

COMMUNITY AREA

55

Hegewisch



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	9,781	9,426	-3.6%
<i>Percent Immigrant (Foreign Born)</i>	13.5%	11.0%	-18.7%
Total Households	3,821	3,537	-7.4%
<i>Total Family Households</i>	2,531	2,351	-7.1%
<i>Total Non-Family Households</i>	1,290	1,186	-8.1%
Percent of Residents In Poverty	10.6%	13.1%	23.3%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	7,835	6,692	-14.6%
Black or African American	131	413	215.3%
Asian	39	63	61.5%
Multi-Racial	412	301	-26.9%
Other	1,364	1,957	43.5%
Latino (of Any Race)	2,820	4,671	65.6%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$55,594	\$50,033	-10.0%
Households Earning < \$25,000	1,053	911	-13.5%
<i>As a Percent of All Households</i>	27.6%	23.8%	-14.0%
Unemployment Rate	4.5%	9.6%	112.7%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	832	911	9.6%
\$25,000-\$49,999	1,097	1,006	-8.3%
\$50,000-\$74,999	915	794	-13.3%
\$75,000 or More	965	1,119	16.0%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	4,121	3,862	-6.3%
Total Occupied Housing Units	3,821	3,537	-7.4%
<i>Owner-Occupied</i>	3,047	2,642	-13.3%
<i>Renter-Occupied</i>	774	895	15.6%

HOUSING UNIT PRODUCTION	2000	2010
New Units Built Between 2000 and 2010		269
<i>As a Percentage of all Housing Units</i>		6.4%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$691	\$760	9.9%
Paying Over 30% of Income in Rent	41.9%	46.3%	10.5%
<i>Renters Paying Less Than \$750/mo</i>	472	368	-22.1%
<i>Renters Paying \$750 to \$999/mo</i>	190	214	12.6%
<i>Renters Paying \$1000 to \$1,499/mo</i>	42	224	432.7%
<i>Renters Paying \$1,500 or More/mo</i>	8	0	-100.0%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,199	\$1,425	18.9%
Paying Over 30% of Income for Mortgage	22.8%	39.6%	73.7%
<i>Owners Paying Less Than \$ 1,000/mo</i>	573	242	-57.7%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	456	731	60.2%
<i>Owners Paying \$1,500 to \$1999/mo</i>	179	527	194.3%
<i>Owners Paying \$2,000 or More/mo</i>	39	211	439.8%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
INCOME LEVEL				
Less than \$25,000	90.4%	91.5%	32.5%	87.0%
\$25,000-\$49,999	26.7%	79.7%	22.7%	41.7%
\$50,000-\$74,999	0.0%	15.8%	3.1%	27.0%
\$75,000 or More	5.7%	0.0%	2.6%	2.9%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	2,729	2,806	2.8%
2-4 Units	967	947	-2.1%
5-9 Units	37	78	110.8%
10-19 Units	19	18	-5.3%
20 or More Units	0	70	6,900.0%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2000	2010	2000	2010
2003	65		\$159,591	
2005	152		\$161,888	
2008	152		\$146,852	
2010	134		\$111,747	
2012	118		\$88,407	
2013	38		\$73,480	

FORECLOSURE FILINGS			
2009	55	2011	46
2010	48	2012	64

PROJECT-BASED SECTION 8	
Buildings	0
Units	0

The Chicago Rehab Network is grateful to the Chicago Community Trust for its support of this research. Data come primarily from Nathalie P. Voorhees Center (UIC) analysis of 2000 and 2010 Censuses. * Indicates that values have been adjusted for inflation to 2010 constant dollars. For more information, or to request a methodology, contact CRN at Elizabeth@chicagorehab.org or 312.663.3936.

HOUSING FACT SHEET

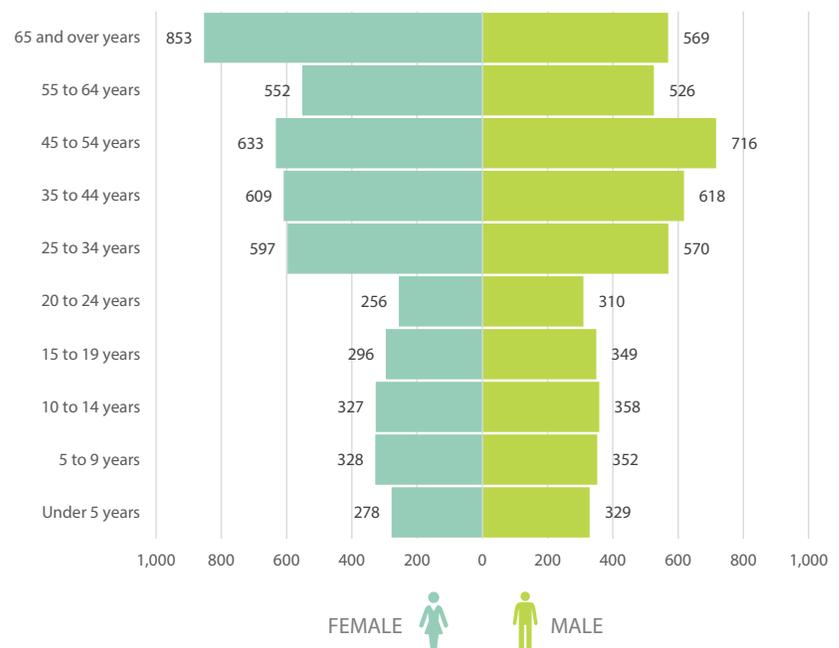
DEEPER DIVE: AGE, SEX AND RACE COHORTS

An in depth look at the sex and age of a community's population can help determine community needs. Age cohorts show whether a community is expanding, stable or contracting—and point to current or future need for investments that serve particular constituencies, like after school programs for teens or options for elder housing.

TOTAL POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	4,697	4,729
under 5 years	329	278
5 to 9 years	352	328
10 to 14 years	358	327
15 to 19 years	349	296
20 to 24 years	310	256
25 to 34 years	570	597
35 to 44 years	618	609
45 to 54 years	716	633
55 to 64 years	526	552
65 or more years	569	853

POPULATION BY AGE AND SEX IN HEGEWISCH, 2010



TOP 3 SUB-POPULATIONS IN HEGEWISCH

The top 3 sub-populations in Hegewisch in 2010 were Latino, White, and Black or African American. There were also 48 Asians and 108 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	2,378	2,293
under 5 years	239	199
5 to 9 years	254	233
10 to 14 years	239	227
15 to 19 years	223	194
20 to 24 years	190	160
25 to 34 years	350	356
35 to 44 years	341	353
45 to 54 years	279	247
55 to 64 years	140	176
65 or more years	123	148

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	2,079	2,156
under 5 years	60	53
5 to 9 years	68	75
10 to 14 years	92	67
15 to 19 years	94	83
20 to 24 years	106	78
25 to 34 years	191	186
35 to 44 years	249	223
45 to 54 years	409	360
55 to 64 years	437	352
65 or more years	373	679

BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	179	185
under 5 years	22	18
5 to 9 years	22	11
10 to 14 years	24	24
15 to 19 years	27	11
20 to 24 years	8	10
25 to 34 years	21	44
35 to 44 years	20	21
45 to 54 years	18	17
55 to 64 years	9	13
65 or more years	8	16

HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
Population	9,781	9,426	-3.6%
Households	3,821	3,537	-7.4%
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BUILDING VIOLATIONS	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	70	473
2010	59	314
2011	70	511
2012	49	333
2013	37	128
2014	52	209

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	24	5
2007	10	6
2008	13	2
2009	14	3
2010	14	0
2011	11	2
2012	14	4
2013	8	3
2014	9	2
<i>Percent New Construction 2006-2014</i>	11.1%	n/a
<i>Percent Rehabilitation 2006-2014</i>	88.9%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	4.2%	3.6%	4.4%
Vacant less than 12 months	85	17	47
Vacant 12 - 24 months	20	33	20
Vacant 24 - 36 months	15	11	31
Vacant More than 36 months	30	71	60

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	16.6%	14.6%	20.5%
Vacant less than 12 months	12	2	13
Vacant 12 - 24 months	6	4	5
Vacant 24 - 36 months	1	0	1
Vacant More than 36 months	13	22	20

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	37	199,288
Business	6	21,069
Commercial	3	6,230
Manufacturing	14	85,794
Planned Development	1	8,307
Planned Manufacturing District	4	12,789
Parks and Open Space	1	14,883
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES" 2014

Zombies	12
Zombies per 1,000 Mortgageable Properties	4.0

"Zombie properties" are those where foreclosure has been initiated but not yet completed. Average time to foreclosure in Illinois in 2014 was 889 days (2.5 years).



Allstate

CHICAGO'S OWN GOOD HANDS

The Chicago Rehab Network is grateful to Allstate for its support of this research.

Data sources: U.S. Census Bureau: 2010 Census; HUD: 2008, 2010 & 2014 Aggregated USPS Administrative Data On Address Vacancies; City of Chicago Data Portal; Woodstock Institute: "Unresolved Foreclosures: Patterns of Zombie Properties in Cook County" Appendix A; Crain's Chicago Business / Chicago Real Estate Daily, "Fast Foreclosure? Not in Illinois" (12/9/2014) For more information contact CRN at Elizabeth@chicagorehab.org or 312.663.3936.