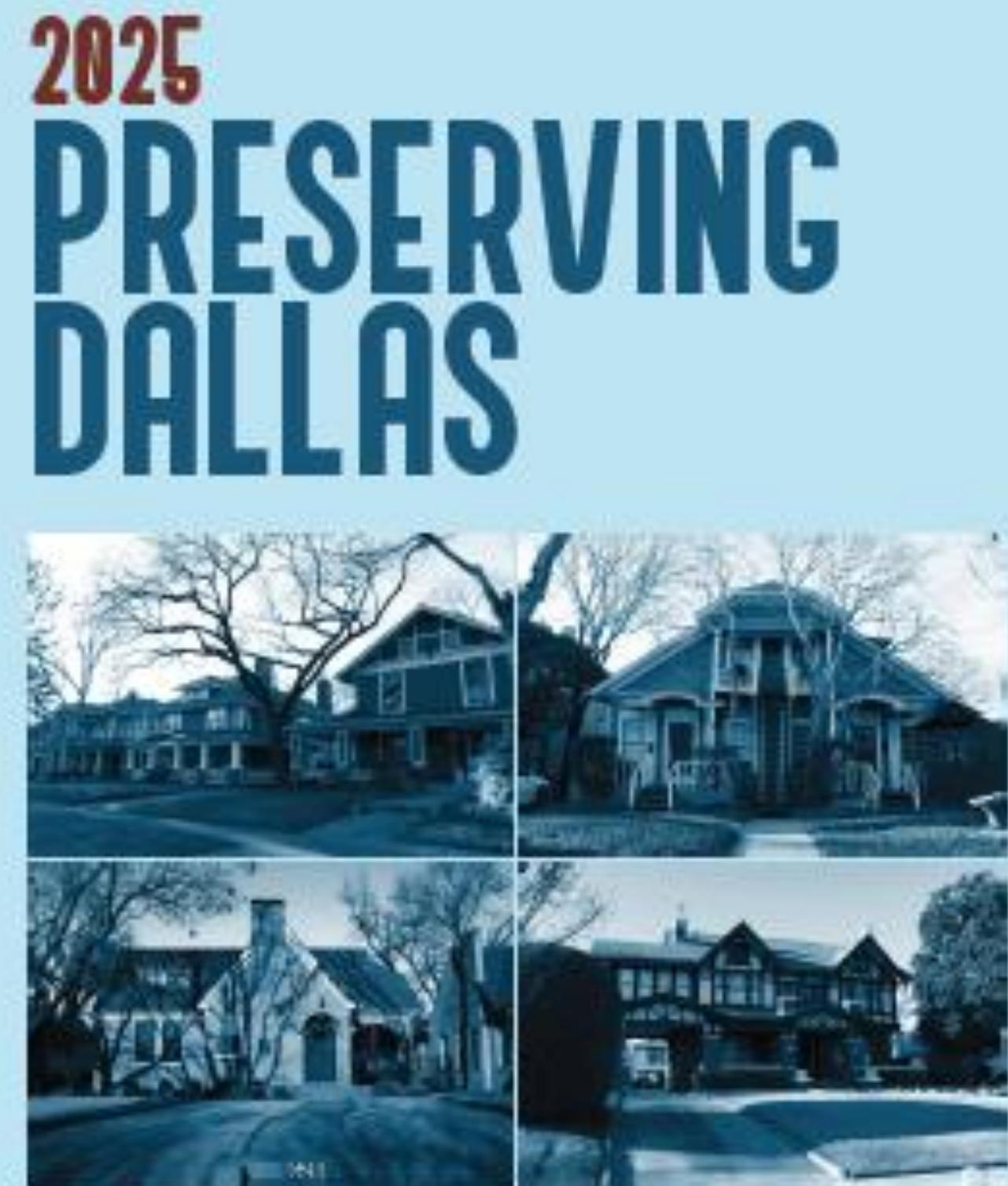


# Impacts of Historic Preservation in Dallas

## Key Findings

### Landmark Commission

January 5, 2026  
Donovan Rypkema  
PlaceEconomics



The Economic Impact of  
Historic Preservation in Dallas

Completed by PlaceEconomics for the City of Dallas

## The Basics



# What we looked at

Demographics

Older Housing and Affordability

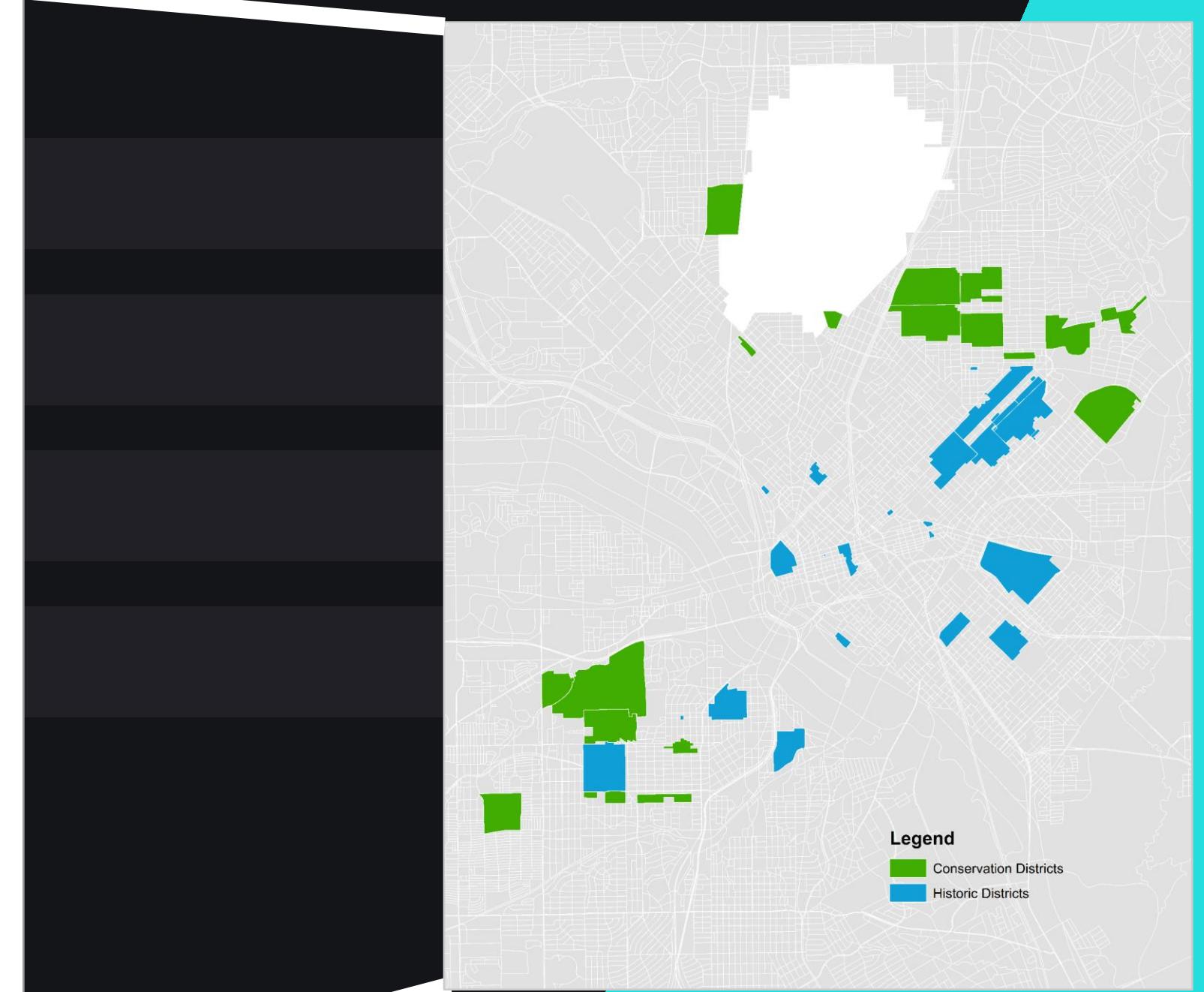
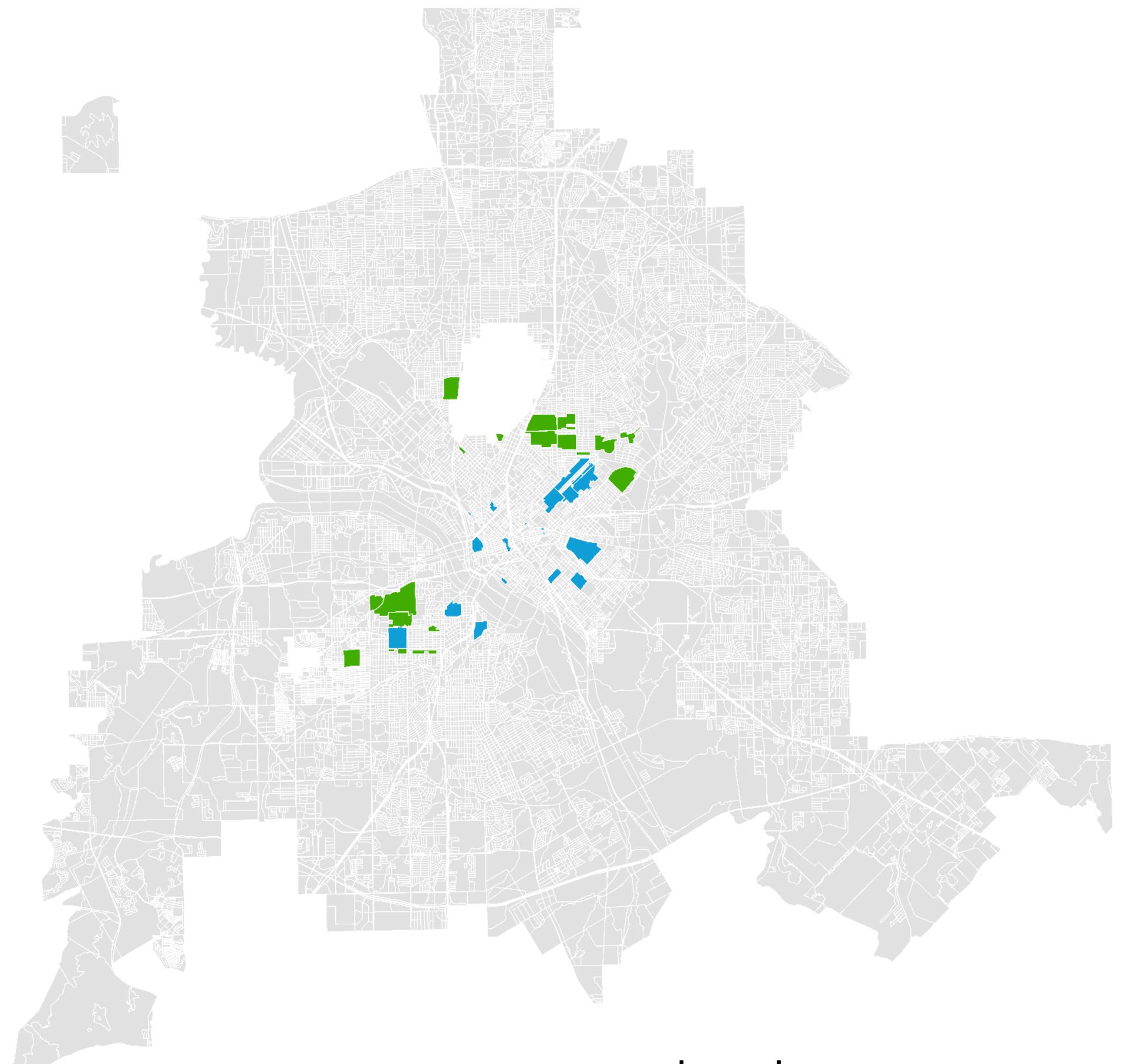
Property Values

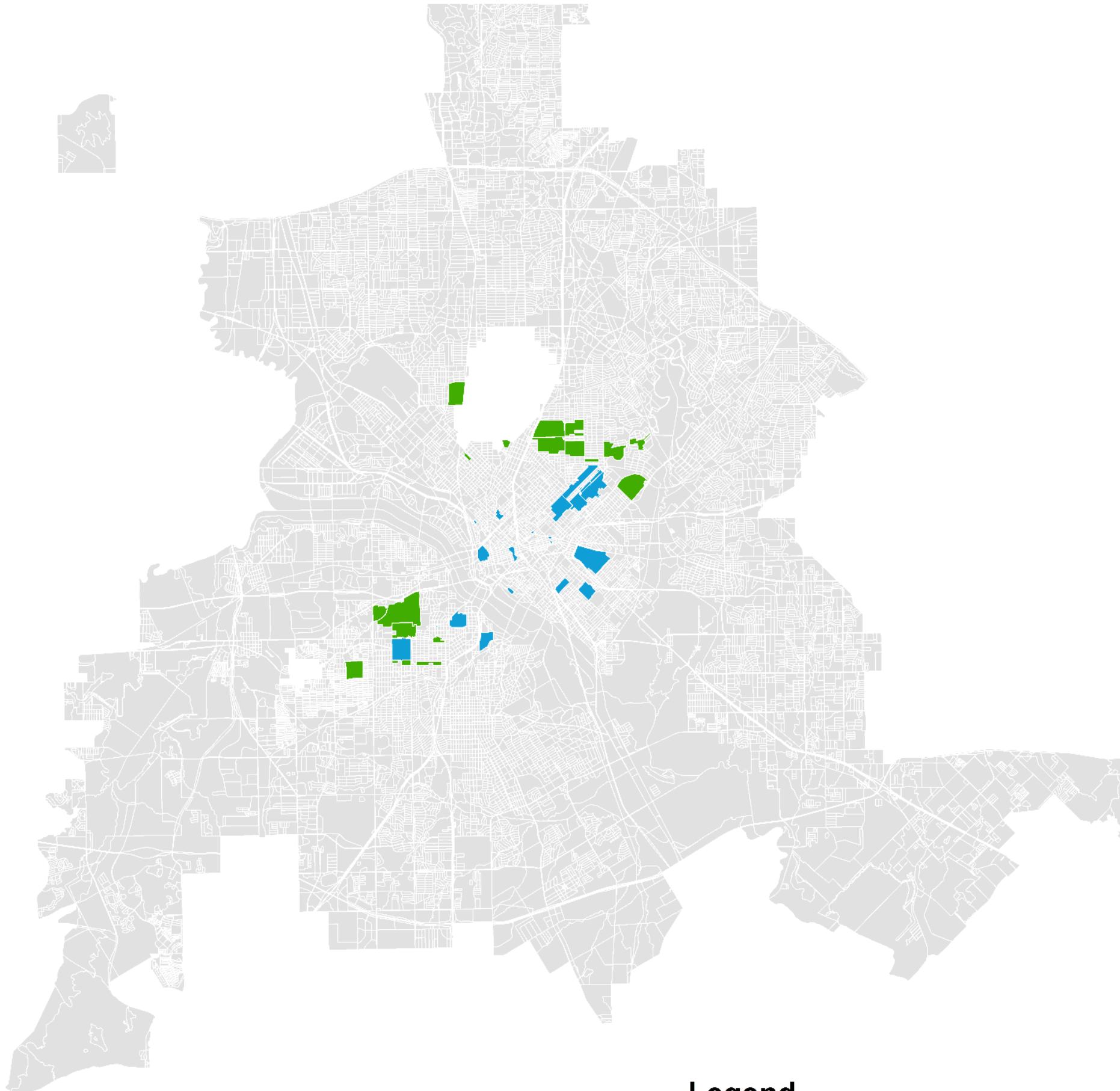
Businesses & Historic Districts

Impacts of Historic Rehabilitation

Heritage Tourism

Preservation and the Environment





#### Legend

- Conservation Districts
- Historic Districts

### Historic Districts

.6% of land area

1.0% of population

### Conservation Districts

.9% of land area

1.4% of population

Not only are historic districts not prohibiting density, they are the among the densest neighborhoods in Dallas



## Higher Population Density

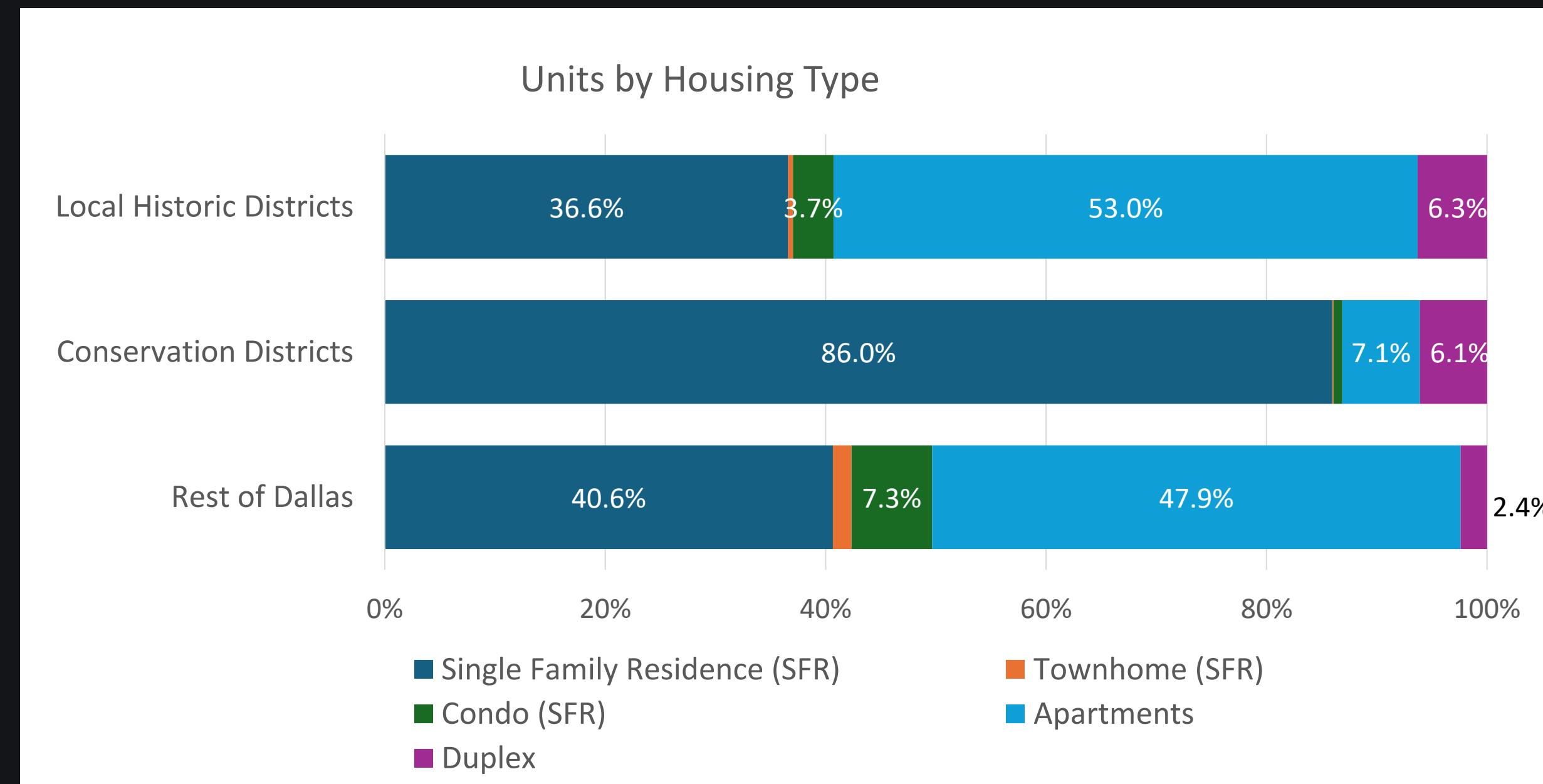
Historic districts have **~2,000 more people per square mile** than the rest of Dallas (7,023 vs. 4,993).



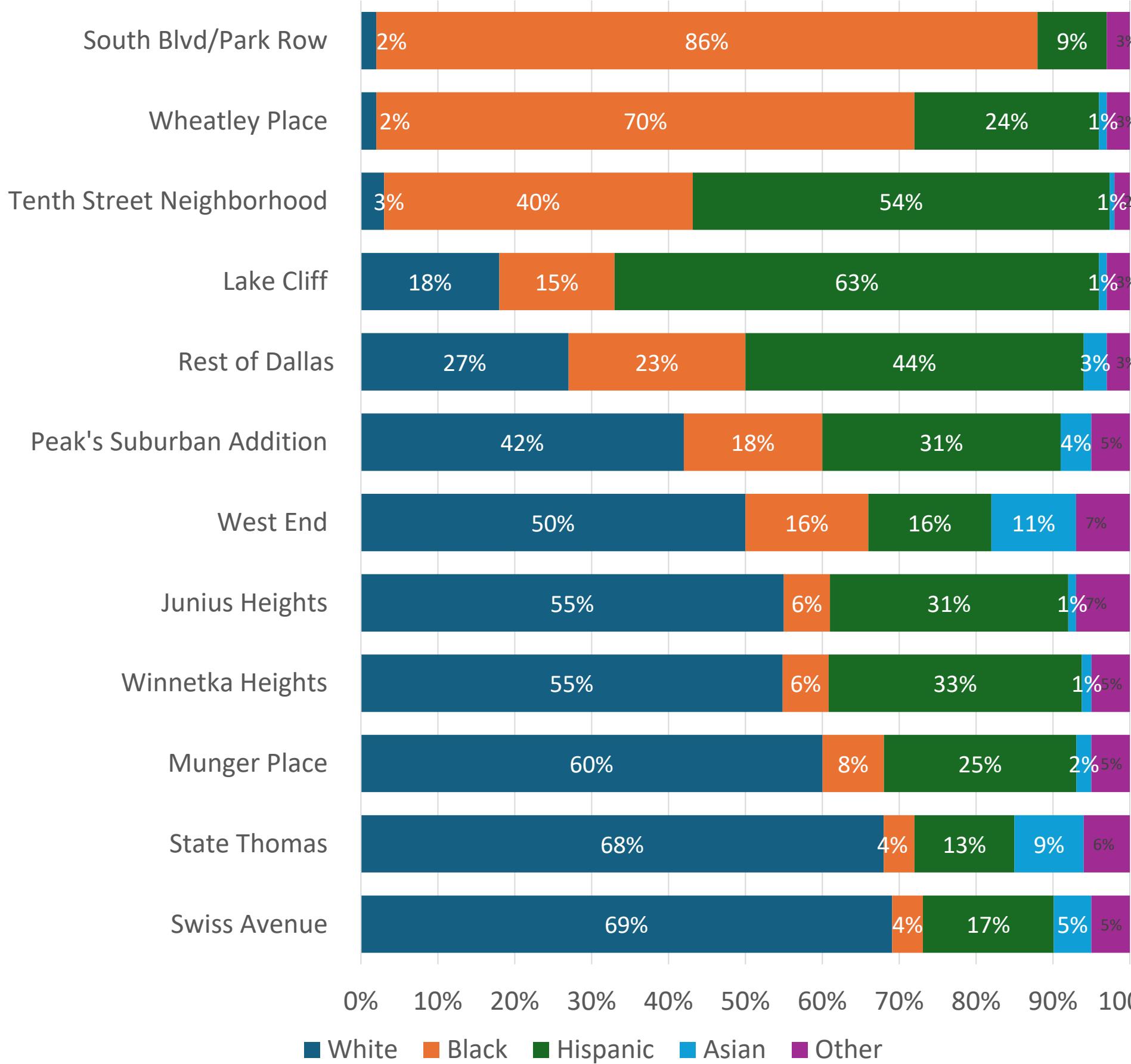
## Greater Housing Density

Historic districts have nearly double the housing units per square mile (**3,943 vs. 2,162**).

# One of the reasons for increased density is the variety of housing typologies in historic districts – but density at a human scale



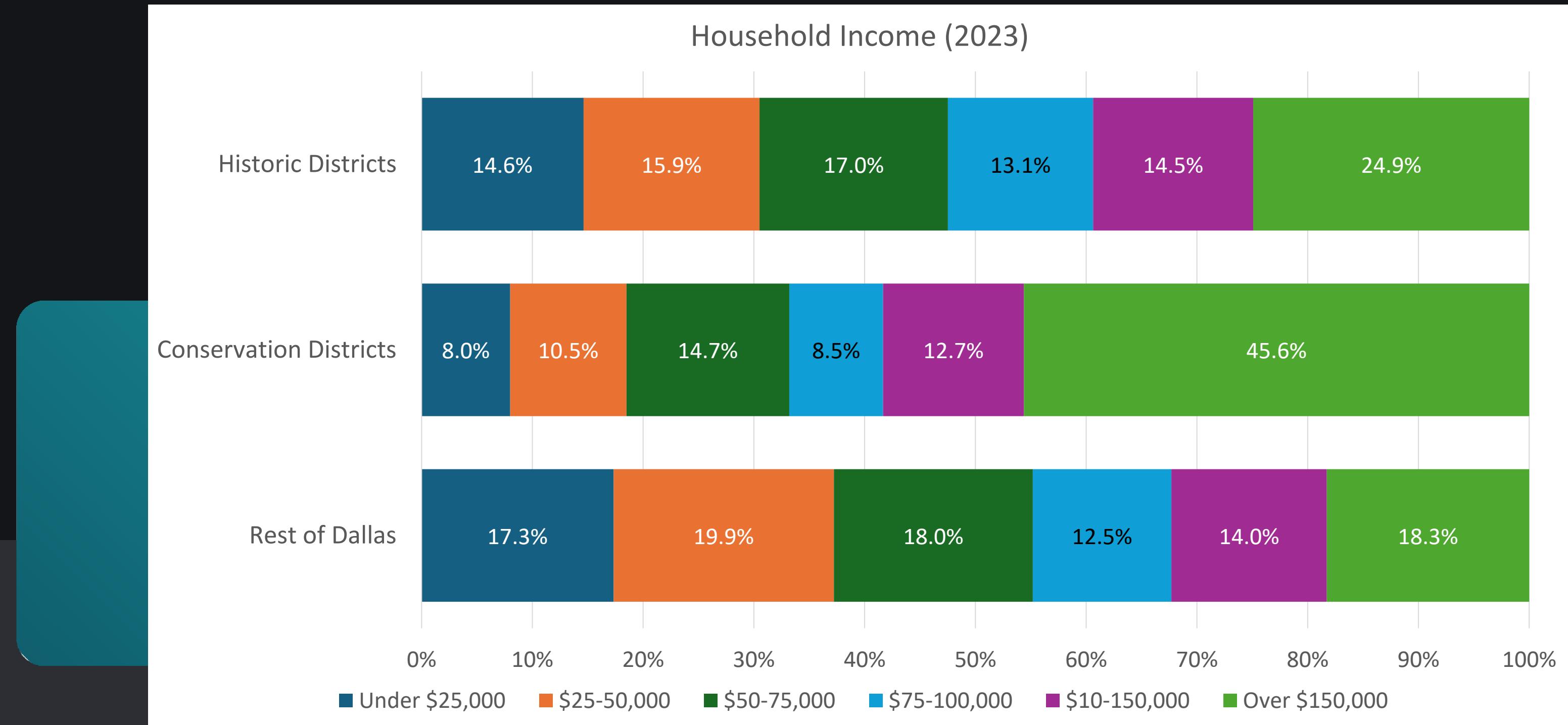
### Racial Distribution by Historic District (2020)



The diversity of  
Dallas is reflected  
in the diversity of  
historic districts.

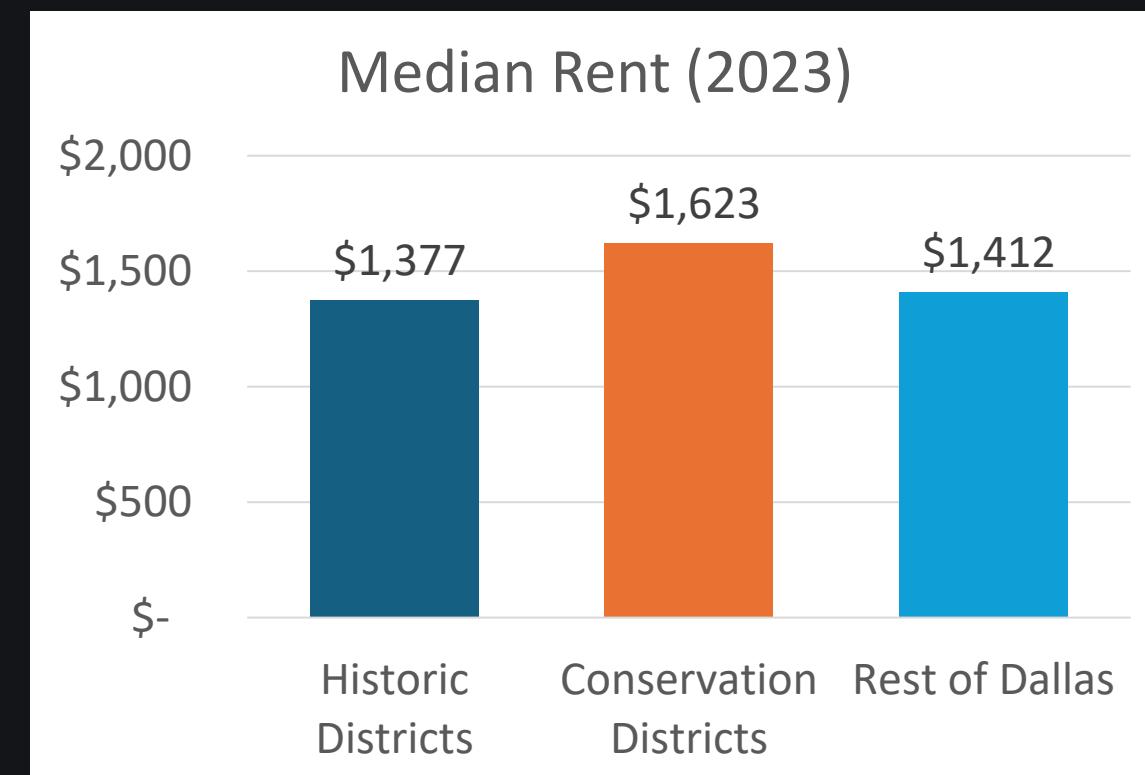
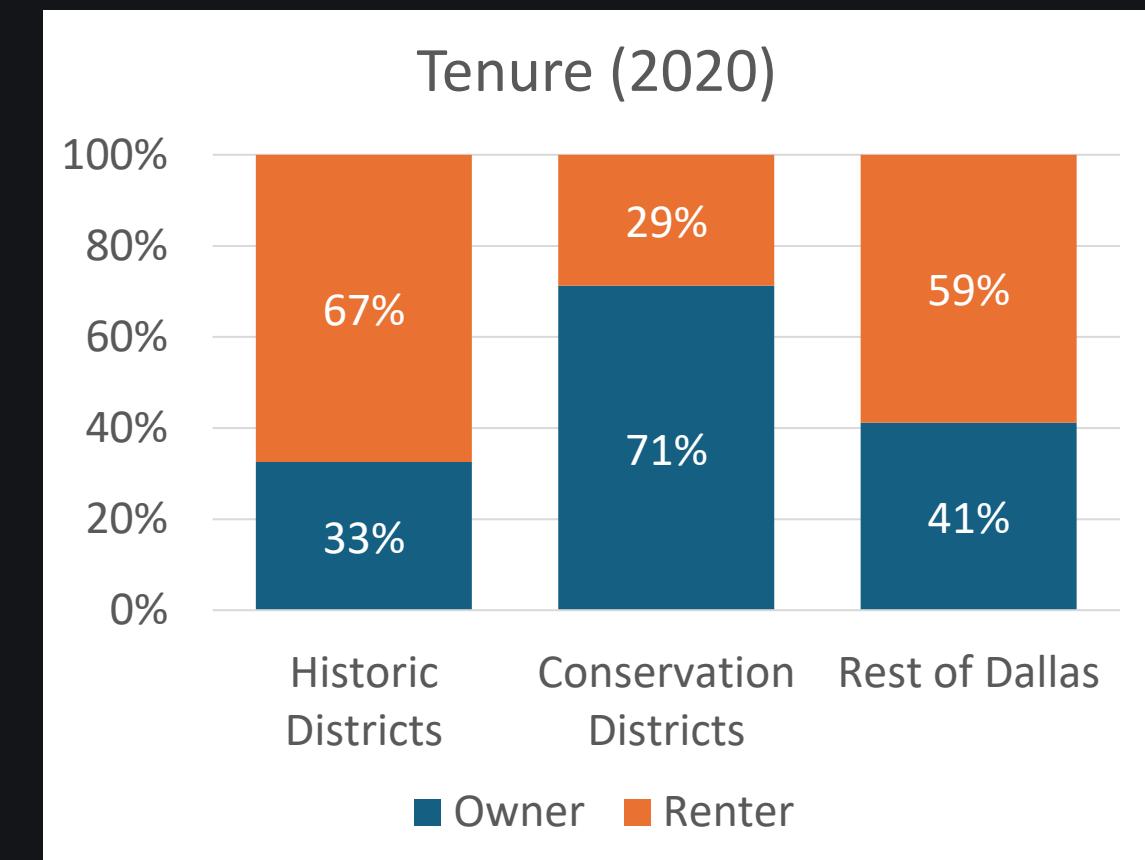


# There is also a wide diversity in incomes in historic districts

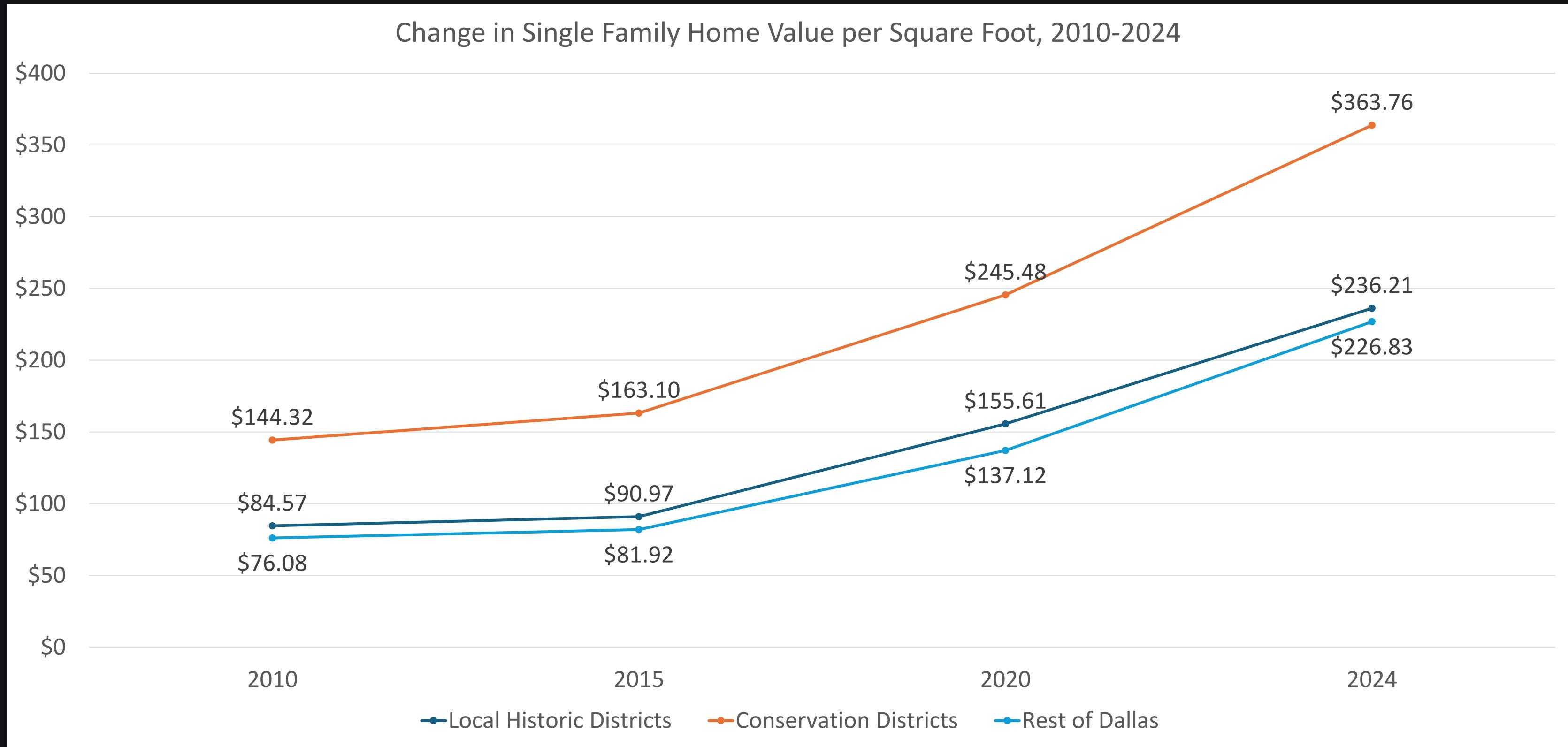




**Historic Districts are welcoming  
to renters and providing more  
affordable rents**

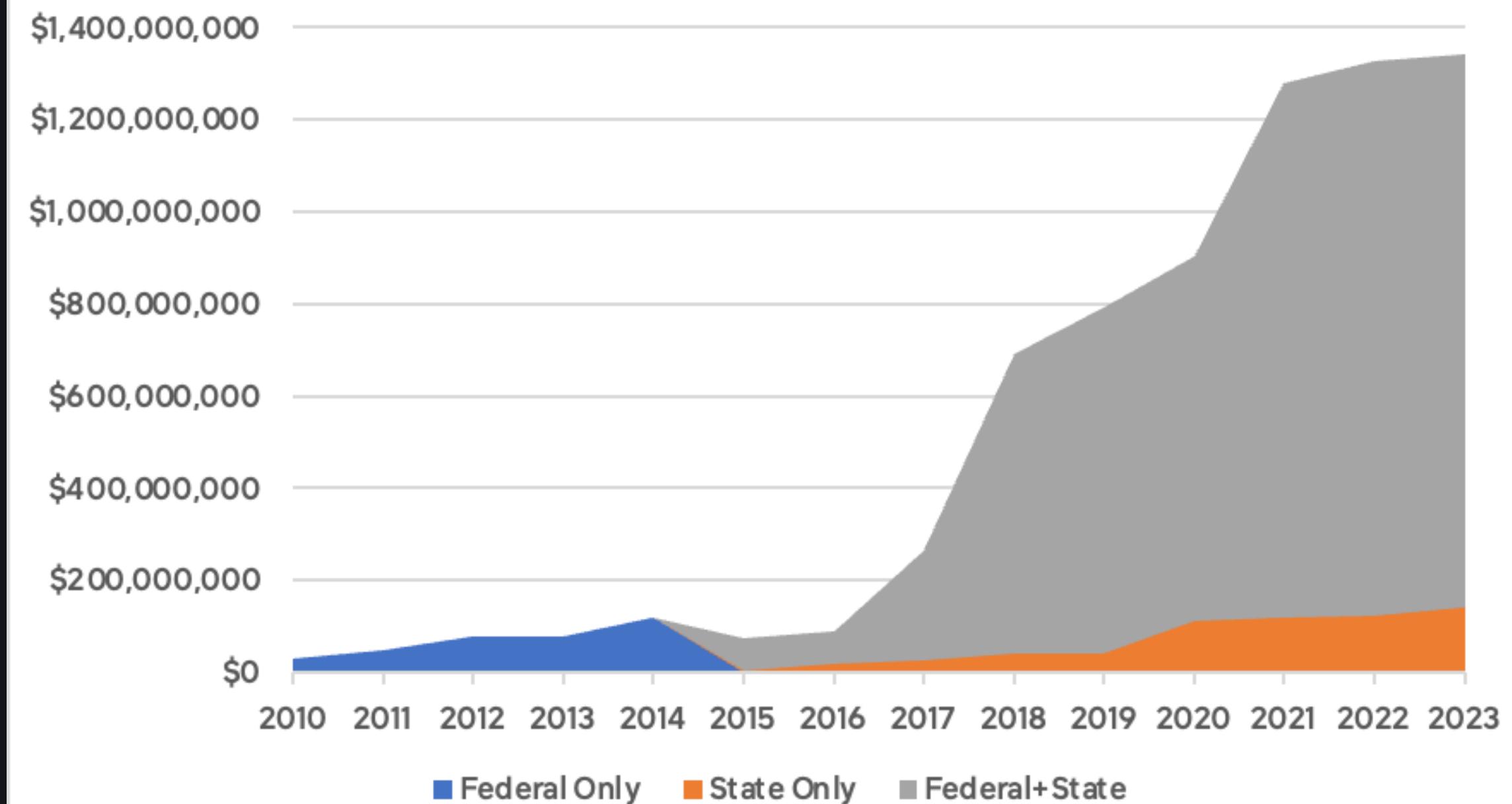


# Historic Designation and Property Values

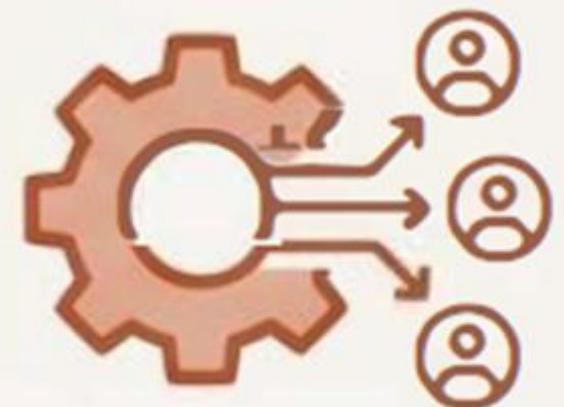


# State and Federal Historic Tax Credits Spur Investment

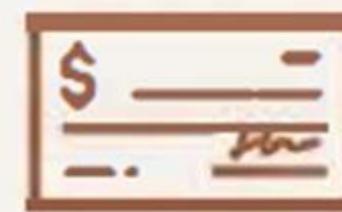
Cumulative Investment by Program



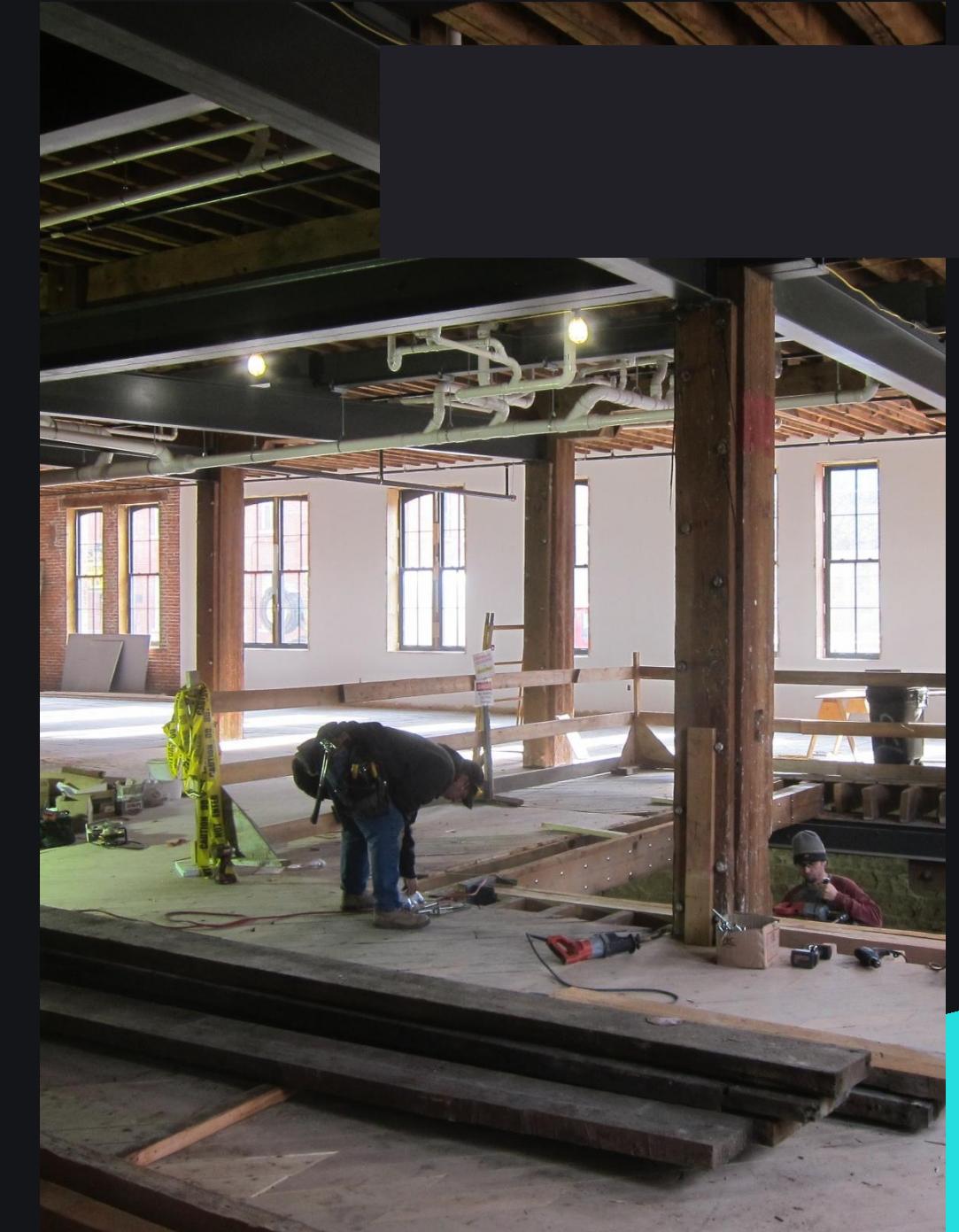
## Impact of Historic Tax Credits (Annually)



**857 total jobs created**  
(585 direct, 272 indirect/induced)

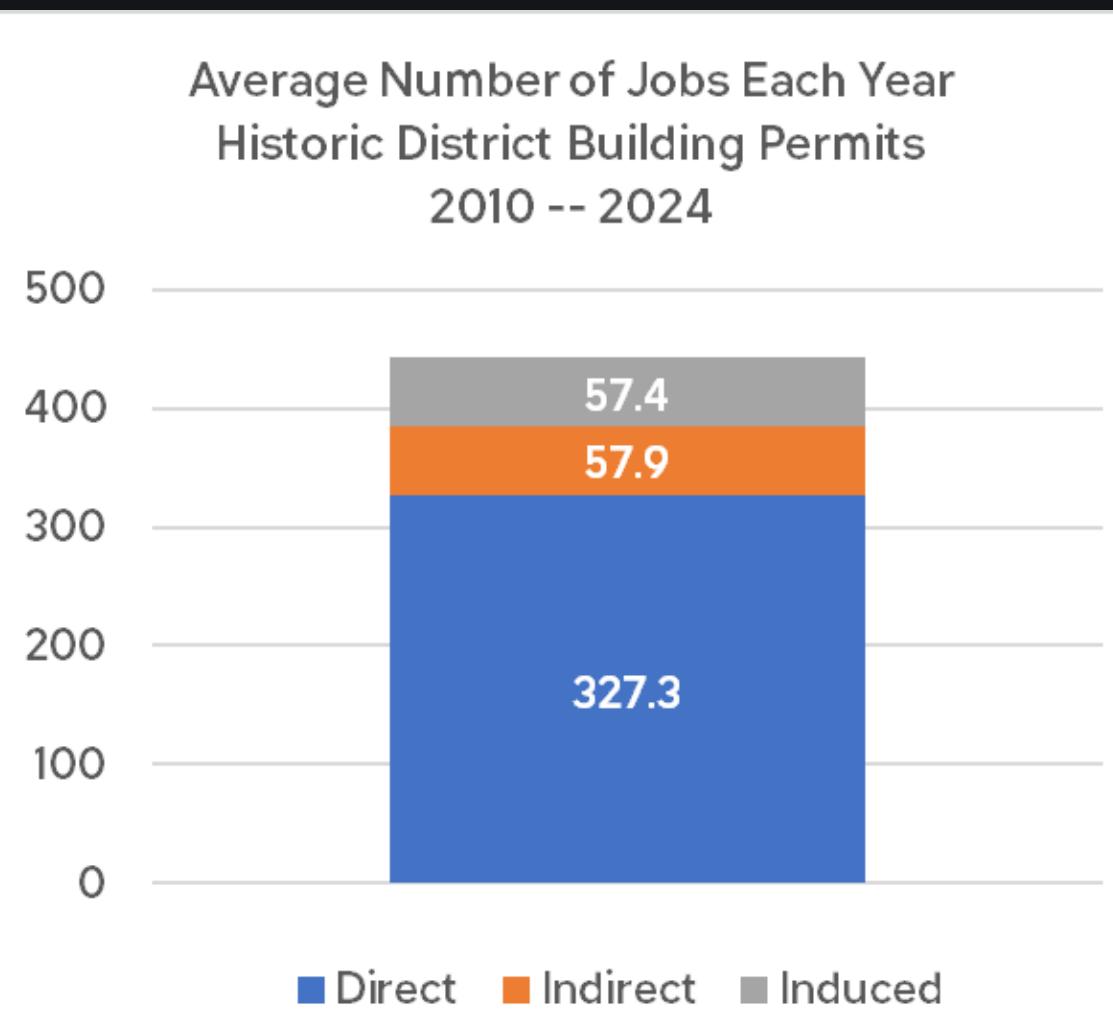


**~\$59.4 million** in labor  
income generated

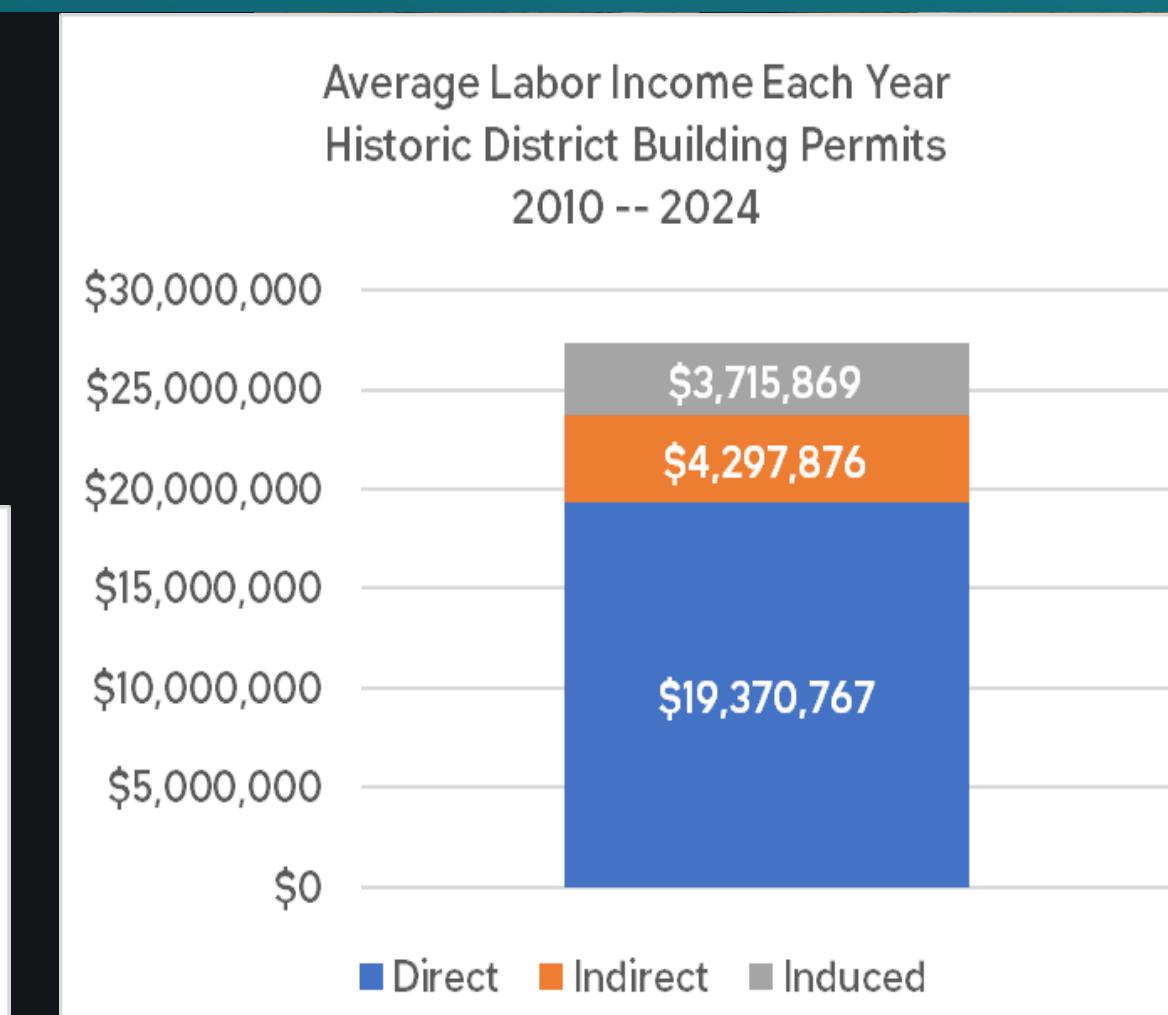


# Investment in historic district buildings means jobs, income, and taxes

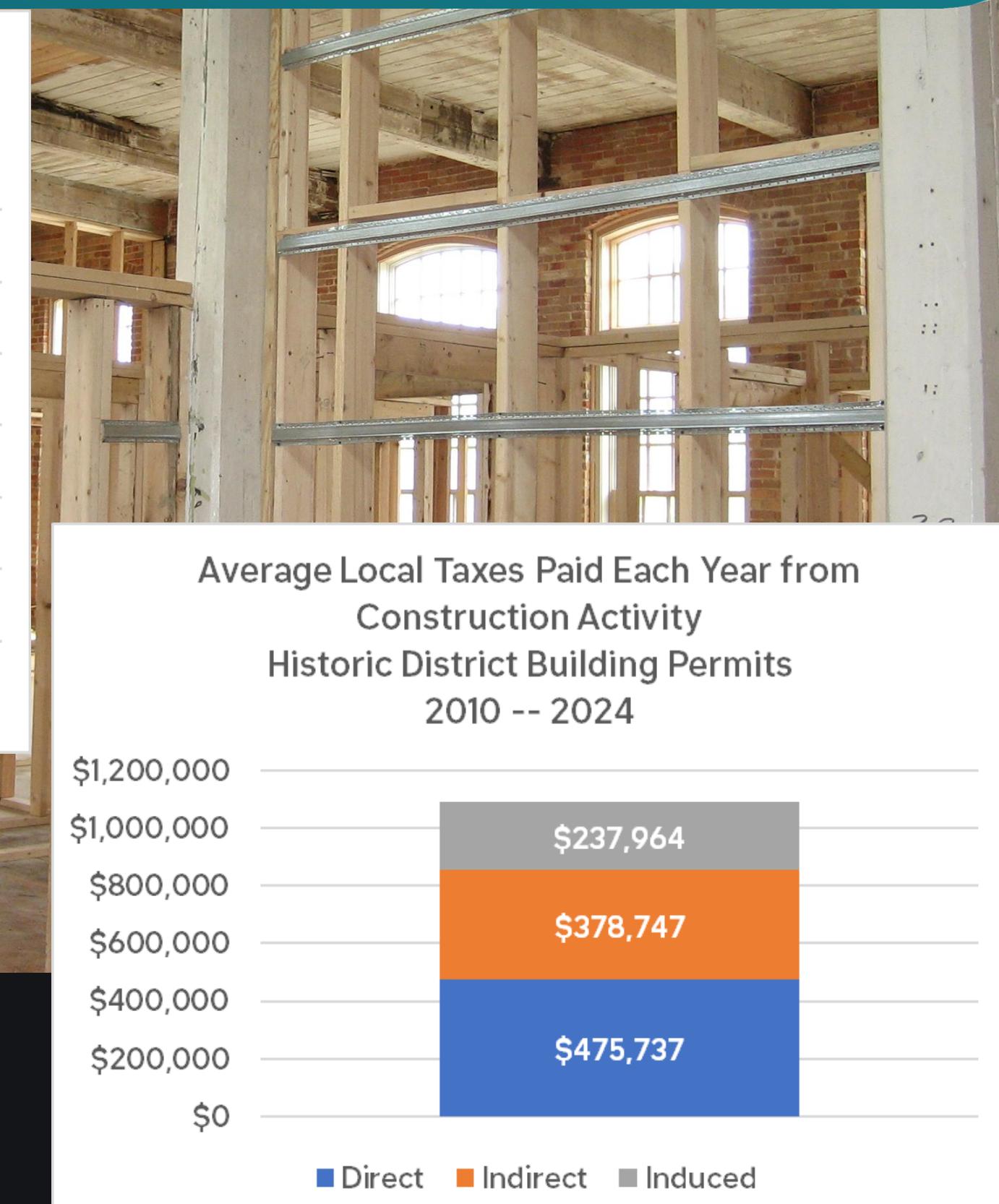
Average Number of Jobs Each Year  
Historic District Building Permits  
2010 -- 2024



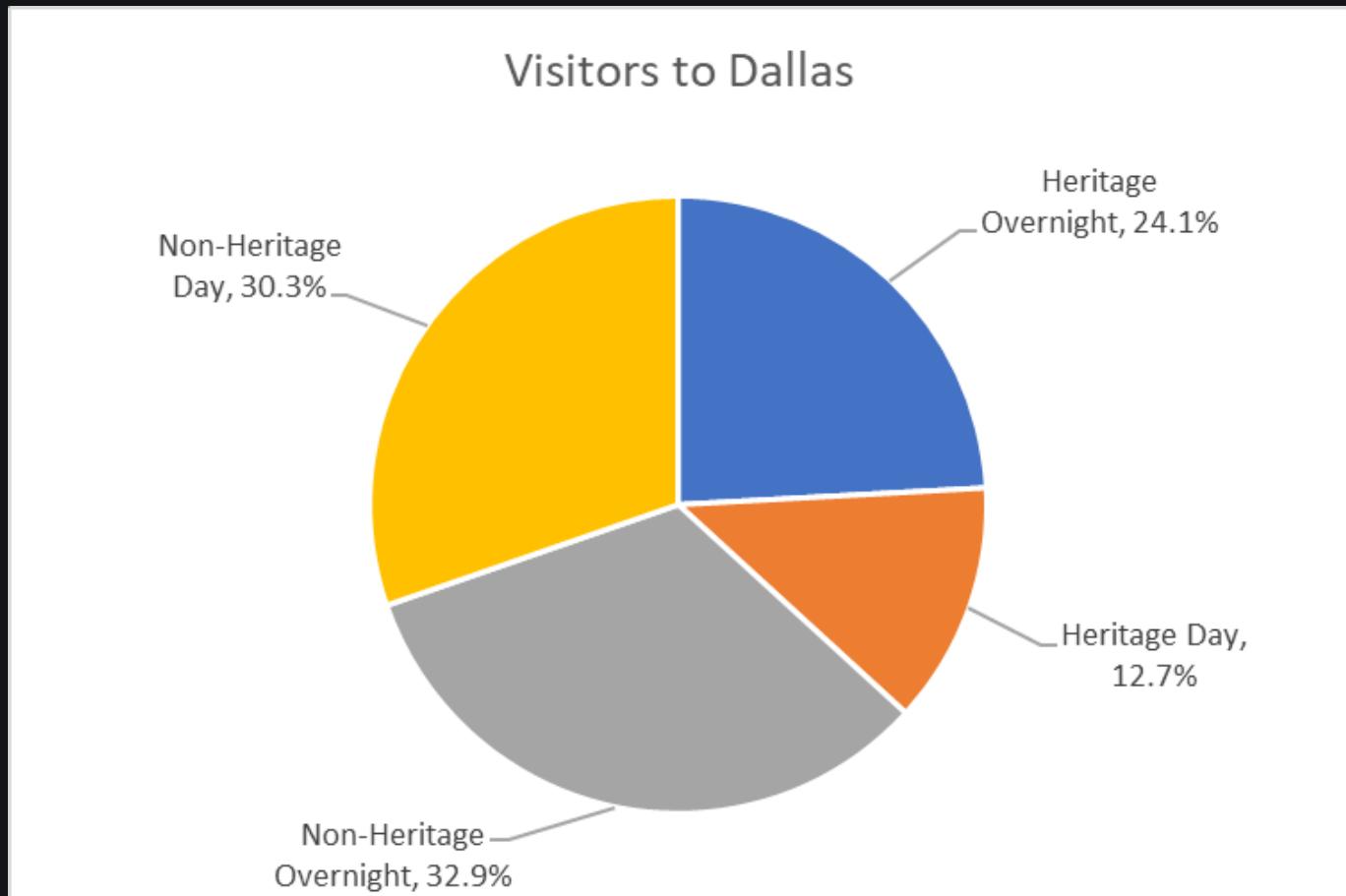
Average Labor Income Each Year  
Historic District Building Permits  
2010 -- 2024



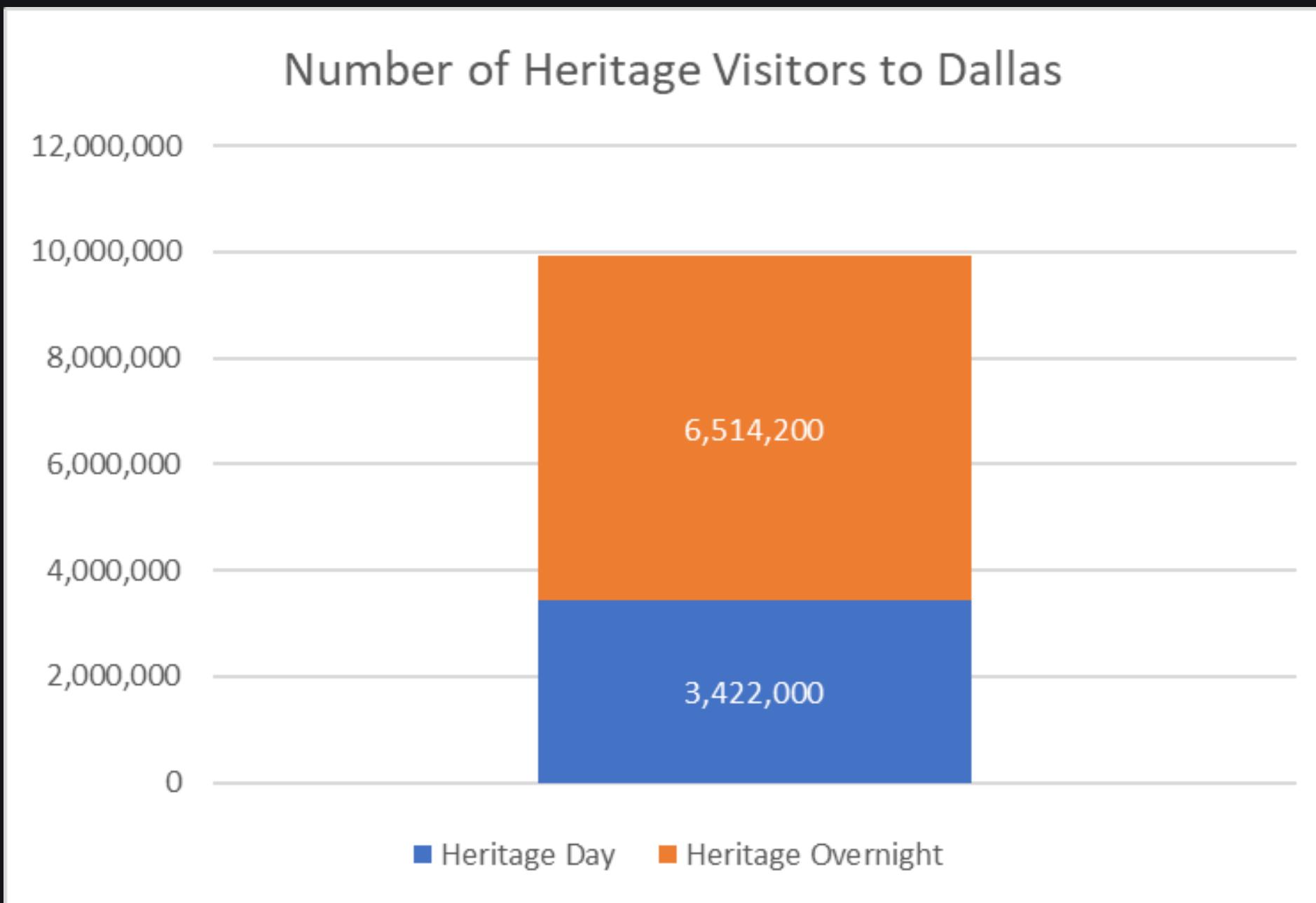
Average Local Taxes Paid Each Year from  
Construction Activity  
Historic District Building Permits  
2010 -- 2024



# Heritage visitors are a large share of Dallas' tourism industry



# Dallas is host to 10 million Heritage Visitors each year





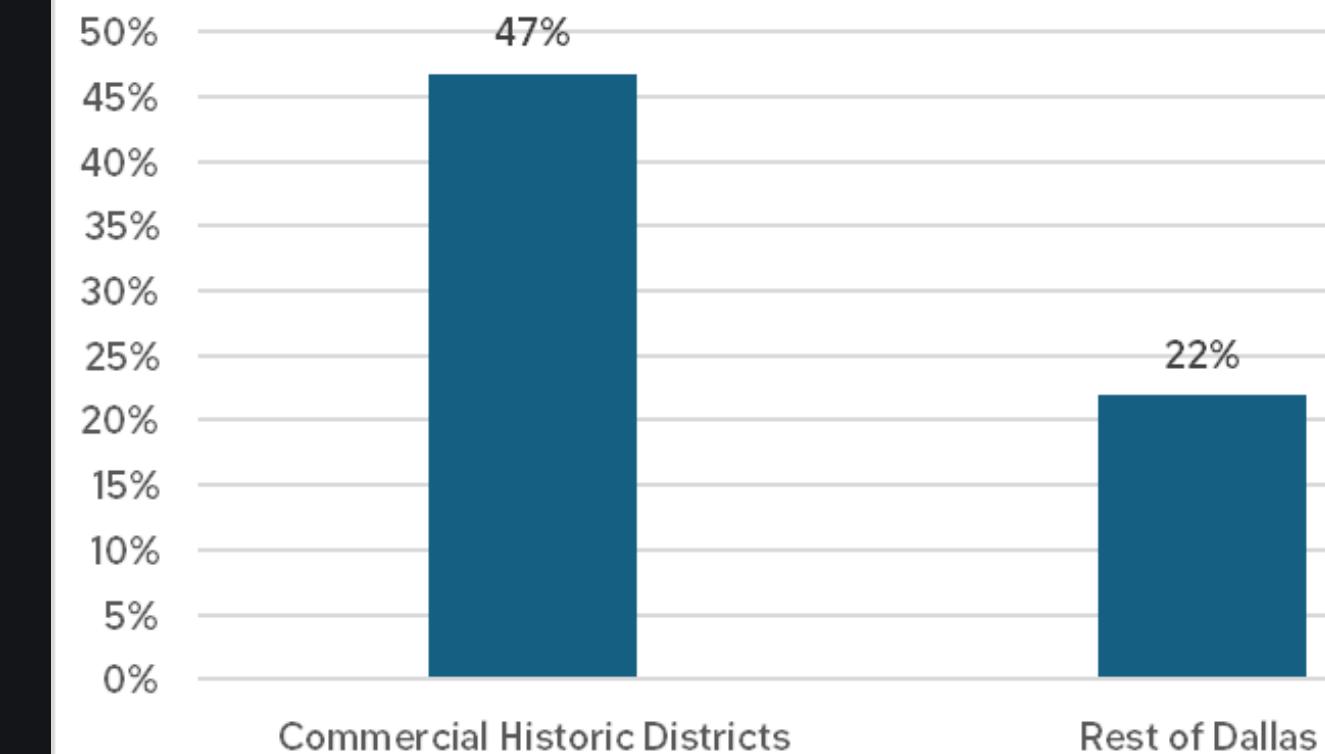
Heritage visitors  
spend more than  
**\$2.5 billion**  
annually in Dallas.



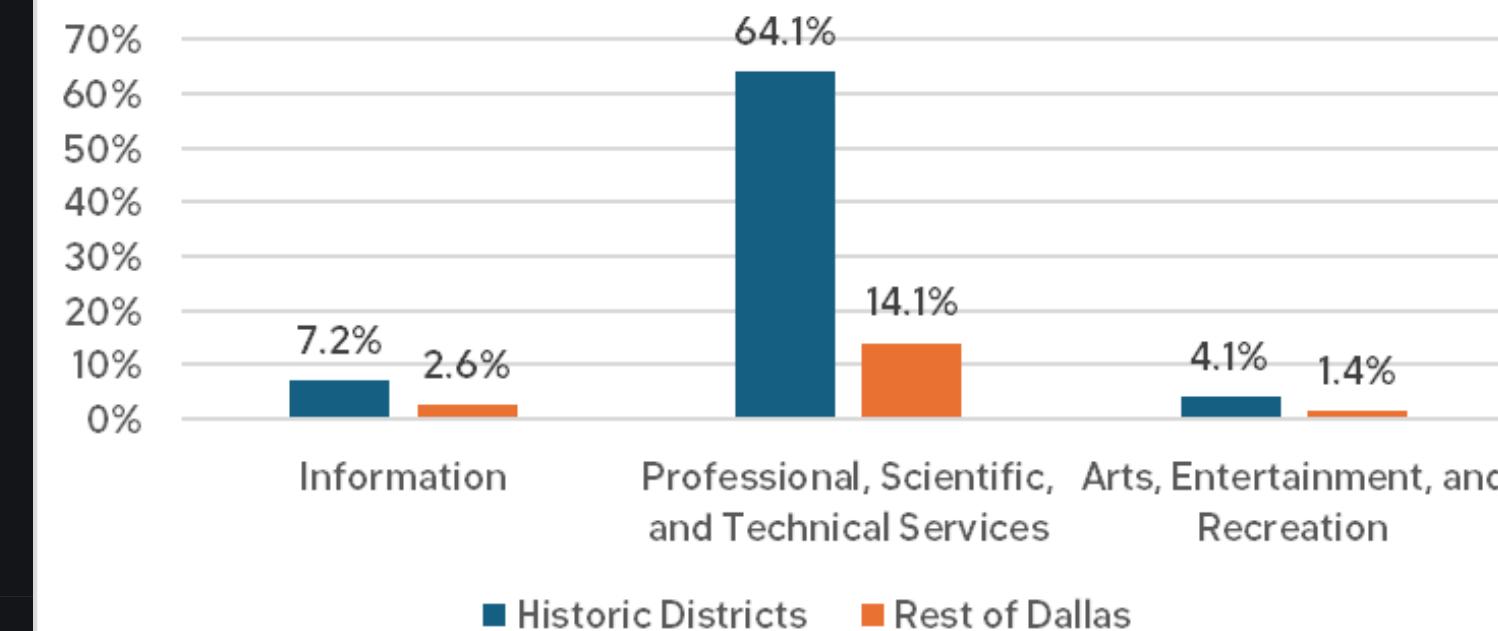


## Historic Buildings and Districts Attract Business

Job Growth (All Jobs, 2010-2022)



Creative and Knowledge Worker Jobs  
(Private Jobs, 2022)



# C Walk Scores are gaining influence among health advocates, home buyers, environmentalists and others.]

90–100 Walker's Paradise: Daily errands do not require a car

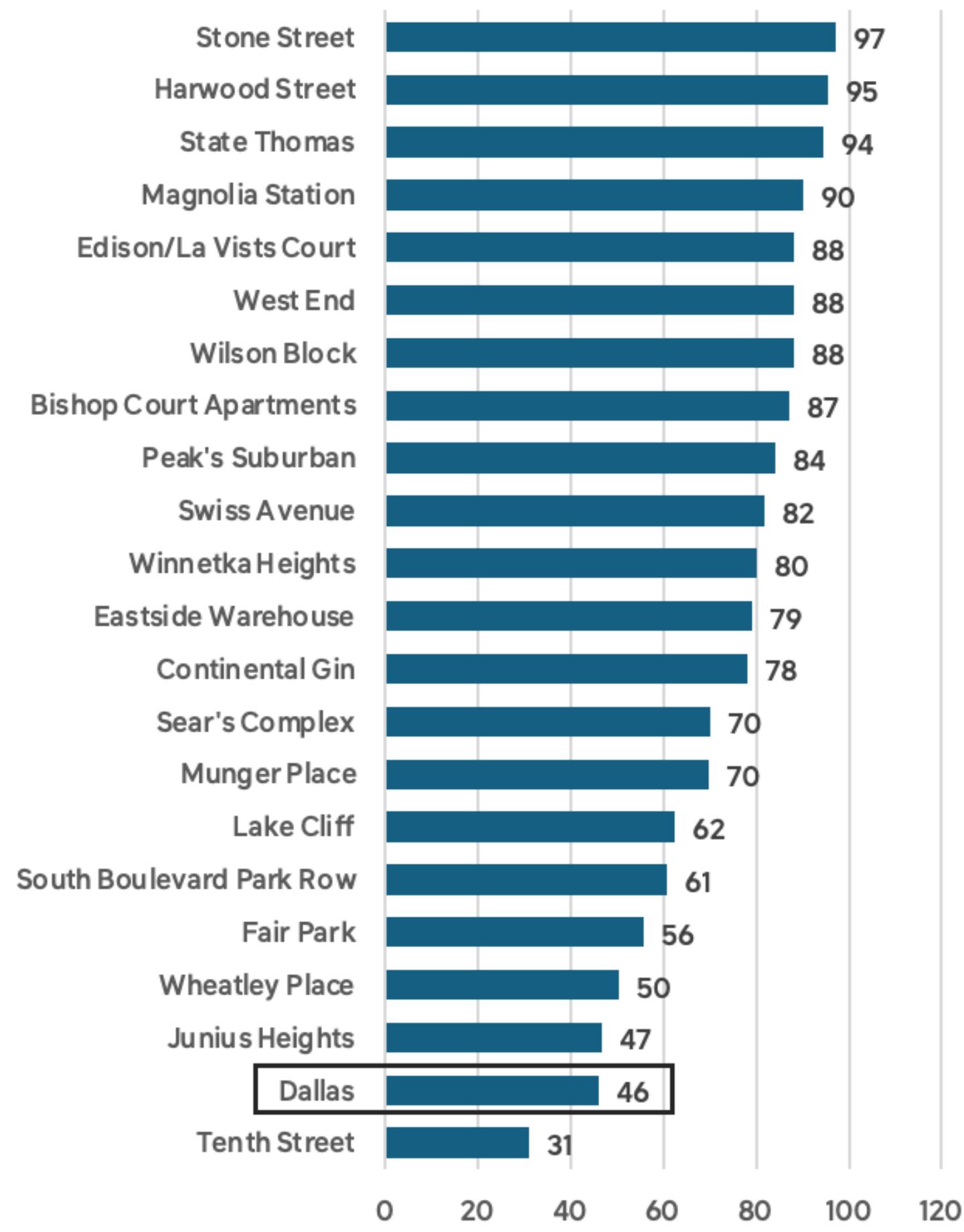
70–89 Very Walkable: Most errands can be accomplished on foot

50–69 Somewhat Walkable: Some errands can be accomplished on foot

25–49 Car-Dependent: Most errands require a car

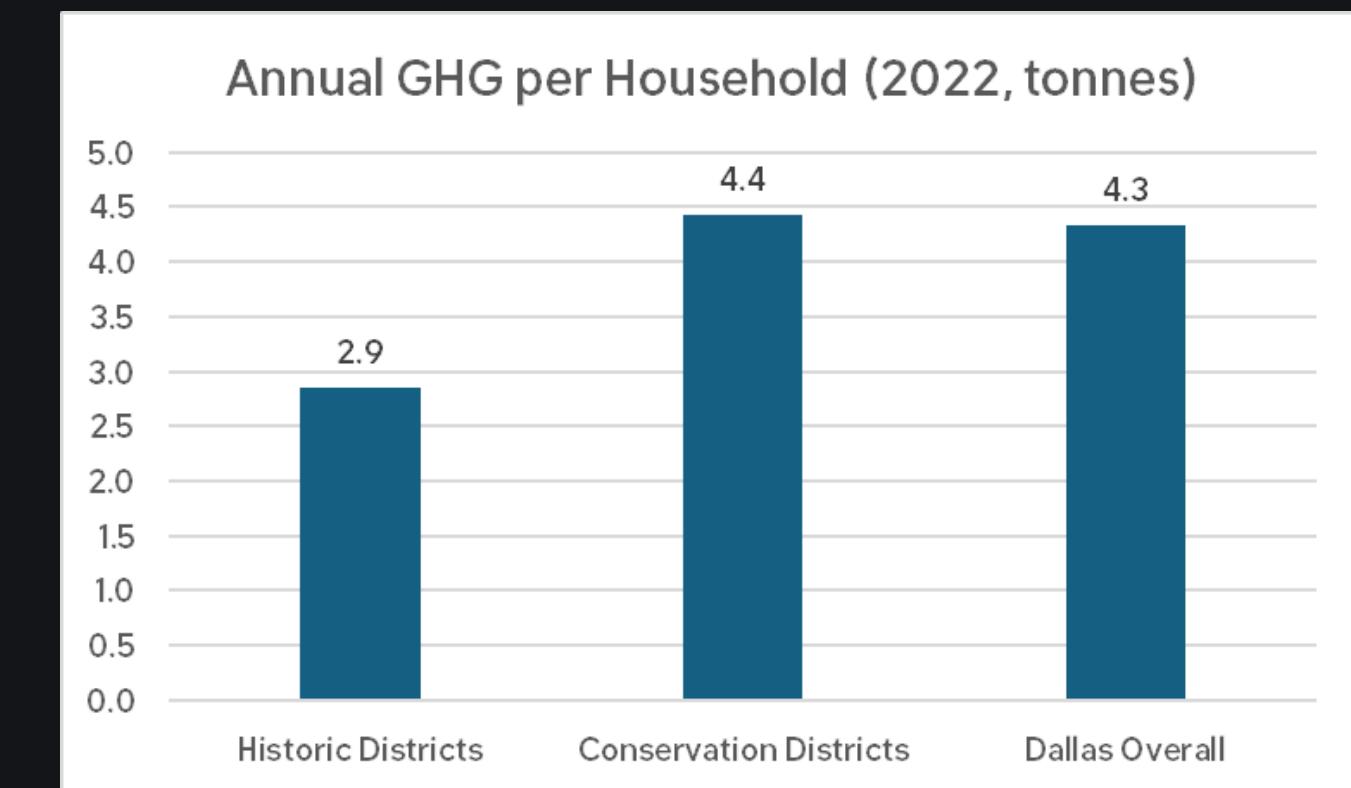
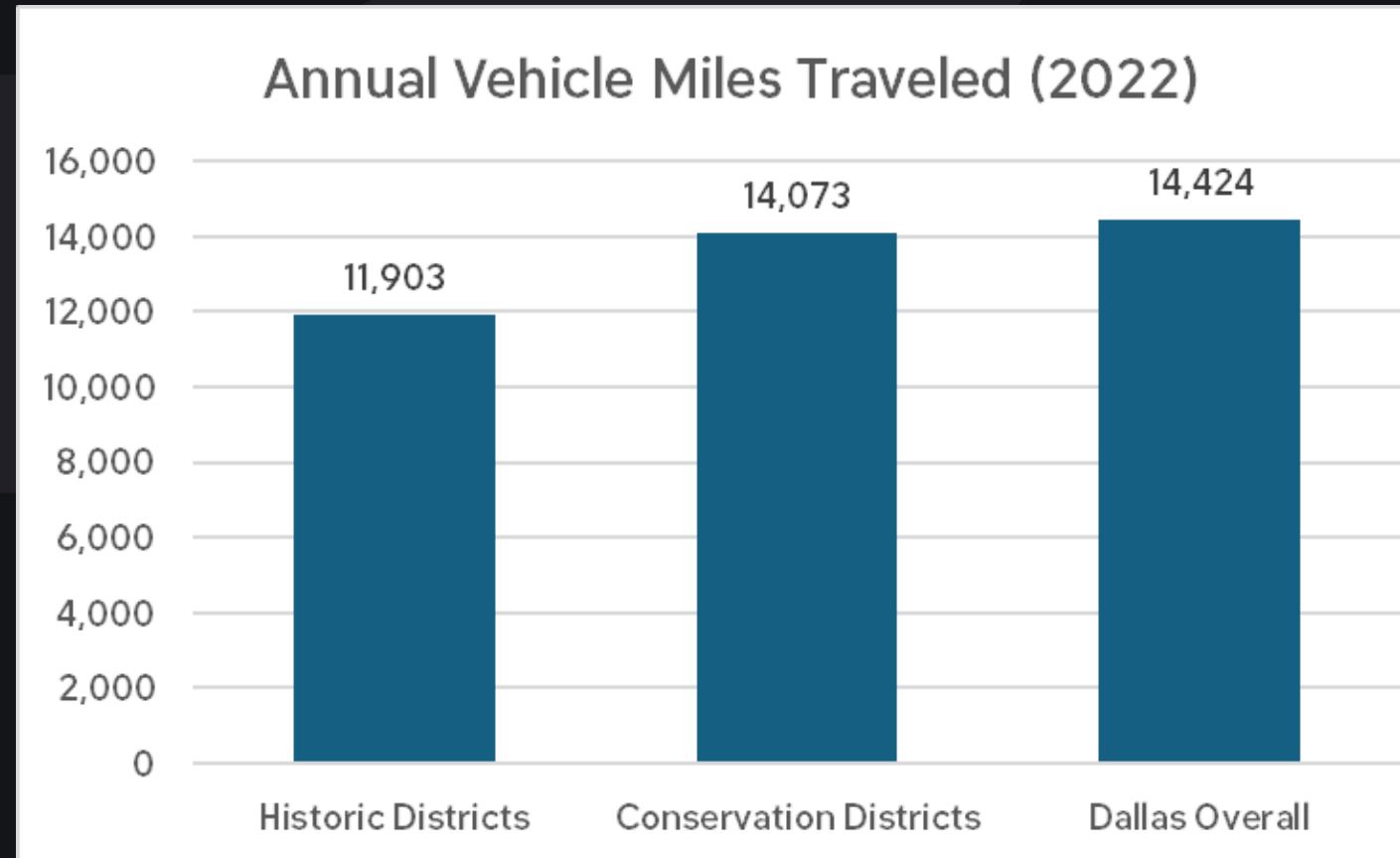
0–24 Very Car-Dependent: Almost all errands require a car

## Local Historic Districts – Walk Score



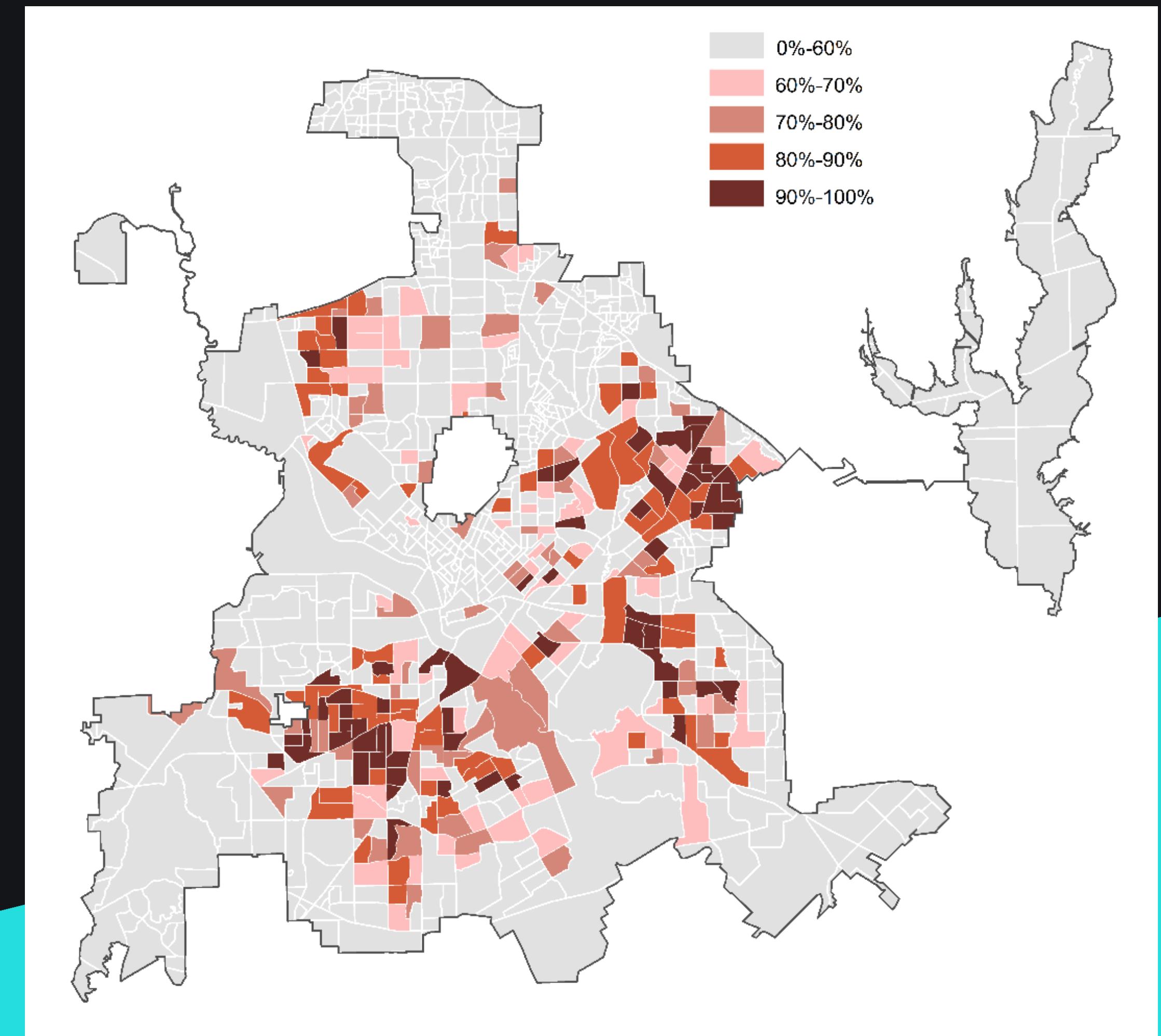


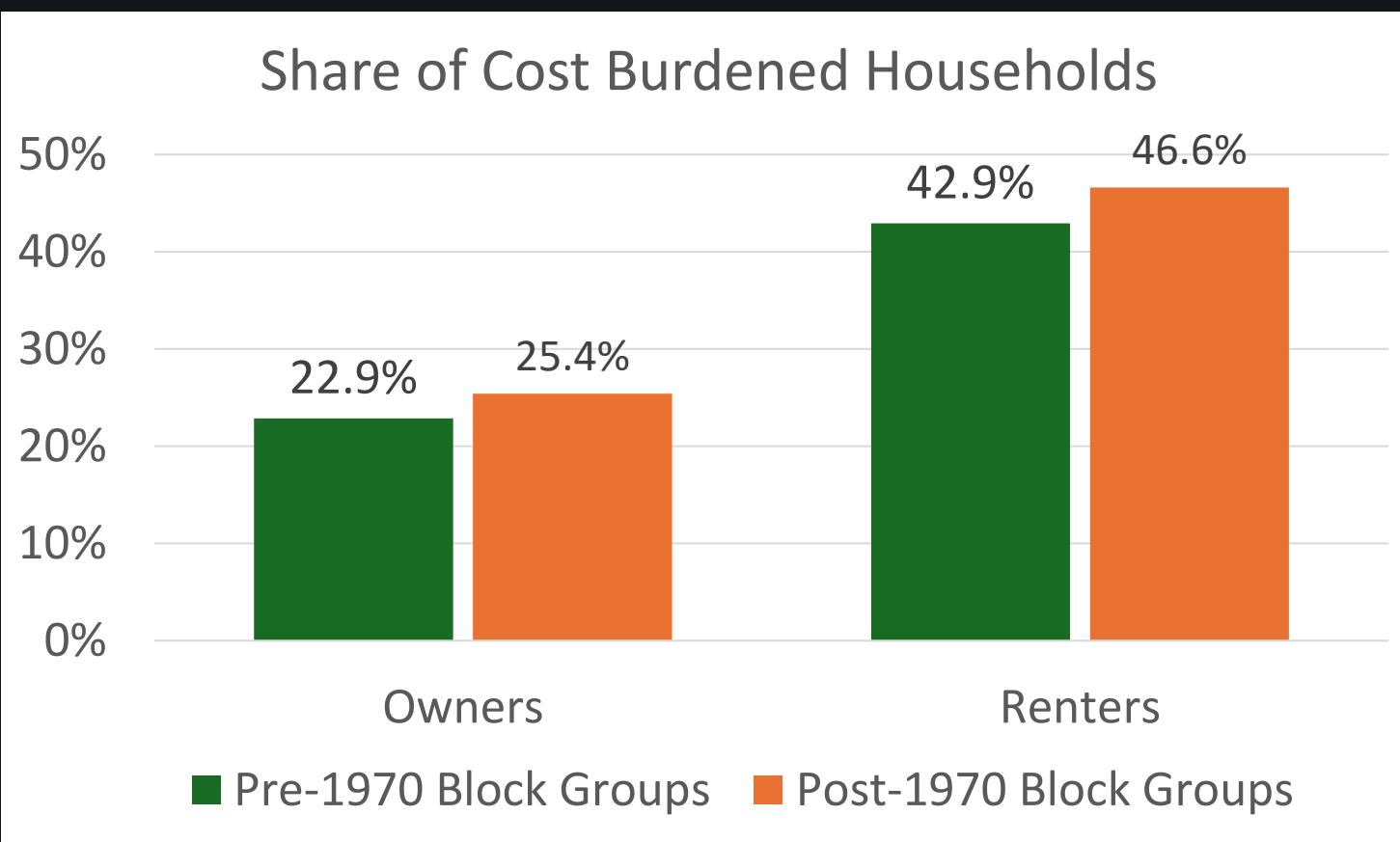
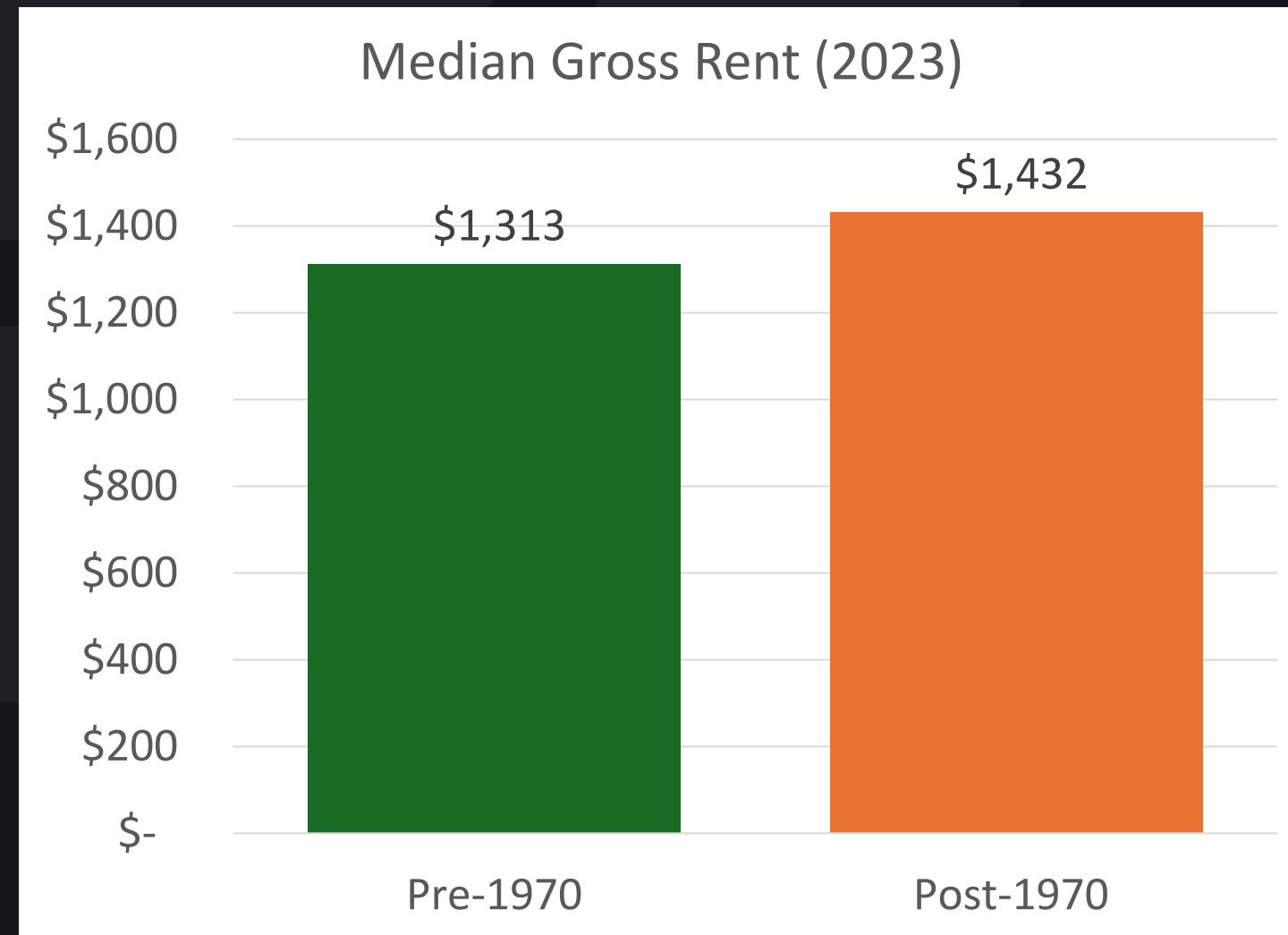
# Historic Preservation and the Environment



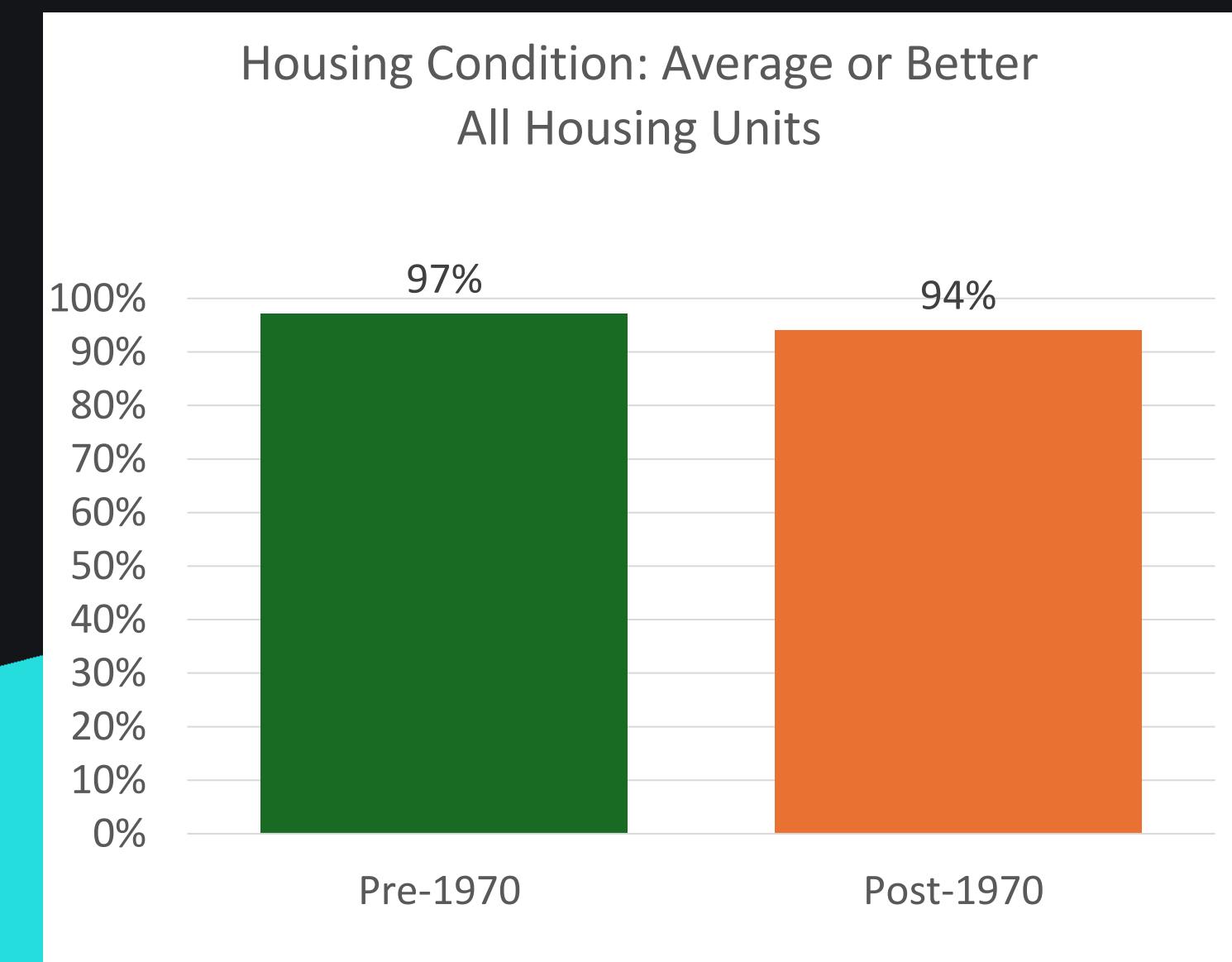
# The role of older housing stock in meeting Dallas' affordable housing needs

(housing built prior to 1970)





It is older housing that is providing affordable housing in Dallas



# Thank you very much!



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