

COMMUNITY PROFILE

Northwest Section of Lebanon, City of Lebanon, Lebanon County

REGIONAL SETTING

The City of Lebanon is strategically located almost equidistance from Harrisburg, Lancaster, and Reading. Lebanon is accessible from the south via the Pennsylvania Turnpike and from the north by both I-81 and I-78. In addition, Baltimore is only 72.7 miles from Lebanon, and Philadelphia is 90.8 miles southeast.

A BRIEF HISTORY

Lebanon County

(Condensed from 1875 Atlas of Lebanon County, Pennsylvania)

The County of Lebanon has been called, not inappropriately, the "Garden Spot of Pennsylvania" and surely no one who has ever passed through it can wonder at the designation. Lying between the far-famed Blue Mountain on the North, and the South Mountain on the South-watered by the Swatara Quittapahilia, Tulpehocken and many other streams, with a surface somewhat rolling, and beautifully diversified, it is indeed a farmer's "Paradise." Entering it at the proper season of the year, the eye falls upon large and luxurious fields of waving grain, large extents planted with Indian corn, while at greater or less intervals, comfortable and commodious farmhouses break the horizon in every direction; often attaining a beauty of architecture and surroundings calculated to strike the beholder, born and reared among the hills of the East or North, where nature deals her favors with a less bounteous hand, with wonder and admiration.

Barns, almost like castles in their great magnitude, and magnificent in their beauty and adornment; out-buildings, fences, &c., all show the same disregard of expense. And, on many farms in this highly-favored county, the barn or out-buildings alone will far exceed, in expense and attractions, the entire establishment of a well-to-do New York or New England farmer; orchards and meadows show the same thrift and prosperity; and the agricultural importance of the county of Lebanon is a thence ion which the tongue or pen need never tire. Nor are the resources of the county confined to the productions of the soil. Nature has seen fit to bestow upon this county rich mineral treasures, to the true value and extent of which her citizens are even yet only partially awakened. It is here that the far-famed Cornwall Ore Banks are located, undoubtedly the largest and most valuable deposit of the kind in the commonwealth. Travelers from far and near have visited this great store-house of God's greatest mineral gift to man, only to go away impressed with the belief that the "half had not been told," and that the word exhaustless had not been misapplied in describing the quantity of ore awaiting the day of its application to the uses of civilized man. Besides the tens-of-millions of mineral wealth contained in this County in a developed and undeveloped state; there can be no question that in many parts the soil possesses a remarkable adaptation to the manufacture of Brick, and that the day is coming, when, from the geographical position of the county the Brick trade will be an industry of

great importance.

The large quantities of Lime-stone scattered over various sections of the county, in some places lying on or near the surface, convenient to avenues of transportation, and so near the coal regions, as to render the transportation of coal for the purposes of burning Lime a matter of small expense, will in course of time make the burning of Lime another of the great industries of the county. Particularly as the avenues of transportation will ere long open new markets now not accessible. Much Limestone will also be quarried in the future, for the uses of the Iron trade.

In the south-eastern part of the county, in Heidelberg township, are large quantities of brown Sand stone, which is immensely valuable for building purposes, and which in future, will no doubt be opened for market by the building of a new railroad from Lebanon toward the south-east across the Conewago Hills into Lancaster co. In the north-western part of the county, in Cold Spring township, coal exists in large quantities, but of a poor quality. The researches of the future may, however, bring to light excellent mines of this valuable mineral, and raise the mining of coal to a high rank among the producing and employing industries of the county. Among the long ranges of hills covering the northern and north-western portions of the county, many minerals undoubtedly are in existence, as yet unknown, but awaiting the coming of the mineralogist; while among the ravines, is lying dormant, many an excellent water-power yet to be developed and turned to account as the propelling power of many a factory and mill, when that great avenue of transportation, the South Mountain Railroad, shall be opened to the public, thus giving this region, rich in agricultural and natural wealth, what it so long as lacked: a means of ready communication with the outside world.

Words fail, in our limited space, to do justice to the possibilities of Lebanon county, and ceasing our prophecies on the future, we will say a word of the past.

Lebanon county was formed by an Act of the Assembly, passed Feb. 16th, 1813, so that it is now nearing the 63d year of its existence as a county organization. The land embraced within its borders belonged, until the years 1732-3, to that branch of the great Indian or aboriginal tribe, known as the Leni Lenape or Delawares, who inhabited nearly all of Eastern Pennsylvania, and portions of New Jersey and New York States, and whom that gifted writer, J. Fennimore Cooper, has made immortal in his unequalled romances of savage North American life. The particular subdivision of this numerous and powerful tribe to whom the historian has assigned the territory now embraced in the county of Lebanon, was called the Minsi or Wolf, and as were all of the branches of the Leni or Lenape, a brave and hospitable people. Generous and warm-hearted in friendship, but cruel and unrelenting in war. As in times of peace, nothing was too good for a friend; even so when on the war-path, no death was too terrible for an enemy. They asked no mercy and they gave none. In their relentless path all distinctions were forgotten; men, women and children alike became the victims of the tomahawk or scalping knife, or were borne away as slaves, or to die a death still more terrible, in lingering tortures at the stake. That they were capable of appreciating honest and Just dealings, and of meeting them in like spirit, is abundantly shown from the fact that they for a long term of years remained the warm friends of the English; in fact, never became their enemies so long as they maintained the fair and open course they manifested during the lifetime of William Penn. Such was the open and honest character of the

aboriginal inhabitants; a character, perhaps, inherent to the soil, as it is still preserved by its present owners.

A section of land, in which was embraced the present county of Lebanon, was purchased of the Indians by Thomas Penn, sometime during the years 1732-3, the exact date not being preserved. Of the consideration paid by him, the historian does not treat; but as the original purchase of Pennsylvania, made by Wm. Penn, of all the territory around the present city of Philadelphia was made for a few blankets, fish-hooks and other trinkets, it is probable the purchase of the entire county of Lebanon, with its millions of agricultural and mineral wealth, was made for a less sum than would now suffice to buy a building lot, even in a back street of its enterprising county seat. What a change in less than a century and a half. The county of Lancaster at that time embraced all of what is now Lebanon and Dauphin, and continued so until 1785, when Dauphin county was established, containing all of the present county of Dauphin and a part of Lebanon, so that from 1785 until 1813 Lebanon county was contained in both Dauphin and Lancaster counties, and was established from portions of both. As we have seen, although small Lebanon county is, rich both in agriculture and minerals, it is about 17 miles long and equally broad, containing 288 square miles. The original inhabitants of the county were most of them German, although many Scotch and Irish settled in various parts. For instance, the flourishing town of Londonderry was originally almost entirely settled by them, although to-day the German prevails, and not much remains to tell the story but now and then a name which shows the origin, although manners, customs and language are thoroughly Germanized-or better, Americo-Germanized-for the Pennsylvania German is a language peculiar to itself. It seems the settlers had already learned the modern method of acquiring a title from the Indians, i.e., right of force; for, although the land belonged to the Indians until 1732-3, we have authentic testimony that as early as 1724, and even earlier, many white people had settled near the site of the present borough of Lebanon, and some in other parts of the county.

City of Lebanon

(Condensed from 1875 Atlas of Lebanon County, Pennsylvania and the Community's own profile)

Lebanon was originally called Steitztown, and was laid out by a Mr. Steitz, about the year 1750. From the first, it became plain that Steitztown was destined to be a place of considerable importance, and time has demonstrated that, in making it the County Seat, with the name of Lebanon, the citizens of the new county showed a judgment and foresight which does credit to their memories. In 1821, the town had advanced to a point which made an incorporation necessary, and it became a borough, with the name of Lebanon. Since then, the growth of the place has been steady, both in wealth, population and commercial importance, until it ranks in proportion to its population among the first manufacturing towns, not only of the State, but of the whole country, and had a population in 1870 of 6727. True, as have all other towns, it has had its eras of panic, financial distress and general stagnation of all enterprise and improvement; but in the following years of prosperity it has always made up for its enforced losses of the past. Its business men are shrewd, cautious, and far-seeing, and its industries rest mostly on too broad a basis to be shaken by the first breath of adversity. The town is regularly laid out, and occupies a beautiful and healthy situation near the source of the Quittapahilla. It originally occupied the rising ground to the south of that stream, but gradually, as mills began to be erected, and the

water powers utilized, (tradition says there was water and to spare in the Quittapahilla then) the town grew down toward that stream; and when the Union Canal was built, a little town began to be built up along its line, which was called North Lebanon. Both towns prospered and grew, and naturally, the older became, or rather continued the centre of trade, while the new, situated as it was, along the Canal, and thus possessed of excellent transportation, turned its attention more to manufactures and the heavier branches of trade. Naturally, a friendly rivalry grew up between the places. Of the two, the younger one, perhaps, gained the most rapidly, for in Rapp's history of Berks and Lebanon counties, published in 1844, by G. Hills, we find this sentence: "The Union Canal passes contiguous to the Borough, affording great facilities to business, where the bustling, neat village of North Lebanon is growing up rapidly and beautifully. It will outgrow Lebanon proper." But a new agency was to come into play, which was destined to combine the interests of the two, and bind them together in bonds never to be broken. In 1856-7, the Lebanon Valley Railroad was completed, and the whistle of the locomotive was heard for the first time in the Lebanon Valley. The line of the road was located between the two towns, and a depot erected on the connecting road. Improvements were made, and soon a large and beautiful hotel was built at the depot; large machine works were established in its near vicinity. Then at other points along the line, and the intervening open space came into demand, and was cut up into streets and building lots, and now contains, perhaps, as many dwellings as did Lebanon proper in 1844, many of them among the finest in the town; here and there is also a store, but mostly confined to a local trade, as the old town is still the business centre, and probably always will be, although this section is, perhaps, as valuable for building lots as any portion, the immediate business section excluded. In this manner the two towns have grown together, and their interests become so interlinked that in 1869 the two became consolidated, the old borough becoming the 1st, 2d, 3d and 4th wards, and the new, the 5th and sixth. It is proper here to state that the writer, in referring to the railroad passing between the towns, referred to the business centres, and not to corporation lines, as the railroad passed through the limits of the old borough, which at that time was not built up. Thus, Lebanon became consolidated, and with the Union Canal for heavy transportation; the Lebanon Valley Railroad furnishing ready and rapid communication to the east and west; the Lebanon & Tremont connecting it on the north, with the coal fields of Schuylkill county, and the prospect of a connection in the near future, on the south, with roads in Lancaster co., and on the north with the South Mountain railroad; and her great industries becoming more and more important each day, cannot fail to become one of the most populous and important inland cities of the commonwealth. True, at the present juncture, its prospects and growth are somewhat retarded by the great wave of financial disaster which has for several years paralyzed the industry of the nation; but in the future, as in the past, success will follow failure, and victory, defeat; and as in 1857, the panic of 1873-4-5 will only add to the true prosperity of Lebanon by ridding it of those "excrescences of mushroom growth," which gather in every town from time to time, and need the pruning knife of adversity to lop off and leave the solid trunk remaining. The writer regrets that he has been unable to obtain much of the early history of Lebanon and vicinity, but he has failed to obtain the information desired. There can be no doubt that the immediate vicinity was settled long before the laying out of Steitztown, and that a church was built there as early as 1740 by the Moravians, and also by the Mennonites. One of these was not long ago used as a barn. The location of these settlers was probably around where Hebron now stands; and many of the settlers were Palatines. We find records as early as 1723, of families of the name of Noacre and Spyker. Among the names of those in 1730 are many still common in the county, and whose descendants are among the most numerous families in the

county. It does not seem that the Indians actually penetrated to Lebanon during the trying years between 1750 and 1760, but that Lebanon was a place of refuge for those who were driven from their homes by their depredations. As many as 60 families took refuge at one time in the house of a Mr. John Light, and several other houses were also used as places of security. In the Hebron grave-yard is buried the body of one Spittler, who was shot by the Indians in Bethel while putting up a pair of bars; this occurred in May, 1757. There is, however, no record, so far the writer can ascertain, of any murders in the immediate vicinity of Lebanon, and it is fair to presume that the frontier settlements, acting as a barrier against their incursions, the people of Lebanon suffered no loss of life at their hands. In 1772, Lebanon had upwards of 200 houses; and in the war for independence, had many of her citizens in the Continental Army. As late as 1840, there were 4 revolutionary pensioners still living in town. Quite a number of Hessians were confined in the Lutheran church in town, and the Moravian near town. Many of the citizens of Lebanon were at the battles of Trenton, and more at, Germantown. Many old buildings are in town, but so many contradictory dates are assigned, that the writer decides to give none, certain of being regarded as incorrect by some one. Among the hotels, he will say that the American Hotel was built in 1771, as, through the kindness of Dr. Ross, he was shown the original inscription over the door. It read as follows "God bless this house, and all that go in and out of it. Caspar and Sarvina Schnaberly, 1771." But this is not, by any means, the oldest house in town. The Court House, when built, was looked upon as a model of elegance and beauty, and people came from all parts of the county to see it. (They had no U. B. A. building then.) Dr. Ross' house on Cumberland st. is said to have been the first three-story house in town. It is to be hoped that some citizen of Lebanon will make a history of the town ere the recollections of the past are entirely obliterated. Lebanon has good schools and fine church facilities; excellent streets and side-walks over most of the town. The accompanying maps explain the lay-out of the town. It is supplied with good water, and with gas, and is fully up to the times. The population in 1870 was 6727.

On November 25, 1885, Lebanon was incorporated as a city of the third class and was governed by a commission comprised of the mayor and council. Since 1994, the City of Lebanon has operated as a Home Rule Municipality under the Strong Mayor and Council form of government. The five-member Council is elected at large and all legislative powers are vested in Council. The Mayor serves as the Chief Executive and Administrative Officer of the City of Lebanon responsible for the Executive Branch of government.

The buildings of Downtown Lebanon are historic and attractive. While many of the buildings date back to the 1800's and come in the 1700's the work accomplished there includes local business serving local needs, as well as, local businesses serving national and international clients in the areas of advertising and website development. The Lebanon Campus of Harrisburg Area Community College, Lebanon Farmers Market , a modern library Chamber of Commerce, YMCA, numerous churches and the City-County Municipal building are all located in or within two blocks of the Central Business District.

Lebanon has been recognized as the least stressful city in the United States. The survey conducted by Sperling's BestPlaces.net found the area which includes Harrisburg and Carlisle to score well in the areas of low crime, low divorce reates , short average commute times and low unemployment. The strong work ethic and skilled workers hasve brought one of the lowest

unemployment rates in the nation. Like most third class cities, Lebanon is “land locked” and needs to encourage rehavilitaion and development of vacant sites. Several sites within the City of Lebanon have been designated as Keystone Opportunity Zones. These parcels are situated at prime locations and businesses are given various tax incentives to improve the sites and provide stable jobs for the community. City officas work closely with the Lebanon Valley Economic Development Corporation to market available building sites.

DEMOGRAPHICS

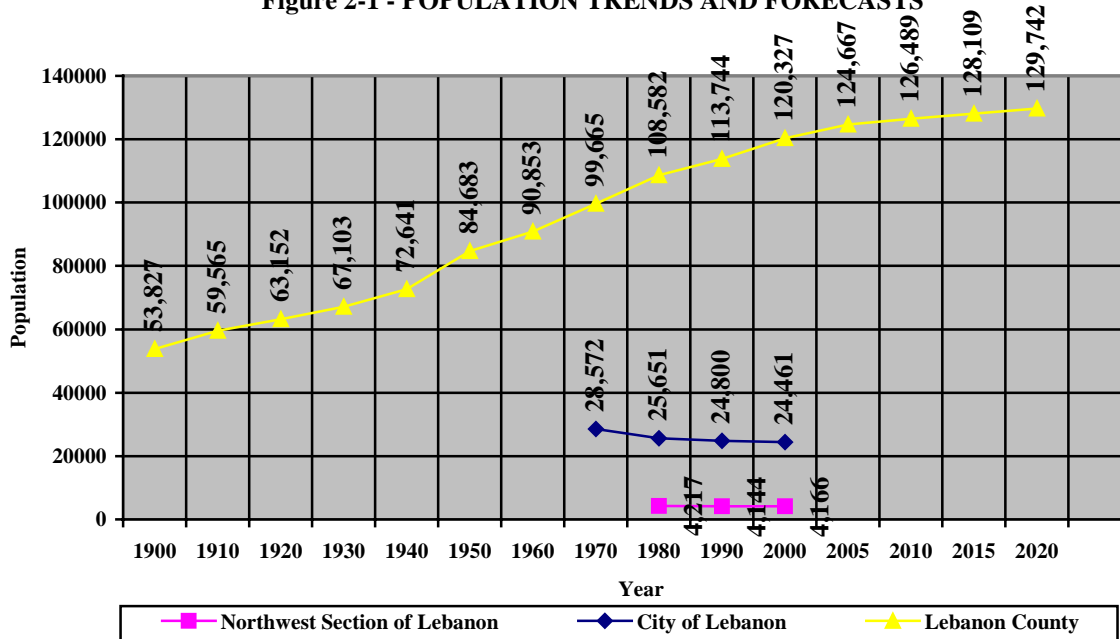
In order to enable an assessment of the present and future needs of the Northwest Section of Lebanon, the City of Lebanon, and the County of Lebanon and its residents, a broad analysis of demographic factors is presented in this profile. Reviewing population trends and estimates, age distribution, and employment enables the neighborhood to better understand the needs and concerns of the community. This examination also helps to enable planning to occur relative to, for example, the amount and type of services that may be required. The data also provides an understanding of the section’s and city’s future position within the City and County. All following data used in the profile is extracted from 1980, 1990 and 2000 Census. (U.S. Department of Commerce, U.S. Census Bureau).

Population

Trends and Forecasts

Over the past hundred years Lebanon County's population has changed significantly. This county has experienced continued growth. Lebanon County's population has grown steadily since 1900. From 1900 to 1950, Lebanon County's population grew 36.4 percent. While many other county's populations in Pennsylvania began to decline in the second half of the twentieth century, Lebanon County continued to grow. From 1960 to 2000, Lebanon County's population grew another 24.5 percent. Currently Lebanon County's population is predicted to increase another 7.3 percent from 2000 to 2020. The City of Lebanon's population has decreased slightly since 1970. From 1970 to 2000, the City of Lebanon's population decreased 4.9 percent. The Northwest Section of Lebanon's population has varied over the past twenty years. Overall, the Northwest Section of Lebanon's population has declined 1.2 percent since 1980.

Figure 2-1 - POPULATION TRENDS AND FORECASTS



Racial Composition

An analysis of the racial composition of the Northwest Section of Lebanon shows a trend towards a more diverse composition over the past twenty years. There was a decrease of 2.4 percent in the White population of the Northwest Section of Lebanon since 1980. There was a 1.8 percent increase in the Black population. There was large growth in the Latino population of the Northwest Section of Lebanon, with an increase of 20.5 percent. There was also a 1.9 percent increase in the Other populations of the Northwest Section of Lebanon.

A similar analysis of the City of Lebanon shows a similar pattern. There was a 15.5 percent decrease in the White population of the City of Lebanon. There was a 2.4 percent increase in the Black population and a 6.1 percent increase in the Latino population of the City of Lebanon. Lebanon County's trends of racial composition show much smaller multicultural growth. There was a 5.1 percent decrease in the White population of Lebanon County. There was a 3.5 percent increase in the Latino population of Lebanon County since 1980

**TABLE 2-1
RACIAL COMPOSITION, 1980-2000**

	White	Black	Latino	Other
Northwest Section of Lebanon				
1980%	83.9%	1.5%	13.1%	1.4%
1990%	79.0%	2.4%	16.7%	1.9%
2000%	59.9%	3.3%	33.6%	3.3%
Percent Change 1980-2000	-2.4%	1.8%	20.5%	1.9%
City of Lebanon				
1980%	94.4%	0.6%	4.3%	0.7%
1990%	91.0%	1.1%	6.9%	1.0%
2000%	78.9%	2.5%	16.4%	2.2%
Percent Change 1980-2000	-15.5%	1.9%	6.1%	1.5%
Lebanon County				
1980%	97.4%	0.4%	1.5%	0.7%
1990%	96.3%	0.5%	2.3%	0.9%
2000%	92.3%	1.1%	5.0%	1.7%
Percent Change 1980-2000	-5.1%	0.7%	3.5%	1.0%

Age Distribution

The age distribution of a community can suggest the levels of service and infrastructure necessary to meet the future needs of the various age groups. It can help to forecast future educational, recreational, and elderly facilities that may be needed. Table 2-2 compares the age distribution of the Northwest Section of Lebanon, the City of Lebanon, and Lebanon County between 1990 and 2000. Based upon the aggregate data, the age distribution of the population of Northwest Section of Lebanon, the City of Lebanon, and Lebanon County has remained fairly stable, with little evidence of any dramatic shifts from 1990 and 2000. However, what is missing is data relative to changes in the age distribution based upon race.

**TABLE 2-2
AGE DISTRIBUTION, 1990 AND 2000**

	Northwest Section of Lebanon					City of Lebanon					Lebanon County				
	1990 Pop.	% of Pop.	2000 Pop.	% of Pop.	% Change	1990 Pop.	% of Pop.	2000 Pop.	% of Pop.	% Change	1990 Pop.	% of Pop.	2000 Pop.	% of Pop.	% Change
00-04	327	7.9	379	9.1	1.2	1,814	7.3	1,805	7.4	0.1	7,637	6.7	7,360	6.1	-0.6
05-09	309	7.5	393	9.4	1.9	1,605	6.5	1,782	7.3	0.8	7,853	6.9	7,949	6.6	-0.3
10-14	320	7.7	379	9.1	1.4	1,499	6.0	1,651	6.7	0.7	7,588	6.7	8,308	6.9	0.2
15-19	315	7.6	297	7.1	-0.5	1,555	6.3	1,463	6.0	-0.3	7,890	6.9	8,076	6.7	-0.2
20-24	345	8.3	277	6.6	-1.7	1,846	7.4	1,470	6.0	-1.4	7,546	6.6	6,694	5.6	-1.0
25-34	719	17.4	643	15.4	-2.0	4,261	17.2	3,565	14.6	-2.6	17,960	16	14,929	12.4	-3.6
35-44	534	12.9	579	13.9	1.0	5,227	13.0	3,644	14.9	1.9	16,945	15	18,772	15.6	0.6
45-54	376	9.1	428	10.3	1.2	2,206	8.9	3,004	12.3	3.4	12,069	11	16,906	14.1	3.1
55-59	156	3.8	180	4.3	0.5	1,188	4.8	1,120	4.6	-0.2	5,460	4.8	6,478	5.4	0.6
60-64	172	4.2	140	3.4	-0.8	1,226	4.9	888	3.6	-1.3	5,726	5	5,159	4.3	-0.7
65-74	356	8.6	243	5.8	-2.8	2,489	10.1	1,993	8.1	-2.0	9,711	9	9,960	8.3	-0.7
75-84	185	4.5	181	4.3	-0.2	1,487	6.0	1,559	6.4	0.4	5,620	5	7,044	5.9	0.9
85+	30	0.7	47	1.1	0.4	387	1.6	517	2.1	0.5	1,739	1.5	2,692	2.2	0.7
Total	4,144	100	4,166	100		24,800	100	24,461	100		113,744	100	120,327	100	

Economics

Income and Education

The U.S. Census Bureau records income in two categories. Household income is defined as the yearly earnings of a group of unrelated people or one person living alone. Family income comprises a group of two or more people residing together and who are related by birth, marriage, or adoption. As more residents obtain diplomas and degrees, their income earning potential improves, creating a direct positive correlation between the two. Table 2-3 shows that educational attainment increased in almost every category. This fact, notwithstanding, the percent median family income change over the past two decades is greater in Lebanon County and the City of Lebanon than in the Northwest Section of Lebanon. A closely related factor to income is employment, which (See Table 2-4) shows a rate of unemployment in the Northwest Section of Lebanon that has been consistently higher than the City of Lebanon and the County as a whole over the past three decades.

**TABLE 2-3
INCOME AND EDUCATION, 1980-2000**

Income and Education	Northwest Section of Lebanon	City of Lebanon	Lebanon County
1980			
Median Household Income	\$11,816	\$13,834	\$17,669
Median Family Income	\$15,588	\$17,685	\$19,961
NO DEGREE	62.6%	46.6%	40.4%
High School Graduate	30.5%	39.6%	42.8%
Some higher education	4.5%	6.1%	7.4%
Bachelor's Degree or Higher	2.5%	7.7%	9.4%
Graduate or Professional Degree	n/a	n/a	n/a
1990			
Median Household Income	\$16,957	\$21,619	\$29,469
Median Family Income	\$20,431	\$26,598	\$34,383
NO DEGREE	49.5%	36.7%	39.3%
High School Graduate	43.6%	45.0%	45.0%
Some higher education	5.2%	10.1%	9.0%
Bachelor's Degree or Higher	1.6%	8.1%	12.0%
Graduate or Professional Degree	0.8%	2.9%	4.0%
2000			
Median Household Income	\$22,003	\$27,259	\$40,838
Median Family Income	\$25,183	\$34,045	\$48,906
NO DEGREE	43.5%	28.6%	33.5%
High School Graduate	42.5%	47.7%	46.6%
Some higher education	12.0%	15.1%	31.9%
Bachelor's Degree or Higher	2.1%	8.6%	15.4%
Graduate or Professional Degree	0.8%	2.9%	5.9%
Percent Change from 1980-2000			
Median Household Income	46.3%	49.2%	56.7%
Median Family Income	38.1%	48.1%	59.2%
NO DEGREE	-19.1%	-18.0%	-6.9%
High School Graduate	12.0%	8.1%	3.8%
Some higher education	7.5%	9.0%	24.5%
Bachelor's Degree or Higher	-0.4%	0.9%	6.0%
Graduate or Professional Degree	n/a	n/a	n/a

Employment

Based upon the analysis of Table 2-4, several employment characteristics are evident. In 2000, the percent of the Northwest Section of Lebanon's population that is in the labor force increased by 3.7% from 1980. On the other hand, the percent of unemployment over the past two decades has been higher than the County as a whole. What these statistics do not know show, however, are those who have "dropped out" of the labor market and who are no longer actively seeking employment. There was an 3.0% decrease in the Northwest Section of Lebanon's population of persons 16 years old and over. The City of Lebanon's population of individuals 16 years and over fell 5.4%. However, its labor force still increased 0.7%.

**TABLE 2-4
EMPLOYMENT, 1980-2000**

	Northwest Section of Lebanon		City of Lebanon		Lebanon County	
	No. of Persons	%	No. of Persons	%	No. of Persons	%
1980						
Persons 16 years and Over	3,081	100.0%	19,973	100.0%	82,744	100.0%
In labor Force	1,829	59.4%	12,131	60.7%	52,909	63.9%
Civilian Labor Force	1,821	59.1%	12,113	60.6%	52,625	63.6%
Employed	1,652	53.6%	11,404	57.1%	50,425	60.9%
Unemployed	169	5.5%	709	3.5%	2,200	2.7%
Armed Forces	8	0.3%	18	0.1%	284	0.3%
Not in Labor Force	1252	40.6%	7,842	39.3%	29,835	36.1%
1990						
Persons 16 years and Over	3,080	100.0%	19,503	100.0%	89,179	100.0%
In labor Force	2,059	66.9%	12,334	63.2%	59,342	66.5%
Civilian Labor Force	2,053	66.7%	12,257	62.8%	53,900	60.4%
Employed	1,921	62.4%	11,660	59.8%	56,716	63.6%
Unemployed	132	4.3%	597	3.1%	2,184	2.4%
Armed Forces	6	0.1%	77	0.4%	442	0.5%
Not in Labor Force	1,021	33.1%	7,169	36.8%	29,837	33.5%
2000						
Persons 16 years and Over	2,944	100.0%	18,951	100.0%	95,090	100.0%
In labor Force	1,858	63.1%	11,632	61.4%	62,467	65.7%
Civilian Labor Force	1,858	63.1%	11,632	61.4%	62,246	65.5%
Employed	1,672	56.8%	10,964	57.9%	59,767	62.9%
Unemployed	186	6.3%	668	3.5%	2,479	2.6%
Armed Forces	0	0.0%	0	0.0%	221	0.2%
Not in Labor Force	1,086	36.9%	7,319	38.6%	32,623	34.3%
Percent Change from 1980-2000						
Persons 16 years and Over	-3.0%	n/a	-5.4%	n/a	13.0%	n/a
In labor Force	3.7%	n/a	0.7%	n/a	1.8%	n/a
Civilian Labor Force	4.0%	n/a	0.8%	n/a	1.9%	n/a
Employed	3.2%	n/a	0.8%	n/a	2.0%	n/a
Unemployed	0.8%	n/a	0.0%	n/a	-0.1%	n/a
Armed Forces	-0.3%	n/a	-0.1%	n/a	-0.1%	n/a
Not in Labor Force	-3.7%	n/a	-0.7%	n/a	-1.8%	n/a

Housing and Real Estate

Not unlike many older urban areas in the City of Lebanon, the proportion of housing 30 years or older (85.6%) in Larimer is high, indicating that there has been relatively little new housing built in the last ten years. (See figure 2-2) The data further suggests that the level of occupancy of existing housing has decreased 3.5% over the past two decades. What is not known, however, is the quality of the occupied housing units. What is significant is that over the past decade, the number of units valued at over \$100,000 has increased by 0.9%; a characteristic that might reflect the general increasing value of housing in the City of Lebanon. (See figure 2-3). On the other hand, the housing market analysis of the neighborhood as whole suggests that real estate values may be more depressed than in the City of Lebanon as a whole. While the exact level of affordability of rental housing cannot be fully determined, the data indicates that approximately 58.4% of the families spend less than 30% (the generally accepted threshold of affordability) of their household income for rent.

Figure 2-2 - AGE OF STRUCTURE, 1990 AND 2000

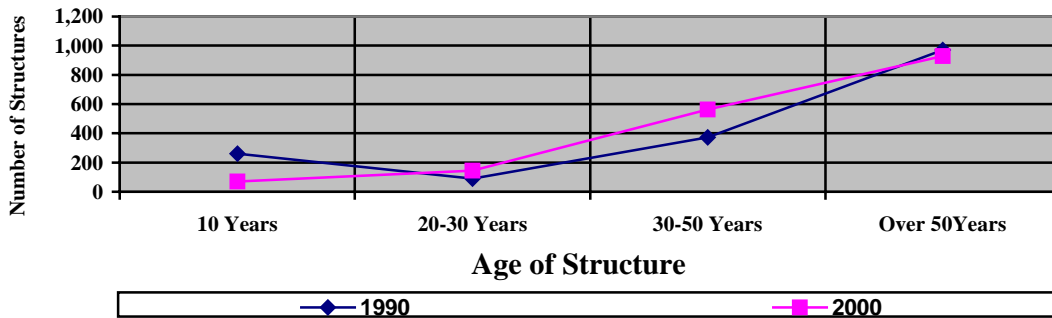


Figure 2-3 - VALUE OF STRUCTURE, 1990 AND 2000

