

Sustainable Rural Economic Development Strategies

Alexandria Murnan
Master's Candidate, 2013
Department of City and Regional Planning
University of North Carolina at Chapel Hill
murnanalexandria@gmail.com



AGENDA

- Case Study: *Clendenin, West Virginia*

 - Background

 - Project Financing

 - Impacts

-

Economic Development Strategies

CLENDENIN

FAST FACTS

- Town grew out of the resource extraction industry.
- 2010 population was 1,175.
- Town is 1.44 square miles.
- Clendenin Historic District includes 38 buildings.



CLENDENIN

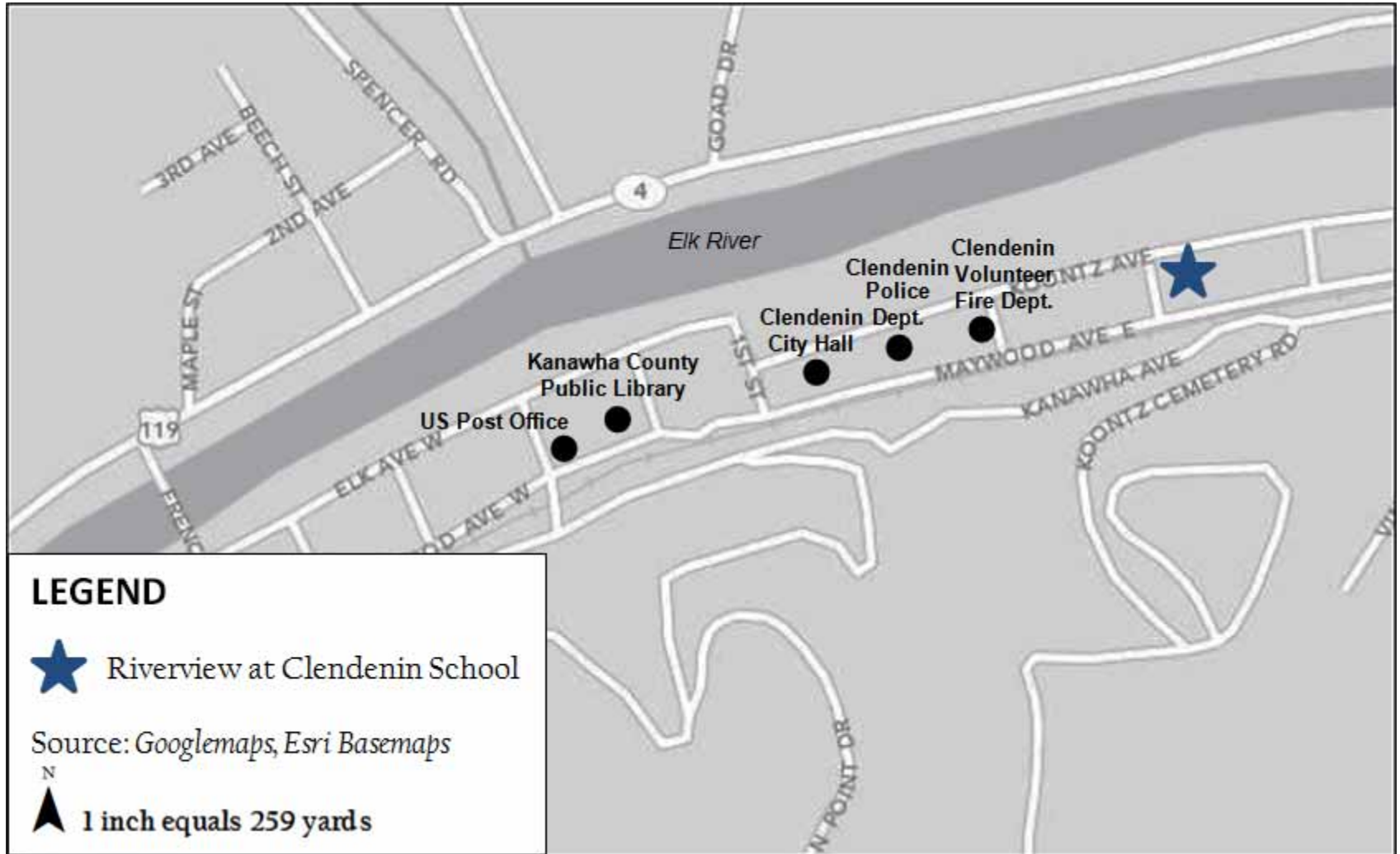
BACKGROUND

- Local Non-Profit Organization: “20545-A New Clendenin”
- First project was the revitalization of downtown school.
- Community saw three major trends: growing need for health services, aging population, and lack of high quality affordable housing.



CLENDENIN

Downtown Clendenin, 2012



- **Clendenin School Limited Partnership**
 - Sought HUD, USDA, HHS and Historic Tax Credit Funding
 - Partnership Could Not Receive Tax Credits *and* USDA Funding

- **Solution**
 - Long-Term Leasehold Interest Agreement for the 2nd Floor Between AU Associates (developer) & 20545 (local non-profit organization)
 - Short-Term Lease for the 2nd Floor Between 20545 & the health clinic

CLENDENIN

PROJECT FINANCING

Senior Housing

Medical Clinic

Senior Housing

1st and 3rd Floors

- Nbhd Stabilization Program: \$2,700,0000
- State and Federal Historic Tax Credits: \$1,000,000

2nd Floor

- USDA Community Facilities Loan: \$1,140,000
- Medical Stimulus Grant: \$400,000

Elevator

- USDA RBEG: \$95,000

CLENDENIN

BEFORE



CLENDENIN

AFTER



“Without the federal agencies working together, this project would not have happened.”

- Johan Graham of AU Associates



O Housing

- 18 new units of quality, affordable, senior housing

O Medical Care

- 3 times more medical space
- Expanded to include pharmacy and dental clinic
- 7 new jobs in the clinic

O Community

- Weekly farmers' market
- Walking trail development around building

O Local Economy

- Construction brought short-term boost in local economy
- City can now collect property tax on the building
- Major restaurant exploring the possibility of locating nearby
- Childcare also exploring occupying the vacant gymnasium

STRATEGIES

- Identify assets and challenges.
- Create strong partnerships.
- Preserve community character.
- Leverage public dollars in innovative ways.
- Economic development through community development.

Thank you.
Any questions?

