



**ADVISORY NEIGHBORHOOD COMMISSION 3C**  
GOVERNMENT OF THE DISTRICT OF COLUMBIA  
CLEVELAND PARK • MASSACHUSETTS AVENUE HEIGHTS •  
WOODLAND-NORMANSTONE • WOODLEY PARK

*Single Member District Commissioners*

01-Hayden Gise; 02-Adam Prinzo; 03-Janell Pagats  
04-Roric McCorristin; 05-Sauleh Siddiqui; 06-Tammy Gordon  
07-Gawain Kripke; 08-Rick Nash

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## **ANC3C Resolution 2023-008**

### **Resolution Regarding Racial and Demographic Impact Analysis of Historic Districts**

WHEREAS the District Government is currently embarked on integrating racial equity analysis into its decision and policy making;

WHEREAS the Council has created the Council Office of Racial Equity (CORE), to evaluate legislation and advise council on how a proposed bill will affect different racial and ethnic groups in the District of Columbia, a process called a Racial Equity Impact Assessment (REIA);

WHEREAS the Comprehensive Plan, through the Implementation Element calls for “the Zoning Commission to evaluate all actions through a racial equity lens as part of its Comprehensive Plan consistency analysis”;

WHEREAS the Office of Planning uses the Zoning Commission’s Racial Equity Tool<sup>1</sup> to evaluate cases before the Commission at the time of set down<sup>2</sup>;

WHEREAS the City Administrator oversees the Office of Racial Equity (ORE), which, among its tasks, seeks to operationalize racial equity by developing racial equity tools; collaborating with agencies in the development of racial equity action plans; ensuring racial equity in all government operations and practices; and ensuring policies, procedures, and actions do not exacerbate racial inequities and are intentional to repair historic harms;

WHEREAS the ORE is currently partnering with the Office of Planning to pilot racial equity tools, complete a departmental assessment of racial equity, and develop a racial equity action plan;

WHEREAS studies have shown that designation of local historic districts and preservation tax credit projects are associated with an increase in household income<sup>3,4</sup>, and housing costs that might lead to displacement

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<sup>1</sup> The Zoning Commission Racial Equity Tool is available at [https://dcoz.dc.gov/sites/default/files/dc/sites/dcoz/release\\_content/attachments/Racial%20Equity%20Analysis%20Tool.pdf](https://dcoz.dc.gov/sites/default/files/dc/sites/dcoz/release_content/attachments/Racial%20Equity%20Analysis%20Tool.pdf)

<sup>2</sup> See, e.g., Letter from Brandice Elliott, Development Review Specialist, Jennifer Steingasser, Deputy Director for Development Review and Historic Preservation to the District of Columbia Zoning Commission regarding ZC Case 22-17, June 15, 2022 (set down report), available at <https://app.dcoz.dc.gov/CaseReport/ViewExhibit.aspx?exhibitId=280654>.

<sup>3</sup> Coulson, N.E., Leichenko, R.M. (2004). Historic preservation and neighbourhood change. *Urban Studies*, Urban Studies Journal Limited, 41(8), 1587-1600.

<sup>4</sup> Kinahan, K.L. (2019). The neighborhood effects of federal historic tax credits in six legacy cities. *Housing Policy Debate*, 29(1), 166-180.

of lower-income households<sup>5,6,7</sup>;

WHEREAS research from New York City has found that, over time, historic districts become more white, with increased higher education and higher income levels, and that the researchers found “To the degree that neighborhoods become less affordable or more exclusive following the designation of a historic district, they contribute to patterns of segregation and marginalization<sup>8</sup>”;

WHEREAS research from New York City has also shown “no evidence of a change in the share of residents who are Black following designation<sup>9</sup>”;

WHEREAS there currently exists no documented data collection or analysis of the demographics and sociological outcomes related to the creation of historic districts in the District of Columbia;

WHEREAS non-peer reviewed research conducted at the census-block level shows that approximately 22% of the District’s population lives within a historic district, and that population is racially very different than residents living outside of historic district, and that the historic district population 62% white and 15% black, while the non-historic district population is 49% black and 31% white<sup>10</sup>;

WHEREAS measuring the outcome of public policy is critical to evaluating its success and without data and analysis we do not officially know the racial profiles, incomes, home values, rent, levels of education, health outcomes and employment. Nor do we know the racial equity impact of the District’s historic districts and if they are becoming more white and affluent over time.

BE IT THEREFORE RESOLVED that ANC 3C urges the Office of Planning to incorporate into its development of a racial equity tool data collection and analysis of the racial impact of present and proposed historic districts, and that this information be tracked longitudinally and include such data as racial and ethnic composition, income distribution, property values, rent, levels of education, health outcomes, and employment;

BE IT FURTHER RESOLVED that ANC 3C urges the Office of Planning to provide a racial equity assessment for multi-family and commercial applications that come before the Historic Preservation Review Board;

BE IT FURTHER RESOLVED that ANC 3C urges the Office of Planning to provide funding to communities and neighborhoods in Washington, DC to enable them to research and document their history;

BE IT FURTHER RESOLVED that ANC ask the Council and Ward 3 Councilmember Matthew Frumin to work to fund the aforementioned activities within the Office of Planning;

BE IT FURTHER RESOLVED, ANC 3C authorizes the Chair and the Commissioners from 3C03 and 3C05 to

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<sup>5</sup> McCabe, B.J., Ellen, I.G. (2016). Does preservation accelerate neighborhood change? Examining the impact of historic preservation in New York City. *Journal of the American Planning Association*, 82(2), 134-146.

<sup>6</sup> Grevstad-Nordbrock, T., Vojnovic, I. (2019). Heritage-fueled gentrification: A cautionary tale from Chicago. *Journal of Cultural Heritage*, 38, 261-270.

<sup>7</sup> Been, V., Ellen, I.G., Gedal, M., Glaeser, E., McCabe, B.J. (2016). Preserving history or restricting development? The heterogeneous effects of historic districts on local housing markets in New York City. *Journal of Urban Economics*, 92, 16-30.

<sup>8</sup> Brian J. McCabe, Presentation “Homeownership, Historic Preservation and the Politics of Exclusion,” Jan 22, 2022, citation: <https://youtu.be/ljXsQBAE7iM?t=2396>.

<sup>9</sup> McCabe, B. J., & Ellen, I. G. (2016). Does preservation accelerate neighborhood change? Examining the impact of historic preservation in New York City. *Journal of the American Planning Association*, 82(2), 134-146.

<sup>10</sup> “Demographics of DC’s Historic Districts” <https://cpsmartgrowth.com/2021/11/09/demographics-of-dcs-historic-districts/>.

represent the Commission on this matter.

**Attested by**

A handwritten signature in black ink, appearing to read "Janell Pagats", written in a cursive style.

Janell Pagats  
**Chair, on April 19, 2023**

*This resolution was approved by voice vote on April 19, 2023, at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 8 commissioners) was present.*