

COMMUNITY AREA

20

Hermosa



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	26,908	25,010	-7.1%
<i>Percent Immigrant (Foreign Born)</i>	32.4%	36.9%	13.8%
Total Households	7,266	6,981	-3.9%
<i>Total Family Households</i>	5,869	5,491	-6.4%
<i>Total Non-Family Households</i>	1,397	1,490	6.7%
Percent of Residents In Poverty	16.7%	19.9%	18.9%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	11,094	10,582	-4.6%
Black or African American	900	1,173	30.3%
Asian	348	327	-6.0%
Multi-Racial	1,147	1,014	-11.6%
Other	13,419	11,914	-11.2%
Latino (of Any Race)	22,574	21,860	-3.2%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$47,565	\$42,619	-10.4%
Households Earning < \$25,000	2,420	1,788	-26.1%
<i>As a Percent of All Households</i>	33.6%	25.7%	-23.6%
Unemployment Rate	6.4%	12.9%	100.1%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	1,911	1,788	-6.4%
\$25,000-\$49,999	2,321	2,291	-1.3%
\$50,000-\$74,999	1,624	1,517	-6.6%
\$75,000 or More	1,346	1,366	1.5%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	7,612	7,767	2.0%
Total Occupied Housing Units	7,266	6,981	-3.9%
<i>Owner-Occupied</i>	3,264	2,769	-15.2%
<i>Renter-Occupied</i>	4,002	4,212	5.2%

HOUSING UNIT PRODUCTION	
New Units Built Between 2000 and 2010	79
<i>As a Percentage of all Housing Units</i>	1.0%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$751	\$895	19.1%
Paying Over 30% of Income in Rent	38.9%	58.9%	51.5%
<i>Renters Paying Less Than \$750/mo</i>	2,601	1,106	-57.5%
<i>Renters Paying \$750 to \$999/mo</i>	1,050	1,387	32.2%
<i>Renters Paying \$1000 to \$1,499/mo</i>	211	1,043	394.6%
<i>Renters Paying \$1,500 or More/mo</i>	61	175	185.3%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,521	\$2,136	40.4%
Paying Over 30% of Income for Mortgage	37.5%	69.3%	85.1%
<i>Owners Paying Less Than \$ 1,000/mo</i>	305	110	-63.9%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	535	420	-21.5%
<i>Owners Paying \$1,500 to \$1999/mo</i>	299	616	106.3%
<i>Owners Paying \$2,000 or More/mo</i>	97	1,539	1,483.8%

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	90.2%	98.3%	53.1%	90.4%
\$25,000-\$49,999	20.9%	69.2%	47.4%	83.9%
\$50,000-\$74,999	3.9%	0.0%	20.0%	79.1%
\$75,000 or More	5.6%	11.5%	7.5%	32.5%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	2,064	2,367	14.7%
2-4 Units	4,278	4,733	10.6%
5-9 Units	731	363	-50.3%
10-19 Units	297	244	-17.8%
20 or More Units	191	175	-8.4%

	MEDIAN HOME SALES*	
	UNITS	MEDIAN COST
2003	344	\$293,019
2005	276	\$217,400
2008	276	\$197,208
2010	393	\$132,666
2012	259	\$117,790
2013	180	\$112,280

FORECLOSURE FILINGS			
2009	251	2011	203
2010	209	2012	150

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

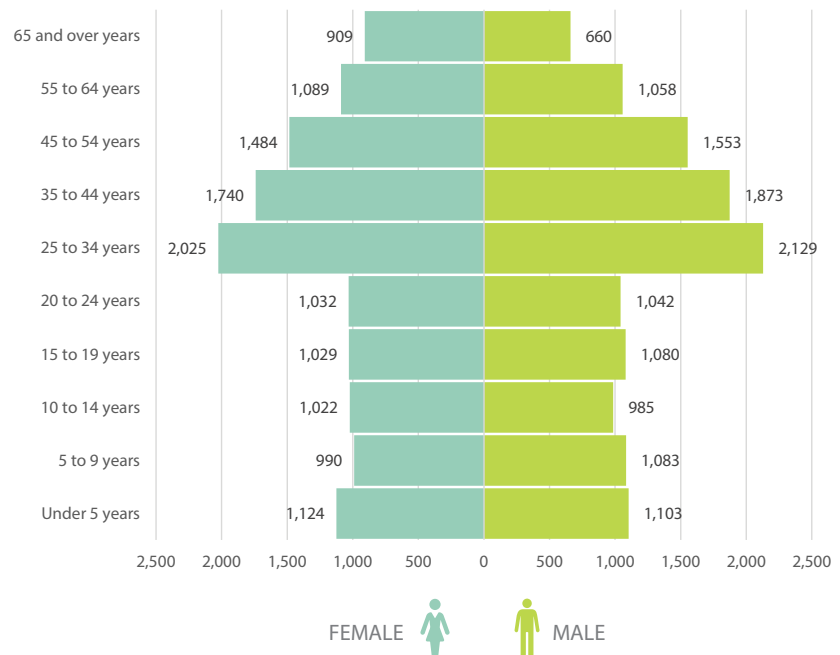
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	12,566	12,444
under 5 years	1,103	1,124
5 to 9 years	1,083	990
10 to 14 years	985	1,022
15 to 19 years	1,080	1,029
20 to 24 years	1,042	1,032
25 to 34 years	2,129	2,025
35 to 44 years	1,873	1,740
45 to 54 years	1,553	1,484
55 to 64 years	1,058	1,089
65 or more years	660	909

POPULATION BY AGE AND SEX IN HERMOSA, 2010



TOP 3 SUB-POPULATIONS IN HERMOSA

The top 3 sub-populations in Hermosa in 2010 were Latino, White, and Black or African American. There were also 294 Asians and 186 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	11,028	10,832
under 5 years	1,023	1,041
5 to 9 years	1,004	931
10 to 14 years	932	947
15 to 19 years	1,004	956
20 to 24 years	942	914
25 to 34 years	1,882	1,781
35 to 44 years	1,633	1,530
45 to 54 years	1,281	1,255
55 to 64 years	843	879
65 or more years	484	598

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	920	993
under 5 years	26	45
5 to 9 years	37	19
10 to 14 years	17	28
15 to 19 years	29	32
20 to 24 years	52	64
25 to 34 years	139	138
35 to 44 years	148	119
45 to 54 years	184	148
55 to 64 years	134	143
65 or more years	154	257

BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	376	381
under 5 years	34	22
5 to 9 years	23	27
10 to 14 years	24	30
15 to 19 years	36	28
20 to 24 years	29	40
25 to 34 years	75	69
35 to 44 years	57	60
45 to 54 years	65	60
55 to 64 years	25	26
65 or more years	8	19

HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
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BUILDING VIOLATIONS	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	245	1,487
2010	213	1,090
2011	237	1,311
2012	179	1,210
2013	139	900
2014	183	1,132

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	71	3
2007	56	3
2008	73	1
2009	45	2
2010	43	2
2011	50	0
2012	52	0
2013	38	3
2014	56	2
<i>Percent New Construction 2006-2014</i>	5.6%	n/a
<i>Percent Rehabilitation 2006-2014</i>	94.4%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	6.1%	5.4%	4.1%
Vacant less than 12 months	204	91	95
Vacant 12 - 24 months	80	107	57
Vacant 24 - 36 months	45	37	17
Vacant More than 36 months	28	82	83

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	10.8%	12.4%	12.9%
Vacant less than 12 months	33	14	21
Vacant 12 - 24 months	5	15	11
Vacant 24 - 36 months	4	14	8
Vacant More than 36 months	12	19	25

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	3	9,434
Business	0	0
Commercial	0	0
Manufacturing	0	0
Planned Development	0	0
Planned Manufacturing District	0	0
Parks and Open Space	0	0
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES"	2014
Zombies	58
Zombies per 1,000 Mortgageable Properties	12.0

"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

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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.