



HISTORIC
HOLC Grades
1930-1940

A = "Best"

B = "Still Desirable"

C = "Definitely Declining"

D = "Hazardous"

CURRENT

White Majority MUI

Median family income is less than 80% of the area average (LMI)

Minority Population over 50% 2010

LMI and Minority Population over 50%

HOLC GRADING AND AREA INCOME

The Home Owner’s Loan Corporation (HOLC) identified neighborhoods by four categories/colors. The green areas were “Best”, while the red areas were “Hazardous”. Today, 74% of the “Hazardous” areas remain low-to-moderate income (LMI) nationally, while “Best” areas are 94% middle-to-upper income (MUI). Here is the ranking for the city of Chicago, IL:

Grades/Income	LMI	MUI
A Best	0.03%	99.97%
B Desirable	24.16%	75.84%
C Declining	48.61%	51.39%
D Hazardous	64.68%	35.32%

HOLC GRADING AND RACE/ETHNICITY

HOLC examiners also graded neighborhoods by their racial/ethnic composition. The presence of minority communities resulted in downgrading under their system. 64% of the communities identified as “Hazardous” by the HOLC in the 1930’s have majority-minority populations in the 2010 Census. Here is the ranking for the city of Chicago, IL:

Grades/Minority	White	Minority
A Best	99.94%	0.06%
B Desirable	65.13%	34.87%
C Declining	41.59%	58.41%
D Hazardous	18.57%	81.43%