

## Chapter 2 COMMUNITY PROFILE

### SOCIO-ECONOMIC CHARACTERISTICS

#### Population Trends

In 2000, Hebron had a population of 807, an increase of 21.4 percent over 1990. This growth was a significant change in trend over the past several decades when the Town saw little or negative growth from decade to decade and an overall decline in population of about 17 percent between 1930 and 1990.

Table 1 summarizes the changes in population for various periods from 1930 through 2000. Annexation of an adjacent subdivision accounted for most of the growth between 1970 and 1980. Factors which seemed to account for Hebron's decrease in population were the decline of the railroad, deaths, and out-migration of inhabitants caused by the lack of a public sewer and the long-standing problem of failing septic systems. The installation of a Town sewer system in the 1990s was predicted to change the negative trend in population, and as the 2000 population figure indicates, that prediction was accurate.

Table 1- Population Trends 1930 to 2000, Hebron, Maryland

	1930	1940	1950	1960	1970	1980	1990	2000
Population	805	804	723	754	705	714	665	807
% Change From Previous Period		-0.1%	-10.1%	4.3%	-6.5%	1.3%	-6.9%	21.4%

Source: U.S. Census 2000 Census

#### Sex, Race, and Hispanic Origin

The race and gender characteristics of the population changed only slightly between 1990 and 2000. Over half of the population of Hebron (51 percent) were female in 2000 (see Table 2), a small decrease from 1990, when 52 percent of the population was female. About 12 percent of the population was black in 2000, a small increase from the 10 percent figure of 1990. None of the population was of Hispanic origin in 1990, but in 2000 Hispanics, as well as Asian/Pacific Islanders and American Indian/Eskimo/Aleuts were present in the population, albeit in small numbers.

Table 2 - Sex, Race and Hispanic Origin 2000, Hebron, Maryland

	Number	Percent
All Persons	807	
SEX		
Male	394	49%
Female	413	51%
RACE		
White	695	86%
Black	94	12%
American Indian, Eskimo, or Aleut	1	0.12%
Asian or Pacific Islander	4	0.50%
Other Race	5	0.62%
Ethnicity – Hispanic or Latino		
Hispanic or Latino (of any race)	5	0.62%

Source: 2000 Census

### Age Distribution

The age distribution of Hebron's population is comparable with only slight differences to that of the County (see Table 3). Noticeable differences can be seen in the 5 to 14 categories. The median age of the Hebron population is 32.2, a decrease from the median age in 1990, of 34.6. Hebron's median age is a few years younger than the County's median age, of 35.8. Interestingly, while Hebron's median age decreased about 7 percent between 1990 and 2000, the County's median age increased about 8 percent during the same period (from 33.2 to 35.8 years old).

Table 3 - Population by Age – 2000 Hebron and Wicomico County, Maryland

	Hebron Persons	Wicomico Persons	Hebron Percent	Wicomico Percent
Total population	807	84,644		
Under 5 years	57	5,317	7%	6%
5 to 9 years	78	5,930	10%	7%
10 to 14 years	80	6,083	10%	7%
15 to 19 years	45	6,826	6%	8%
20 to 24 years	54	6,808	7%	8%
25 to 29 years	53	4,878	7%	6%
30 to 34 years	75	5,486	9%	6%
35 to 39 years	60	6,535	7%	8%
40 to 44 years	57	6,843	7%	8%
45 to 49 years	62	6,161	8%	7%
50 to 54 years	30	5,444	4%	6%
55 to 59 years	33	4,315	4%	5%
60 to 64 years	37	3,195	5%	4%

	Hebron Persons	Wicomico Persons	Hebron Percent	Wicomico Percent
65 to 69 years	33	3,032	4%	4%
70 to 74 years	26	2,860	3%	3%
75 to 79 years	20	2,301	2%	3%
80 to 84 years	3	1,441	0%	2%
85 to 89 years	2	787	0%	1%
90 years and over	2	402	0%	0%

Source: U.S. Census 2000 Census

### Family Characteristics

Hebron has a higher percentage of family households and married couple households than the County (see Table 4). At the same time, Hebron has a lower percentage of householders living alone and householders 65 years and over. Hebron's average household size and average family size are both slightly larger than the County's.

### Educational Attainment

The level of educational attainment in Hebron is comparable to that of the County (see Table 5). The notable exception is the percent of high school graduates, which is about two thirds higher for Hebron than it is for the County. This is a significant change from 1990, when the percentage of those who did not finish high school was about a third higher for Hebron than it was for the County. As it was in 1990 the percentage of the population that achieved a bachelor's degree or higher is lower for Hebron than the County in 2000, although by a smaller margin.

Table 4 - Household and Family Characteristics – 2000, Hebron and Wicomico County, Maryland

	Wicomico	Percent Of Households	Hebron	Percent Of Households
Persons in Households	81,500		807	
All Households	32,218		299	
Family Households	21,781	68%	230	77%
Married Couple Family	15,854	49%	167	56%
Non-family Households	5,927	18%	61	20%
Householders Living Alone	8,001	25%	56	19%
Householders 65 years and over	6,922	21%	61	20%
Average Household Size	2.53		2.70	
Average Family Size	3.00		3.01	

Source: U. S. Census 2000 Census

Table 5 - Educational Attainment – 2000, Hebron and Wicomico County, Maryland

	Wicomico	Percent	Hebron	Percent
Population 25 years and over	53,521		484	
Less than 5th grade	793	1%	4	1%
5th to 8th grade	2,397	4%	13	3%
9th to 12th grade, no diploma	7,149	13%	50	10%
High school graduate (incl. equivalency)	18,396	34%	258	53%
Some college credit, less than 1 year	3,644	7%	35	7%
1 or more years of college, no degree	6,732	13%	56	12%
Associate degree	2,692	5%	13	3%
Bachelor's degree	7326	14%	42	9%
Master's degree	2,899	5%	10	2%
Professional degree	942	2%	1	0%
Doctorate degree	551	1%	2	0%

Source: U.S. Census 2000 Census

### Employment and Labor Force Characteristics

In the decade between 1990 and 2000, Hebron's baseline employment statistics improved significantly. In 1990, the percentage of people in the labor force was almost equal to that of Wicomico County, while in 2000, the percentage of people in the labor force in Hebron was higher than in Wicomico County (see Table 6). The percentage of unemployed in the labor force was higher in Hebron than in the County in 1990, but by 2000 Hebron had a lower percentage of unemployed in the labor force than the County.

Table 6 - Employment and Unemployment – 2000, Hebron and Wicomico County, Maryland

	Wicomico 1990	Hebron 1990	Wicomico 2000	Hebron 2000
Persons 16 years and over	57,915	521	44,815	411
Percent in Labor Force	68%	69%	68%	74%
Civilian Labor Force	39,082	360	44,683	411
Percent Unemployed	5%	8%	3.7%	3.6%

Source: U.S. Census 2000 Census

The Town of Hebron exceeded the County figures in the percentage of employment in the categories of construction, wholesale trade, "other services", and information (see Table 7). In most of the other categories the Town and the County had nearly equal distributions of employment, with the exception of "arts, entertainment, recreation, accommodation, and food services". The percentage of people employed in this category in the County is more than four times the percentage in Hebron.

Table 7 - Industry of Employment – 2000, Hebron and Wicomico County, Maryland

Industry	Wicomico	Percent	Hebron	Percent
Employed civilian population 16 years and over	42,211		391	
Agriculture, forestry, fishing and hunting, and mining	937	2%	9	2%
Mining	15	0%	0	0%
Construction	3,046	7%	52	13%
Manufacturing	6,130	15%	59	15%
Wholesale trade	1,617	4%	30	8%
Retail trade	5,211	12%	47	12%
Transportation and warehousing, and utilities	1,823	4%	12	3%
Information	1,095	3%	14	4%
Finance, insurance, real estate, and rental and leasing	1,907	5%	14	4%
Professional, scientific, management, administrative, and waste management services	2,437	6%	23	6%
Educational, health, and social services	10,176	24%	77	20%
Arts, entertainment, recreation, accommodation, and food services	3,612	9%	9	2%
Other services (except public administration)	1,866	4%	26	7%
Public administration	2,354	6%	19	5%

Source: U.S. Census 2000 Census

### Income and Poverty

In 1999, the median household income for Hebron was \$36,750, about 6 percent lower than the County's median household income. Since 1989, Hebron has narrowed the gap between Town and County median household income by 2 percent (see Table 8).

In 1999, the Town and County are nearly even in household income distribution with the exception of the \$60,000 to \$74,999 category, where Hebron leads the County by 7 percent, and the \$75,000 to \$99,999 category, where the County leads Hebron by 4 percent. In 1999, approximately 13 percent of all persons and 10 percent of all families in Hebron were listed as having incomes below poverty (Note: as a measure of "poverty" the 1999 threshold for a 3-person family with one member under age 18 was \$13,410)

Table 8 - Household Income 1999, Hebron and Wicomico County, Maryland

	Wicomico	Hebron	Percent Wicomico	Percent Hebron	Cumulative Percent Wicomico	Cumulative Percent Hebron
Total Households	32,231	287				
Less than \$10,000	2,886	17	9%	6%	9%	6%
\$10,000 to \$14,999	2,387	20	7%	7%	16%	13%
\$15,000 to \$19,999	2,364	12	7%	4%	24%	17%
\$20,000 to \$24,999	2,406	25	7%	9%	31%	26%
\$25,000 to \$29,999	2,176	30	7%	10%	38%	36%
\$30,000 to \$34,999	2,275	29	7%	10%	45%	46%
\$35,000 to \$39,999	1,965	20	6%	7%	51%	53%
\$40,000 to \$44,999	1,881	21	6%	7%	57%	61%
\$45,000 to \$49,999	1,934	20	6%	7%	63%	68%
\$50,000 to \$59,999	3,102	23	10%	8%	73%	76%
\$60,000 to \$74,999	3,247	48	10%	17%	83%	92%
\$75,000 to \$99,999	2,914	15	9%	5%	92%	98%
\$100,000 to \$124,999	1,304	3	4%	1%	96%	99%
\$125,000 to \$149,999	505	2	2%	1%	97%	99%
\$150,000 to \$199,999	456	2	1%	1%	99%	100%
\$200,000 or more	429	0	1%	0%	100%	100%
Median income (dollars)	\$39,035	\$36,750				
Mean income (dollars)	\$49,623	\$41,680				

Source: U.S. Census 2000 Census

### Housing Characteristics

The housing stock in Hebron is generally older than that of the County (see Table 9). A little over 40 percent of the housing units in Hebron were built before 1939 as compared to 12 percent for the County. The median built date of homes in Hebron was 1950, compared to 1975 for the County. These statistics indicate that emphasis should be placed on housing rehabilitation, replacement, and maintenance programs.

In 2000, almost the entire owner-occupied housing stock in Hebron, 99 percent, was detached single-family units (see Table 10). This number is slightly higher than in 1990, when 95 percent of all owner-occupied housing units were single-family detached homes. The remaining owner-occupied housing units (3) are mobile homes. Single-family detached homes comprise the majority of the renter-occupied housing stock as well, a little over 90 percent. However, the renter-occupied housing stock also includes one duplex unit and two buildings of 20-units or more, in addition to five mobile homes, which provide more choices for renters than for home buyers.

In 1990, Hebron had almost 10 percent more homeowners than Wicomico County and a higher number of vacant housing units (see Table 11). The vacancy rate for rental units in Hebron was substantially higher than that of homeowner units, and the vacancy rate for both homeowner and rental units was higher in Hebron than in the County.

Hebron's housing stock, despite being significantly older than the County's, is better equipped with kitchen and plumbing facilities than is the County's housing stock and has fewer units without these facilities than the County (see Table 12).

Table 9 - Tenure by Year Structure Built – 2000, Hebron and Wicomico County, Maryland

	Wicomico	Percent	Hebron	Percent
Owner-occupied housing units	21,413	100%	221	100%
Built 1999 to March 2000	544	3%	3	1%
Built 1995 to 1998	1,889	9%	5	2%
Built 1990 to 1994	2,530	12%	9	4%
Built 1980 to 1989	4,012	19%	21	10%
Built 1970 to 1979	3,760	18%	14	6%
Built 1960 to 1969	2,468	12%	18	8%
Built 1950 to 1959	2,428	11%	40	18%
Built 1940 to 1949	1,205	6%	21	10%
Built 1939 or earlier	2,577	12%	90	41%
Median	1975	--	1950	--
Renter-occupied housing units	10,805	100%	86	100%
Built 1999 to March 2000	79	1%	0	0%
Built 1995 to 1998	721	7%	6	7%
Built 1990 to 1994	960	9%	4	5%
Built 1980 to 1989	1,806	17%	4	5%
Built 1970 to 1979	2,301	21%	19	22%
Built 1960 to 1969	1,485	14%	2	2%
Built 1950 to 1959	1,277	12%	8	9%
Built 1940 to 1949	839	8%	9	11%
Built 1939 or earlier	1,337	12%	34	40%
Median	1972		1950	

Source: U. S. Census 2000 Census

Table 10 - Structural Characteristics – 2000, Hebron and Wicomico County, Maryland

	Wicomico	Percent	Hebron	Percent
Owner-occupied housing units	21,413	100%	221	100%
1, detached	18,776	88%	218	99%
1, attached	451	2%	0	0%
2	88	0%	0	0%
3 or 4	30	0%	0	0%
5 or more	194	1%	0	0%
Mobile home	1,869	9%	3	1%
Boat, RV, van, etc	5	0%	0	0%
Renter-occupied housing units	10,805	100%	86	100%
1, detached	4,801	44%	78	91%
1, attached	564	5%	0	0%
2	812	8%	1	1%
3 or 4	735	7%	0	0%
5 to 9	1,267	12%	0	0%
Renter-occupied housing units (contd)				
10 to 19	1,430	13%	0	0%
20 to 49	231	2%	0	0%
50 or more	440	4%	2	2%
Mobile home	525	5%	5	6%
Boat, RV, van, etc	0	0%	0	0%

Source: U. S. Census 2000 Census

Table 11 - Housing Tenure and Vacancy – 2000 , Hebron and Wicomico County, Maryland

	Wicomico	Percent	Hebron	Percent
Total Housing Units	34,401		325	
Occupied housing units	32,218	100%	299	100%
Owner-occupied housing units	21,419	67%	223	75%
Renter-occupied housing units	10,799	34%	76	25%
Vacant Housing Units	2,183	7%	26	9%
Vacancy Rate				
- Home Owner Units		1.5%		2.6%
- Rental Units		4.6%		10.6%

Source: U. S. Census 2000 Census

Table 12 - Structural, Plumbing and Equipment Characteristics – 2000, Hebron and Wicomico County, Maryland

	Wicomico	Hebron
All housing Units	34,401	333
Lacking complete plumbing facilities	0.5%	0.3%
Lacking complete kitchen facilities	0.9%	0.3%

Source: U. S. Census 2000 Census

Among Census-selected owner-occupied housing in Hebron, approximately 78 percent is valued at \$60,000 or higher, as compared to 89 percent in Wicomico County. Within that group, 15 percent is valued at over \$100,000 in Hebron, and 52 percent is valued at over \$100,000 in the County (see Table 13).

Table 13 - Value of Selected Owner Occupied Housing – 2000, Hebron and Wicomico County, Maryland

Specified Units	17,564	100%	203	100%
	Wicomico	Percent	Hebron	Percent
Less than \$10,000	8	0%	0	0%
\$10,000 to \$14,999	9	0%	0	0%
\$15,000 to \$19,999	45	0%	0	0%
\$20,000 to \$24,999	47	0%	4	2%
\$25,000 to \$29,999	77	0%	0	0%
\$30,000 to \$34,999	205	1%	1	1%
\$35,000 to \$39,999	222	1%	0	0%
\$40,000 to \$49,999	669	4%	22	11%
\$50,000 to \$59,999	860	5%	18	9%
\$60,000 to \$69,999	1,610	9%	43	21%
\$70,000 to \$79,999	1,772	10%	33	16%
\$80,000 to \$89,999	2,453	14%	32	16%
\$90,000 to \$99,999	1,788	10%	27	13%
\$100,000 to \$124,999	2,485	14%	12	6%
\$125,000 to \$149,999	1,689	10%	6	3%
\$150,000 to \$174,999	1,528	9%	2	1%
\$175,000 to \$199,999	655	4%	0	0%
\$200,000 to \$249,999	789	5%	0	0%
\$250,000 to \$299,999	291	2%	0	0%
\$300,000 to \$399,999	181	1%	0	0%
\$400,000 to \$499,999	70	0%	0	0%
\$500,000 to \$749,999	89	1%	0	0%
\$750,000 to \$999,999	13	0%	0	0%
\$1,000,000 or more	9	0%	3	2%
Median (dollars)	\$94,500		\$74,100	

Source: U.S. Census 2000 Census