

Future of Appalachia

- historical determinism - path dependence
 - economic / physical investments
 - impose constraints
 - wealth
 - relative prices for future
 - forest development
 - mineral extraction -
 - absentee land ownership

- Land use
- timber
 - mineral
 - Weeks Act → National Forests
 - WPA
 - TVA — flooded ag land
 - (- ARC → highway
→ growth pole infrastructure
- BRPW - road to nowhere - cut off transport. links
- cut some farms
not workable

· Transportation networks

- Gauthier

- USFS → links for rec use

- Education & Training

↳ small county size

↳ fiscal limitations for public education

HS diploma rates -
correlation education &
poverty - high & significant

- Human capital. (Becker) theory of ed.

Durability → Human capital
 ↳ Physical "

↳ formal invest → schooling / training
 informal " → learning on the job

Present & Future Development ?

- amenity based - past development

↳ second / retirement homes -
 ↳ sustaining development ?
 ← - solution → homestead exemption or
 property tax

12 month
 resid. - 4% tax
 (12 month
 & + y) ?

life cycle - compensating wage differential

- hedonics of job
 - ↳ risk - wage ↑
 - ↳ location - nasty wage ↑
- ↳ Graves & Waldman - U of Colorado
- work nasty place → wage ↑
- retire - move to nice place

uncertainty - live long enough to move?

