



COMMUNITY PROFILE

Alleghany Highlands, Virginia

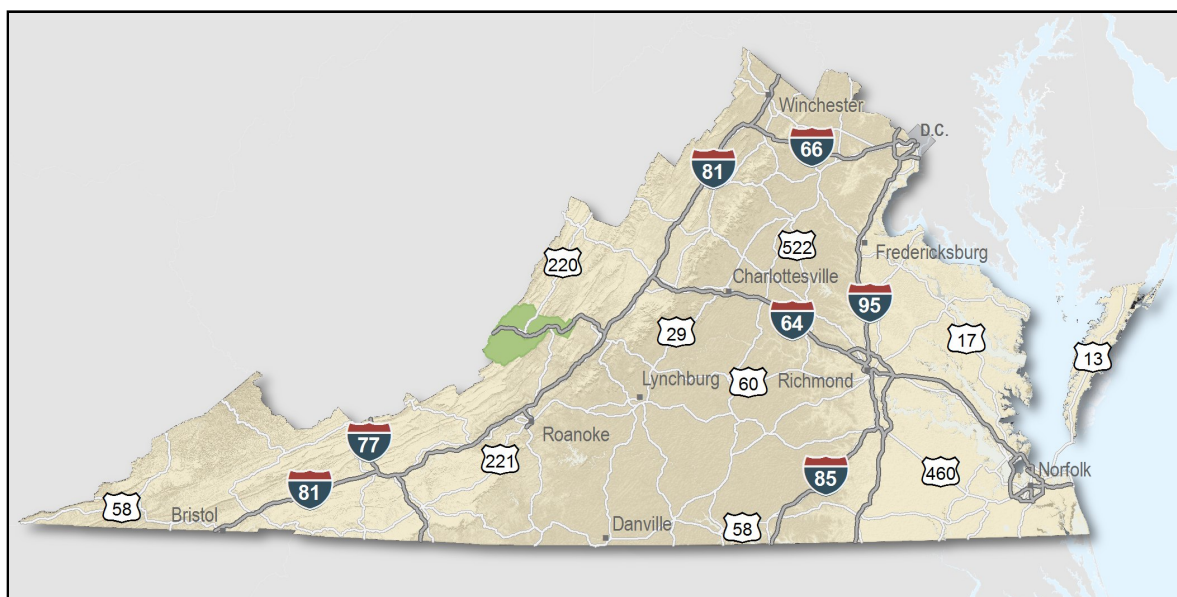


VIRGINIA ECONOMIC
DEVELOPMENT PARTNERSHIP
www.YesVirginia.org

Only a few locations can guarantee the right combination of resources that are crucial to your business's success. Virginia's premier location offers excellent domestic and international access. Centrally located on the U.S. East Coast, 40 percent of the U.S. population is within a day's drive, and our integrated transportation system of highways, railroads, airports and seaports ensures that you can reach every one of your markets efficiently. Close proximity to Washington, D.C. facilitates contact with policy makers and the federal government system.

Virginia continues to rank among America's leading states for business by CNBC and Forbes.com. Business-first values, easy access to markets, stable and competitive operating costs, and a talented workforce all drove Virginia to the top. This unique combination of assets has encouraged businesses to prosper here for more than 400 years. Like you, they searched the world over for that convergence of resources that would help ensure their prosperity. For them, their search ended here. Chances are yours will too.

- AAA bond rating- Virginia has maintained a AAA rating since 1938, longer than any other state.
- Right-to-work law allows individuals the right to work regardless of membership in a labor union or organization.
- Corporate income tax rate of 6% has not been increased since 1972.
- Headquarters to 37 Fortune 1000 firms.
- Headquarters to 52 firms each with annual revenue over \$1 billion.
- More than 17,300 high-tech establishments operate in Virginia.
- More than 700 internationally-owned businesses from 45 countries are located in Virginia.
- Ranks third among the 50 states as a recipient of federal R&D funds.
- Streamlined permitting process.
- Recruitment training programs to help new businesses become operational faster.
- Programs at little or no cost to help businesses increase international sales.

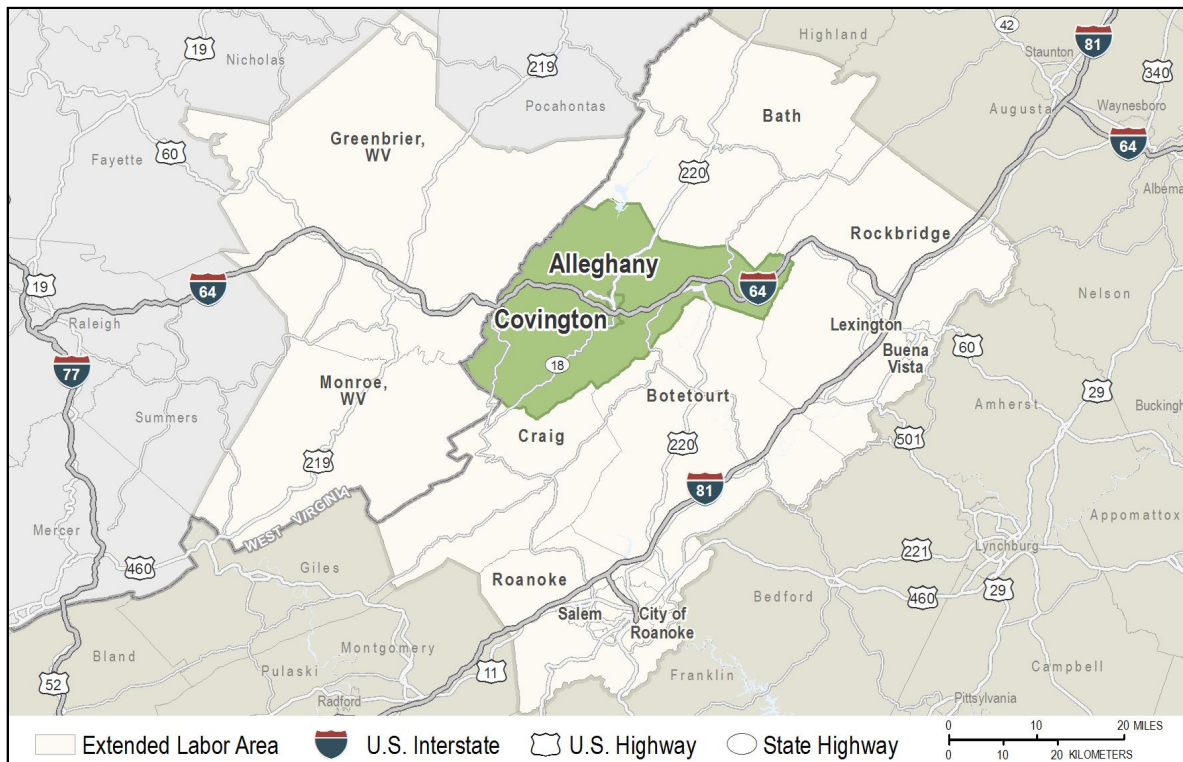


Location

Alleghany Highlands is located in the western portion of Virginia and has a land area of 445.66 square miles. The region is rural in nature and very mountainous with deep, level valleys. The highest point in the county is Big Knob (4,049 feet) on Warm Springs Mountain, while the lowest point is the Town of Iron Gate (1,000 feet). Alleghany Highlands is truly “Where Virginia Meets the Sky.”

Alleghany Highlands is located 60 miles north of Roanoke; 176 miles west of Richmond, the state capital; 227 miles southeast of Washington, DC; and 270 miles southwest of Norfolk, Virginia’s deepwater international port.

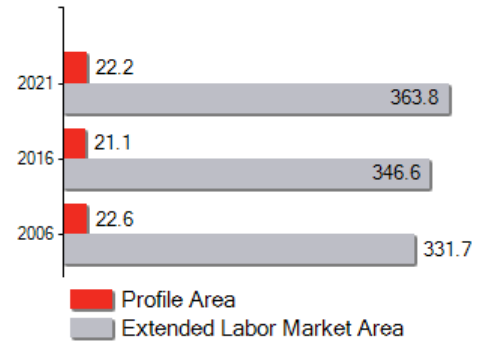
Alleghany Highlands is 60 miles north of Roanoke; 176 miles west of Richmond, the state capital; 227 miles southwest of Washington, DC; and 270 miles northwest of Norfolk, Virginia’s deepwater international port. Located on the I-64 corridor, Alleghany Highlands is “Virginia’s Western Gateway,” to the heartland of the United States.



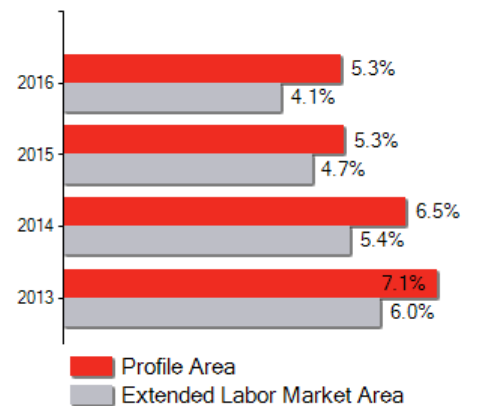
Labor Market

Population		
Gender Distribution (2016)		
	Male	Female
Alleghany Highlands	48.9%	51.1%
Race/Ethnicity (2016)		
	Profile Area	Extended Labor Area
Classification		
White	19,078	289,427
Black	1,468	41,100
Two or More	388	7,141
Asian	97	7,581
American Indian or Alaska Native	69	1,208
Pacific Islander	13	186
Hispanic (may be of any race)	340	12,150
Median Age (2016)		
Alleghany		48 years
Covington		45 years

Population in Thousands



Unemployment Rates



Labor Market

Civilian Labor Force (2016)	
Alleghany Highlands	9,301
Extended Labor Market Area	170,801
Total	180,102

Labor Force Participation (2011-2015)	
Alleghany Highlands	51.4%
Extended Labor Market Area	59.9%

Unemployment	
Unemployment Rate (June 2017)	
Alleghany Highlands	5.2%
Extended Labor Market Area	4.1%
Statewide	3.9%
Unemployed (2016)	
Alleghany Highlands	489
Extended Labor Market Area	7,034
Total	7,523
Underemployed (2ndQuarter 2017)	
Alleghany Highlands	1,049
Extended Labor Market Area	13,090
Total	14,139

TransCore, a provider of technology-based services and products, invested \$1.4 million to open its customer services center in Clifton Forge in 2006. TransCore selected Alleghany Highlands for its large and stable workforce, the availability of a facility that could accommodate its state-of-the-art customer service and call center, and proximity to Dabney S. Lancaster Community College for training opportunities.

Labor Market

Commute Time (2011-2015)

Worked from home	116	1.3%
Under 15 minutes	3,386	39.7%
15-24 minutes	2,442	28.6%
25-34 minutes	1,129	13.2%
35-44 minutes	320	3.7%
45-59 minutes	569	6.7%
Over 60 minutes	698	8.2%
Mean Travel Time to Work (minutes)		
Alleghany		24
Covington		21

Additional Labor Resources

High School Graduates Not Continuing (2015-2016)	53
Two-Year College Graduates (Spring 2016)	273
Two-Year College Enrollees (Fall 2016)	1,373
Other College and University Graduates (Spring 2016)	1,058
Total	2,757

MeadWestvaco is the largest corporation and employer in the Alleghany Highlands, employing more than 1,600 people in three facilities.

Labor Market

Career Readiness Certificate (01/01/2015-05/31/2016)

Virginia's Career Readiness Certificate (CRC) assists employers by certifying that a recipient possesses core skills in applied math, reading for information, and locating information. The CRC certification is based on established Workkeys® assessment tests. Virginia uses a three-tiered approach (bronze, silver, gold) to credentialing certificate holders that is based on the recipient's level of development skills.

Allegheny Highlands	149
Extended Labor Market Area	1,524
Total	1,673

Allegheny Regional Hospital is the second-largest private employer, and its parent company, HCA, is the fourth largest private employer in Virginia.

Educational Attainment

On-Time Graduation Rate (Class of 2016)	90.0%
Percentage of Allegheny Highlands population age 25+ who are high school graduates (2011-2015)	83.5%
Percentage of Allegheny Highlands population age 25+ who have earned a Bachelor's Degree or higher (2011-2015)	14.1%

Labor Market

Employment by Sector* (4th Qtr. 2016)		
Agriculture Forestry Fishing and Hunting	9	0.1%
Mining Quarrying and Oil and Gas Extraction	N.D.	N.D.
Utilities	N.D.	N.D.
Construction	536	6.8%
Manufacturing	1,845	23.5%
Wholesale Trade	123	1.6%
Retail Trade	890	11.3%
Transportation and Warehousing	245	3.1%
Information	85	1.1%
Finance and Insurance	125	1.6%
Real Estate and Rental and Leasing	41	0.5%
Professional Scientific and Technical Services	92	1.2%
Management of Companies and Enterprises	N.D.	N.D.
Administrative and Support and Waste Management	173	2.2%
Educational Services	49	0.6%
Health Care and Social Assistance	1,065	13.5%
Arts Entertainment and Recreation	23	0.3%
Accommodation and Food Services	668	8.5%
Other Services	266	3.4%
Total Government	1,596	20.3%
Federal Government	69	0.9%
State Government	305	3.9%
Local Government	1,222	15.5%
Unclassified	7	0.1%
Total	7,867	100.0%

N.D. - Not Disclosed

*By Business Establishment

A diverse and trained workforce, readily available commercial properties, modern industrial areas, and a friendly community are all conveniently available in the Alleghany Highlands.

Labor Market

Major Employers

Manufacturing

<i>Company</i>	<i>Product/Service</i>
Bacova Guild LTD	Home accessories
MeadWestvaco	Paperboard

NonManufacturing

<i>Company</i>	<i>Product/Service</i>
Alleghany Regional Hospital	Health care
Dabney S. Lancaster Community College	Higher education

The region can draw upon a potential workforce of more than 240,000 people between the ages of 18 and 64 who live within a 45-mile radius of Covington.

Labor Market

Union Activity (1/2014 - 3/2016)

Petitions filed for representation	1
------------------------------------	---

Labor Market

Estimated Earnings (May 2014)

<i>Occupation</i>	<i>Median Wage</i>	<i>Mean Wage</i>	<i>Median Salary</i>	<i>Mean Salary</i>
Laborers and Freight, Stock, and Material Movers, Hand	\$11.71	\$12.74	\$24,360.00	\$26,489.00
Industrial Truck and Tractor Operators	\$13.56	\$14.79	\$28,213.00	\$30,764.00
Heavy and Tractor-Trailer Truck Drivers	\$16.65	\$17.33	\$34,630.00	\$36,042.00
Welders, Cutters, Solderers, and Brazers	\$16.92	\$17.55	\$35,196.00	\$36,497.00
Machinists	\$19.11	\$20.12	\$39,756.00	\$41,849.00
Team Assemblers	\$12.41	\$12.82	\$25,805.00	\$26,664.00
First-Line Supervisors of Production and Operating Workers	\$25.59	\$26.75	\$53,235.00	\$55,639.00
Maintenance and Repair Workers, General	\$16.13	\$16.68	\$33,550.00	\$34,692.00
Industrial Machinery Mechanics	\$19.07	\$19.89	\$39,663.00	\$41,362.00
Office Clerks, General	\$12.91	\$13.21	\$26,851.00	\$27,467.00
Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	\$14.59	\$14.98	\$30,349.00	\$31,151.00
Receptionists and Information Clerks	\$12.13	\$12.49	\$25,237.00	\$25,984.00
Customer Service Representatives	\$14.26	\$15.11	\$29,651.00	\$31,437.00
Bookkeeping, Accounting, and Auditing Clerks	\$15.02	\$16.25	\$31,246.00	\$33,804.00
First-Line Supervisors of Office and Administrative Support Workers	\$23.17	\$24.96	\$48,186.00	\$51,926.00
Network and Computer Systems Administrators*	\$29.06	\$30.02	\$60,437.00	\$62,432.00
Software Developers, Applications	\$34.93	\$36.59	\$72,656.00	\$76,108.00
Computer Systems Analysts	\$33.41	\$35.07	\$69,496.00	\$72,950.00
Accountants and Auditors	\$28.60	\$31.64	\$59,490.00	\$65,811.00
Management Analysts	\$28.49	\$33.35	\$59,260.00	\$69,362.00

Per Capita Personal Income (2014)

\$34,787

Median Family Income (2011-2015)

Allegheny	\$59,570
Covington	\$46,541

Education

Public School Enrollment (Fall 2016)		
Level	Number	Enrollment
Elementary	4	1,381
Middle	2	800
High School	2	1,127

Student Teacher Ratio (FY 2015)	
Elementary	12:1
Secondary	10:1

Per Pupil Expenditure (FY 2015)
\$11,403.16

On-Time Graduation Rate (Class of 2016)
90.0%

High School Graduates Continuing Education (2015-2016)
80.7%

Advanced Programs (2015-2016)

Governor's Schools

Jackson River Governor's School

Governor's School Enrollment	20
Students taking 1 or more Advanced Placement (AP) Courses	41
Students taking 1 or more AP Exams	8
Students taking 1 or more Dual Enrollment Courses	95

The global focus of MeadWestvaco means that training programs "must develop world-class people; growing and developing employees is critical. VAPAC (Virginia Packaging Applications Center) is a wonderful resource designed to help our mission at MeadWestvaco." James Buzzard, President of MeadWestvaco.

Education

Workforce Development Facilities

<i>Facility</i>	<i>Type</i>
Franklin Center for Advanced Learning and Enterprise	Satellite Center
Goodwill Industries Jobs Campus	Satellite Center
Jackson River Technical Center	Career and Technical Center
Roanoke Valley Workforce Center	Comprehensive Center
Workforce Center-Covington	Satellite Center

Workforce services available at Dabney S. Lancaster include an array of standard and customized courses, seminars, programs, skills assessments and training plans to meet current and future workforce development needs.

Higher Education Facilities — Fall 2016

<i>Facility</i>	<i>Enrollment</i>
Washington and Lee University	2,155
Virginia Military Institute	1,713
Dabney S. Lancaster Community College	1,373
Hollins University	828

Transportation

Interstates	
Name	Distance
I-64	0.0 miles (0.0 km.)
I-81	10.3 miles (16.5 km.)
I-581	19.5 miles (31.3 km.)
I-77	44.2 miles (71.1 km.)

Note: Measured from border of locality/region.

Highways				
Highway 159	Highway 18	Highway 220	Highway 269	Highway 311
Highway 42	Highway 60			

Commercial Air Service	
<i>Greenbrier Valley Airport, Lewisburg, WV -- 31.8 miles (51.1 km.)</i>	
ViaAir	
<i>Roanoke-Blacksburg Regional Airport, Roanoke -- 50.5 miles (81.2 km.)</i>	
American Airlines	Delta Air Lines
United Airlines	
Allegiant Air	
<i>Raleigh County Memorial Airport, Beckley, WV -- 74.3 miles (119.5 km.)</i>	
ViaAir	

Note: Within a 75-mile drive of the center of the locality.

Alleghany Highlands is strategically located directly on Interstate 64, which provides access to east and west, and just west of Interstate 81, providing excellent ground transportation access to the Mid-Atlantic.

Transportation

General Aviation Service

<i>Name</i>	<i>Runway Length</i>
Ingalls Field Airport, Hot Springs	5,600 ft (1,707 m)

Freight Rail Service

Buckingham Branch Railroad
CSX Transportation

Seaports

<i>Name</i>	<i>Distance</i>
Port of Virginia	253.0 miles (407.2 km)

Note: Driving distance from the center of the locality to Port of Virginia and any other seaports within 100 miles.

Other Ports of Entry

<i>Name</i>	<i>Distance</i>
New River Valley Airport (Virginia TradePort)	81.9 miles (131.7 km)
Port of Washington - Dulles	213.2 miles (343.1 km)

Note: Driving distance from the center of the locality to Port of Washington - Dulles and any other port of entry within 100 miles.

Strategically positioned midway along the eastern seaboard on Interstate 64 between Interstates 77 and 81, Alleghany Highlands provides excellent linkages to major U.S. markets. An International Port of Entry and Foreign Trade Zone are available 66 miles away at New River Valley Airport.

Utilities



Utilities	
Electric	Dominion Virginia Power
Natural Gas	Columbia Gas of Virginia
Telecommunications	Verizon-Virginia
Telecommunications	Lumos Networks
Water	Alleghany County
Water	Valley Ridge Water System
Water	City of Covington
Water	Town of Clifton Forge
Waste Water Treatment	Alleghany County
Waste Water Treatment	Town of Clifton Forge
Waste Water Treatment	City of Covington
Solid Waste Disposal	Island Ford Transfer Station
Solid Waste Disposal	Peter's Mountain Landfill

The Alleghany Broadband Now Initiative, a \$16 million project recently funded by the American Recovery and Reinvestment Act, will provide broadband infrastructure to unserved and underserved Alleghany Highlands businesses, homes and community institutions.

Financial Institutions

Financial Institutions — 4th Qtr 2016 Assets	
<i>Bank</i>	<i>Assets (millions)</i>
Wells Fargo Bank, N.A.	\$1,727,235.0
Branch Banking and Trust Company	\$214,433.0
First-Citizens Bank & Trust Co.	\$32,814.8
Union Bank & Trust Co.	\$8,402.5
Sonabank, N.A.	\$1,142.0
Premier Bank, Inc.	\$1,075.8
Highlands Community Bank	\$138.1

StellarOne is one of the largest independent, commercial banks headquartered in Virginia and has substantial capacity to support the growth and success of individuals and companies.

Government and Taxes

Government

Alleghany County has a County Administrator and a five-member Board of Supervisors. Covington has a City Manager and a five-member City Council.

The county has a comprehensive plan, zoning, and subdivision ordinances. Covington has comprehensive plans and zoning and subdivision ordinances.

Covington serves as the county seat. Iron Gate and Clifton Forge are incorporated towns within the county.

A natural paradise nestled in the Allegheny Mountains of western Virginia, the area is rich in recreational opportunities. The George Washington and Jefferson National Forests, Gathright Wildlife Management Area, Lake Moomaw, Douthat State Park and many clear mountain streams provide some of the best hunting, fishing, hiking and wildlife viewing in the eastern United States.

Taxes

Localities in Virginia collect a 1% sales tax. They do not tax other items taxed at the State level.

Counties and cities in Virginia are separate taxing entities. Therefore, a company pays taxes to either a county or to a city.

If a company is located in a town, it pays town and county taxes except for utility taxes which are paid only to the town and the license tax which is paid only to the town unless town law permits the additional collection of a county tax.

Manufacturers pay real estate, machinery and tools, truck and automobile, utility, and sales taxes.

Nonmanufacturers pay real estate, tangible personal property, truck and automobile, utility, and sales taxes. They also may pay either a merchants' capital or a license tax.

Manufacturer's Tax Profile (Alleghany) [pdf](#)

Non-Manufacturer's Tax Profile (Alleghany) [pdf](#)

Manufacturer's Tax Profile (Covington) [pdf](#)

Non-Manufacturer's Tax Profile (Covington) [pdf](#)

Community Facilities

Alleghany Regional Hospital, a licensed 190-bed facility centrally located in the community of Low Moor, has provided complete inpatient and outpatient services as well as 24-hour emergency care to the Alleghany Highlands and surrounding communities for more than 25 years. The hospital offers dozens of medical and surgical services, including state-of-the-art magnetic resonance imaging for diagnostic use, and physician specialties representing 27 areas of medicine. Additional clinic and public health services are available via the Alleghany County/Covington Health Department and the Community Services Board.

Eighty doctors and eight dentists practice in the community.

Long-term extended care is available through two nursing homes with approximately 200 patient beds.

There are 70 churches located in the Alleghany Highlands representing the leading Protestant denominations and the Roman Catholic Church. The nearest Jewish synagogues are located in Lynchburg and Roanoke.

Three libraries are available to residents of the community. The Charles P. Jones Public Library in Covington; the Clifton Forge Library; and the Dabney S. Lancaster Community College Library have a combined collection of over 112,000 volumes and a variety of special reading programs.

The climate is inviting, with an average of 36 inches of rain and 22 inches of snow each year. Annual temperatures range from a low of 25 degrees in December to a high of 88 in July.

Community Facilities

(continued)

A wide variety of locally owned and national retail chains are available within the community. The downtown Covington and Clifton Forge business districts are particularly active. Several shopping centers are distributed in both the Clifton Forge and Covington areas. The retail mix includes discount stores, restaurants, variety stores and a number of smaller specialty shops. Additionally, the multitude of shopping facilities in nearby Roanoke gives area residents a vast choice of options. Regional malls, shopping centers, outlet stores and numerous other shops are just a one hour drive from the community.

The Omni Homestead Resort and The Greenbrier, both five-star, world renowned resorts, are located within 20 miles of Covington.

Lifestyle

Alleghany Highlands offers plenty of recreational activities for all age groups. One of the most popular diversions in the area is outdoor recreation. The George Washington National Forest extends over much of the area providing an accessible setting for hunting, fishing and camping. Lake Moomaw, created by the Gathright Dam on the Jackson River, has over 2,500 acres of water surface providing for virtually all water sports. Campsites, beaches, picnic areas and boat docks are available along the 43 miles of shoreline. Also popular is Douthat State Park with its numerous hiking and horseback riding trails and swimming and fishing in a 70-acre lake.

Public recreation is offered by a joint Clifton Forge-Alleghany County recreation program and by the city of Covington. These efforts provide public park facilities with supervised sports, swimming and games. Local schools athletic fields, playgrounds and auditoriums are made available for both youth and adult recreational activities. Two area country clubs offer 9-hole golf courses.

Musical, dramatic and other cultural events are regularly sponsored by local civic organizations. The Alleghany Highlands Arts and Crafts Center and the Alleghany Highland Arts Council offer nationally renowned performances and events in the visual and performing arts.

Approximately 30 minutes from Alleghany Highlands are the internationally acclaimed Omni Homestead Resort at Hot Springs, Virginia and The Greenbrier at White Sulphur Springs, West Virginia. Both resorts offer luxurious accommodations, excellent cuisine and service, and a number of recreational activities including golf, swimming, tennis and horseback riding.

[Roanoke Valley Profile](#)

[Roanoke Valley Economic Development Partnership](#)

Alleghany Regional Hospital is designated as an 'Accredited Chest Pain Center' by the Society of Chest Pain Centers. Alleghany Regional is the 11th hospital in Virginia and the State's first facility located in a rural community to receive the accreditation.