER SYSTEMS IMPROVEMENT PHASE II PROJECT

Applicant: Hampshire County Commission	Project Location: Purgitsville
Total Project Cost: \$3,975,000	Public Investment Required:
Projected Private Investment: \$	Projected Jobs: 15

INVESTMENT ANALYSIS

Market-Based: During 2001 the State of West Virginia undertook a significant study of the State’s economic regions. The West Virginia Regionalism Project identified the Potomac Highlands as an economic region. The identification was in part based on the Potomac Highlands significant level of manufacturing and ongoing growth caused by adjacent metropolitan areas. The Potomac Highlands economic forecast, prepared by the Bureau of Economic and Business Research for the Region 8 PDC projects term economic growth. The growth will center on service providing sectors, including travel and tourism.

Proactive Investments: This represents a significant investment risk for a relatively small population. The county commission representatives and the Region 8 Planning and Development Council are active.

Project Description: This project will provide water service and fire protection to approximately 130 customers that have already signed up for water in the Purgitsville area of southwestern Hampshire County along Route 220 and side roads, including main water lines, a water storage tank, and water supply from the Hardy County PSD through a tie in at the Hardy-Hampshire County boundary.

High probability of success: The Hampshire County Commission has an excellent track record with projects involving Federal and State agencies. The Hampshire County Commission has federal and state resources to rebuild its water distribution system and to make more modest improvements to its water system.

Economic and human benefits: The proposed improvements will directly support job creation, improve water quality and health. The jobs will largely be of a service sector nature that will reduce unemployment.

INVESTMENT SUMMARY
Wardensville Water
WATER SYSTEMS IMPROVEMENT PROJECT

Applicant: Town of Wardensville	Project Location: Wardensville
Total Project Cost: \$ 6,900,000	Public Investment Required:
Projected Private Investment: \$	Projected Jobs: 10

INVESTMENT ANALYSIS

Market-Based: During 2001 the State of West Virginia undertook a significant study of the State’s economic regions. The West Virginia Regionalism Project identified the Potomac Highlands as an economic region. The identification was in part based on the Potomac Highlands significant level of manufacturing and ongoing growth caused by adjacent metropolitan areas. The Potomac Highlands economic forecast, prepared by the Bureau of Economic and Business Research for the Region 8 PDC projects term economic growth. The growth will center on service providing sectors, including travel and tourism.

Proactive Investments: This represents a significant investment risk for a relatively small population. The county commission representatives and the Region 8 Planning and Development Council are active.

Project Description: This project will consist of replacing the fire hydrants, water meters in the distribution system, Warden Acres water storage tank replacement and Anderson Ridge water storage tank, drill a new water well at the Town of Wardensville water treatment plant site; add a SCADA system; and upgrade/rehabilitate the existing Town of Wardensville’s water treatment plant with major work.

High probability of success: The Town of Wardensville has an excellent track record with projects involving Federal and State agencies.

Economic and human benefits: This project will improve water quality, health, and safety of the residents. This project will also support job creation and reduce unemployment.

INVESTMENT SUMMARY
Wardensville Sewer
WATER SYSTEMS IMPROVEMENT PHASE II PROJECT

Applicant: Town of Wardensville	Project Location: Wardensville
Total Project Cost: 1,565,000	Public Investment Required:
Projected Private Investment: \$	Projected Jobs: 10

INVESTMENT ANALYSIS

Market-Based: During 2001 the State of West Virginia undertook a significant study of the State’s economic regions. The West Virginia Regionalism Project identified the Potomac Highlands as an economic region. The identification was in part based on the Potomac Highlands significant level of manufacturing and ongoing growth caused by adjacent metropolitan areas. The Potomac Highlands economic forecast, prepared by the Bureau of Economic and Business Research for the Region 8 PDC projects term economic growth. The growth will center on service providing sectors, including travel and tourism.

Proactive Investments: This represents a significant investment risk for a relatively small population. The county commission representatives and the Region 8 Planning and Development Council are active.

Project Description: This project will consist of improvements to the wastewater treatment plant, upgrades at two lift stations, inflow and infiltration study of the collection system, and installation of a SCADA system.

High probability of success: The Town of Wardensville has an excellent track record with projects involving Federal and State agencies.

Economic and human benefits: The proposed improvements will directly support job creation and increased wealth. The jobs will largely be of a service sector nature that will reduce unemployment.

INVESTMENT SUMMARY
Mt. Top PSD
Water Improvement Project

Applicant: Mountain Top PSD	Project Location: Elk Garden, Bayard, and Rt. 50
Total Project Cost: \$5,600,000	Public Investment Required:
Projected Private Investment: \$	Projected Jobs: 10

INVESTMENT ANALYSIS

Market-Based: During 2001 the State of West Virginia undertook a significant study of the State’s economic regions. The West Virginia Regionalism Project identified the Potomac Highlands as an economic region. The identification was in part based on the Potomac Highlands significant level of manufacturing and ongoing growth caused by adjacent metropolitan areas. The Potomac Highlands economic forecast, prepared by the Bureau of Economic and Business Research for the Region 8 PDC projects term economic growth. The growth will center on service providing sectors, including travel and tourism.

Proactive Investments: The reliability of a public water supply is one of the benchmarks for health and sanitation, and when the system becomes unreliable due to higher than usual failure, these parameters are compromised.

Project Description: Water improvement project that consists of water plant and line improvement. This progress will include water line replacement from Rt 50 to Elk Garden, replace water lines in Elk Garden, service line in Bayard and miscellaneous work related to the water improvement project.

High probability of success: The Mt. Top PSD has an excellent track record with projects involving Federal and State agencies.

Economic and human benefits: The project will result in a better standard of living in the county and will increase family and per capita incomes.

INVESTMENT SUMMARY
Jake Hill Road
Water Extension Project

Applicant: Pendleton County PSD	Project Location: Route 220 and the Jake Hill Road area
Total Project Cost: \$1,220,000	Public Investment Required:
Projected Private Investment: \$	Projected Jobs: 10

INVESTMENT ANALYSIS

Market-Based: During 2001 the State of West Virginia undertook a significant study of the State’s economic regions. The West Virginia Regionalism Project identified the Potomac Highlands as an economic region. The identification was in part based on the Potomac Highlands significant level of manufacturing and ongoing growth caused by adjacent metropolitan areas. The Potomac Highlands economic forecast, prepared by the Bureau of Economic and Business Research for the Region 8 PDC projects term economic growth. The growth will center on service providing sectors, including travel and tourism.

Proactive Investments: The reliability of a public water supply is one of the benchmarks for health and sanitation, and when the system becomes unreliable due to higher than usual failure, these parameters are compromised.

Project Description: This water extension project will provide service along Route 220 and the Jake Hill Road area.

High probability of success: The Pendleton County PSD has an excellent track record with projects involving Federal and State agencies.

Economic and human benefits: This water extension project will improve water quality, health, and directly support job creation. The project will also result in a better standard of living in the county and will increase family and per capita incomes.