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Table 34-1: Takoma Park, Land Use Indicators (2024)

| Characteristic | Value |
|-------------------------------------|-----------|
| Total area (acres) | 1,324 |
| Total development (square feet) | 8,865,324 |
| <i>Key environmental indicators</i> | |
| Parkland (acres) | 119 |
| Tree canopy cover (percent) | 57.70 |
| <i>Key development types</i> | |
| Office use (square feet) | 361,170 |
| Retail use (square feet) | 541,191 |
| Industrial use (square feet) | 163,946 |
| Other use (square feet) | 1,504,635 |
| Residential use (dwelling units) | 6,925 |

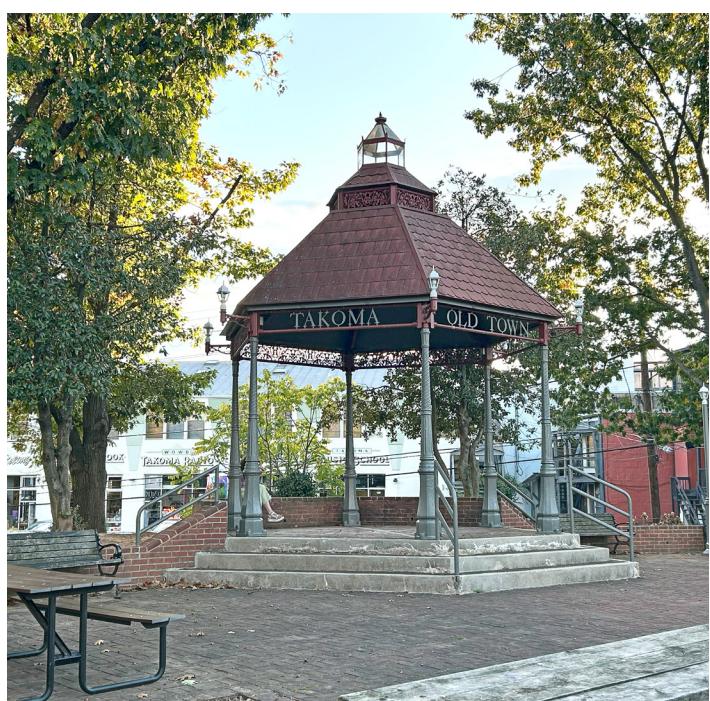
Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 34-2: Takoma Park, Places of Interest (2024)

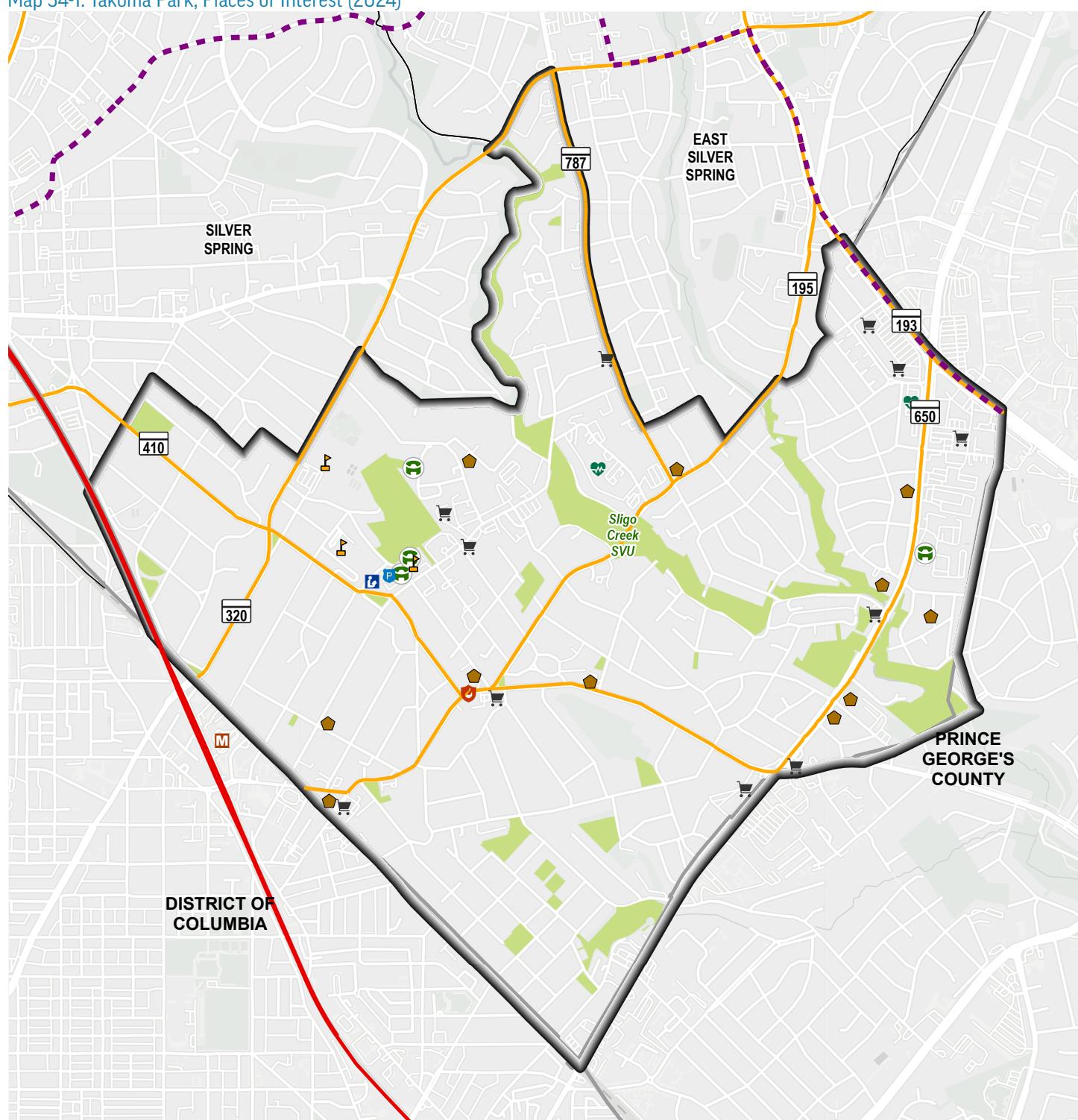
| Place of Interest | Number |
|---------------------|--------|
| Fire Station | 1 |
| Grocery Store | 11 |
| Healthcare Facility | 2 |
| Library | 1 |
| Place of Worship | 11 |
| Police Facility | 1 |
| Public School | 3 |
| Recreation Center | 4 |

Source: Montgomery Planning (August 2024).

Located in the county's southeastern corner, the Takoma Park CTA borders Washington, DC, to the west and Prince George's County to the east. Its boundaries are nearly coterminous with those of the City of Takoma Park, a planned commuter suburb founded in 1883. Many public facilities are concentrated around the city's municipal center near state Route 410 (Philadelphia Avenue) (see Map 34-1). The immediate area has two recreation centers, Piney Branch Elementary School, the Takoma Park Maryland Library, and the Takoma Park Police Department. Within one-half mile of this area are more facilities: two other schools and the Heffner Park Community Center to the north, and the Takoma Park Volunteer Fire Department to the south. To the east are many of the community's multi-family neighborhoods and Washington Adventist University, the large institutional/community facility parcel north of state Route 195 (Carroll Avenue) (see Map 34-2). Established in 1904 by the Seventh-Day Adventist Church, this private school constitutes more than one-quarter of the "Other use" development square footage in Table 34-1. While the majority of this CTA's land is used for residential purposes, several commercial areas exist, such as automobile-oriented developments along Route 650 (New Hampshire Avenue) and the city's old commercial district along the part of Carroll Avenue closest to Washington, DC. This older commercial district is located one-quarter mile from the community's closest connection to Metrorail's Takoma station in Washington, DC. Parks are spread across the community, including the centrally located Sligo Creek Stream Valley Park, and the relatively high percentage of tree canopy (58%) exists partly due to the city's strict tree cover regulations.



Map 34-1: Takoma Park, Places of Interest (2024)

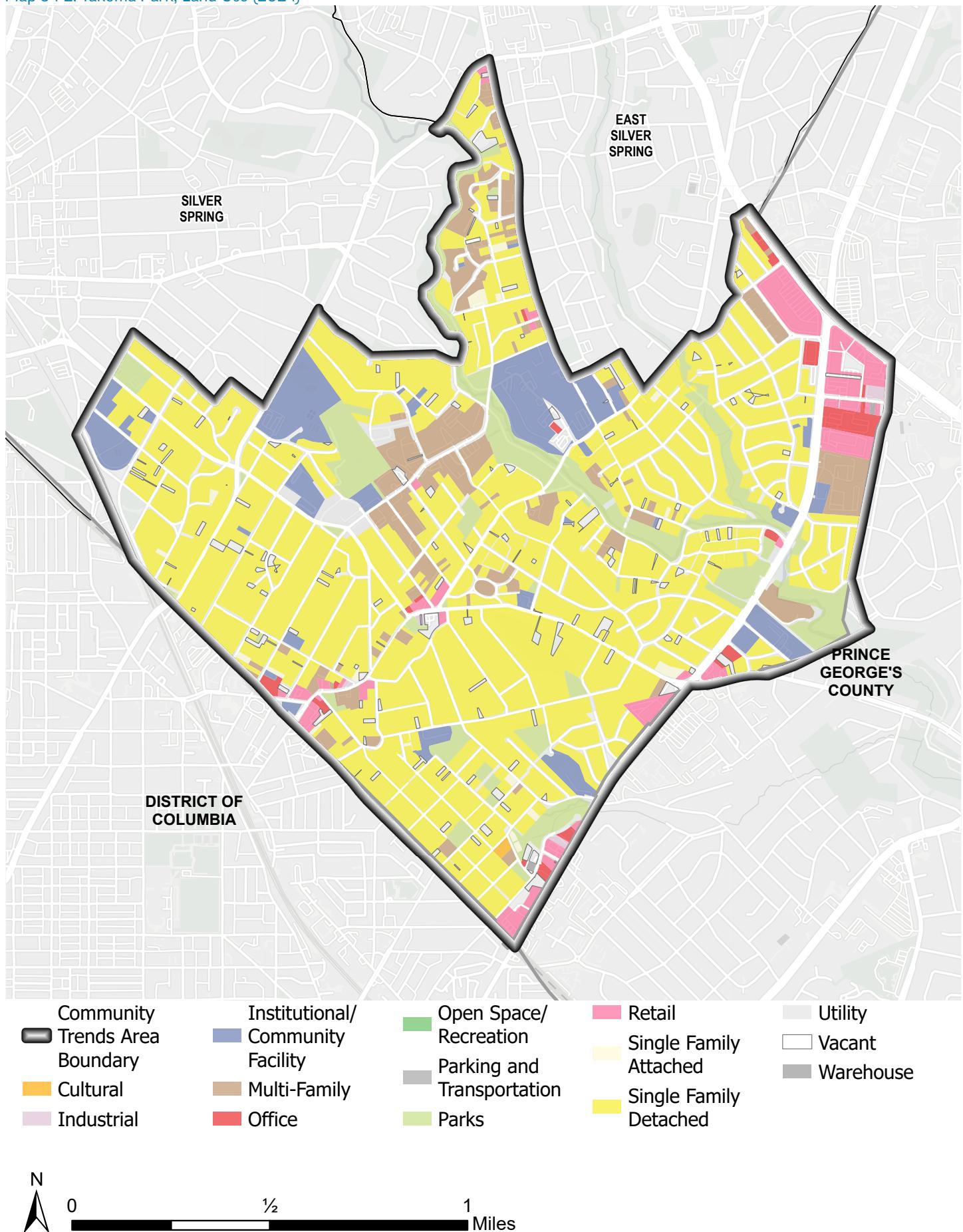


| | | | | |
|--------------------------------|---------------|---------------------|------------------|-------------------|
| Community Trends Area Boundary | Metro Station | Fire Station | Library | Public School |
| Major Road | Purple Line | Grocery Store | Place of Worship | Recreation Center |
| Metrorail Line | MARC Line | Healthcare Facility | Police Facility | |



Source: Montgomery Planning (August 2024).

Map 34-2: Takoma Park, Land Use (2024)



Source: Montgomery Planning (August 2024).

Table 34-3: Takoma Park, Land Use (2024)

| Land Use Category | Percent of Land Area* | Land Use Category | Percent of Land Area* |
|----------------------------------|-----------------------|--------------------------|-----------------------|
| Agriculture | < 1.0% | Parks | 8.6% |
| Cultural | < 1.0% | Research and Development | < 1.0% |
| Industrial | < 1.0% | Retail | 3.4% |
| Institutional/Community Facility | 6.9% | Single-Family Attached | < 1.0% |
| Mixed-Use Office | < 1.0% | Single-Family Detached | 49.5% |
| Multi-Family | 7.0% | Utility | < 1.0% |
| Office | 1.0% | Vacant | 2.0% |
| Open Space/Recreation | < 1.0% | Warehouse | < 1.0% |
| Parking and Transportation | < 1.0% | | |

* Percents do not add up to 100% as rights-of-way are excluded.
Source: Montgomery Planning (August 2024).



Takoma Park had a stable overall population from 2010 to 2022, with 17,401 residents in 2022. The White and Black populations continued to be the largest racial or ethnic groups, and approximately one-third of residents spoke a non-English language at home. The community had a growing number of children while losing young adults (see Table 34-4 and Figure 34-1): The population under age 18 increased by 27% and made up more than one-quarter of residents; most of this growth was among school-aged children. However, the population ages 18 to 34 declined by 40%, decreasing their share of the population from 25% to 14%. A majority of families had children, and nearly one-third of households were people living alone throughout the 2010-2022 period. The community also lost a sizeable number of nonfamily multi-person households, which dropped by 48%.

Among adults ages 25 and over, 60% had at least a bachelor's degree in 2022; the most significant change was among those with a graduate or professional degree, which grew by 32%, more than any other educational attainment group. The community was less wealthy than the county overall throughout this time period, with the average household income remaining below the countywide averages through 2022—even though it grew by 48%, partly due to a large increase in the number of households earning \$200,000 or more. Finally, owing partly to the community's proximity to transit, Takoma Park also had one of the highest percentages of households without a vehicle and residents making car-free commutes during the 2010-2022 period, even after the COVID-19 pandemic led to more workers to shift to working from home by 2022.

Table 34-4: Takoma Park, Age

| Age | 2010 Estimate | 2010 % | 2016 Estimate | 2016 % | 2022 Estimate | 2022 % |
|-------------------------|---------------|--------|---------------|--------|---------------|--------|
| <i>Total population</i> | 16,564 | 100% | 17,468 | 100% | 17,401 | 100% |
| 0 to 4 years | 1,105 | 7% | 1,285 | 7% | 1,241 | 7% |
| 5 to 17 years | 2,478 | 15% | 2,719 | 16% | 3,302 | 19% |
| 18 to 34 years | 4,173 | 25% | 3,947 | 23% | 2,508 | 14% |
| 35 to 44 years | 2,344 | 14% | 2,825 | 16% | 2,815 | 16% |
| 45 to 64 years | 4,877 | 29% | 4,846 | 28% | 5,170 | 30% |
| 65 years and older | 1,588 | 10% | 1,846 | 11% | 2,365 | 14% |

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 34-5: Takoma Park, Race and Hispanic Ethnicity

| Race and Hispanic Ethnicity | 2010 Estimate | 2010 % | 2016 Estimate | 2016 % | 2022 Estimate | 2022 % |
|---|---------------|--------|---------------|--------|---------------|--------|
| <i>Total population</i> | 16,564 | 100% | 17,468 | 100% | 17,401 | 100% |
| White, non-Hispanic | 7,635 | 46% | 7,435 | 43% | 7,326 | 42% |
| Black or African American, non-Hispanic | 5,928 | 36% | 6,163 | 35% | 5,810 | 33% |
| Asian, non-Hispanic | 643 | 4% | 834 | 5% | 1,043 | 6% |
| Other races, non-Hispanic | * | * | 636 | 4% | 1,107 | 6% |
| Hispanic or Latino | 1,901 | 11% | 2,399 | 14% | 2,115 | 12% |

*Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 34-6: Takoma Park, English Language Usage and Ability

| English Language Usage and Ability | 2010 Estimate | 2010 % | 2016 Estimate | 2016 % | 2022 Estimate | 2022 % |
|-------------------------------------|---------------|--------|---------------|--------|---------------|--------|
| Population ages 5 years and over | 15,459 | 100% | 16,184 | 100% | 16,160 | 100% |
| Speak non-English language at home | 4,650 | 30% | 5,491 | 34% | 5,546 | 34% |
| Speak English less than “very well” | * | * | 1,944 | 12% | 2,381 | 15% |

* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 34-7: Takoma Park, Educational Attainment

| Educational Attainment | 2010 Estimate | 2010 % | 2016 Estimate | 2016 % | 2022 Estimate | 2022 % |
|--|---------------|--------|---------------|--------|---------------|--------|
| Population ages 25 years and over | 11,374 | 100% | 12,036 | 100% | 11,882 | 100% |
| No high school degree | * | * | 1,362 | 11% | 1,071 | 9% |
| High school degree or some college education | 4,257 | 37% | 4,179 | 35% | 3,645 | 31% |
| Bachelor’s degree only | 2,687 | 24% | 2,504 | 21% | 2,621 | 22% |
| Graduate or professional degree | 3,436 | 30% | 3,990 | 33% | 4,545 | 38% |

* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 34-8: Takoma Park, Commuting Mode and Household Vehicle Availability

| Commuting Mode and Household Vehicle Availability | 2010 Estimate | 2010 % | 2016 Estimate | 2016 % | 2022 Estimate | 2022 % |
|---|---------------|--------|---------------|--------|---------------|--------|
| Workers ages 16 years and over | 9,307 | 100% | 9,732 | 100% | 8,862 | 100% |
| Commuted by driving | 5,423 | 58% | 5,573 | 57% | 4,741 | 53% |
| Car-free commute | 3,175 | 34% | 3,436 | 35% | 1,919 | 22% |
| Worked from home | 639 | 7% | 649 | 7% | 2,168 | 24% |
| Percent of households with no vehicles | 984 | 15% | 956 | 15% | 1,015 | 15% |

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 34-9: Takoma Park, Household Type

| Household Type | 2010 Estimate | 2010 % | 2016 Estimate | 2016 % | 2022 Estimate | 2022 % |
|--------------------------------------|---------------|--------|---------------|--------|---------------|--------|
| Total number of households | 6,778 | 100% | 6,430 | 100% | 6,836 | 100% |
| Family households | 3,946 | 58% | 4,315 | 67% | 4,288 | 63% |
| Families with children | 2,110 | 31% | 2,162 | 34% | 2,433 | 36% |
| Single-parent families with children | 729 | 11% | 648 | 10% | 575 | 8% |
| Nonfamily multi-person households | 740 | 11% | 433 | 7% | 385 | 6% |
| Nonfamily single-person households | 2,091 | 31% | 1,682 | 26% | 2,163 | 32% |
| Average household size | 2.35 | NA | 2.66 | NA | 2.50 | NA |

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 34-10: Takoma Park, Household Income

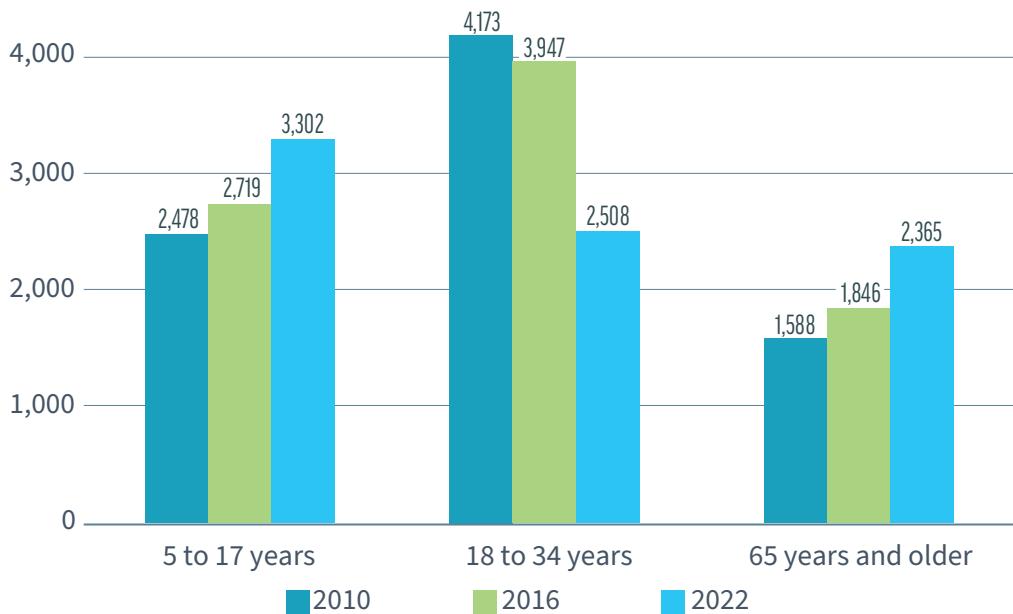
| Household Income | 2010 Estimate | 2010 % | 2016 Estimate | 2016 % | 2022 Estimate | 2022 % |
|----------------------------|---------------|--------|---------------|--------|---------------|--------|
| Total number of households | 6,778 | 100% | 6,430 | 100% | 6,836 | 100% |
| Less than \$50,000 | 2,474 | 36% | 2,075 | 32% | 2,018 | 30% |
| \$50,000 to \$99,999 | 1,744 | 26% | 1,643 | 26% | 1,550 | 23% |
| \$100,000 to \$149,999 | 1,127 | 17% | 1,046 | 16% | 853 | 12% |
| \$150,000 to \$199,999 | 765 | 11% | 705 | 11% | 740 | 11% |
| \$200,000 or more | 668 | 10% | 962 | 15% | 1,675 | 25% |
| Average household income | \$94,170 | NA | \$108,124 | NA | \$138,945 | NA |

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 34-1: Takoma Park, Number of People by Age (2010, 2016, 2022)



Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



/// HOUSING

The housing stock in Takoma Park is roughly divided between single-family detached units and multi-family units with a very small number of townhouses. Many multi-family units were in smaller structures ranging from garden-style apartments to duplexes, triplexes, and quadplexes, many of which were likely built as single-family homes originally. Takoma Park is one of the oldest communities in Montgomery County; nearly 90% of the CTA's housing units were built before 1970, and very little housing construction has occurred in the subsequent several decades. Given the diversity of housing types, households were nearly equally split between homeowners and renters. Among homeowners, average home values increased by 43% since 2010 to \$749,000 in 2022, while average housing costs

during the same period grew by 24%. Takoma Park also had some of the lowest average gross rents in the county—and it was the only community that had an average gross rent below \$1,000 in 2010—but renter costs climbed 51% to \$1,365 per month in 2022, when 52% of all renter households were burdened by housing costs.



Takoma Park is one of the oldest communities in Montgomery County—as of 2024, the age of its housing stock averaged 75 years, with nearly 90% of all housing units built before 1970.

Table 34-11: Takoma Park, Housing Units by Year Built, Age, and Type (2024)

| Year Built | Total Units Number | Total Units % | Single-Family Detached Number | Single-Family Detached % | Single-Family Attached Number | Single-Family Attached % | Multi-Family Number | Multi-Family % |
|----------------------------|--------------------|---------------|-------------------------------|--------------------------|-------------------------------|--------------------------|---------------------|----------------|
| <i>Total housing units</i> | 6,925 | 100% | 3,449 | 100% | 82 | 100% | 3,394 | 100% |
| Before 1960 | 4,464 | 64% | 3,074 | 89% | 33 | 40% | 1,357 | 40% |
| 1960 to 1969 | 1,694 | 24% | 94 | 3% | 20 | 24% | 1,580 | 47% |
| 1970 to 1979 | 222 | 3% | 31 | 1% | 4 | 5% | 187 | 6% |
| 1980 to 1989 | 136 | 2% | 95 | 3% | 0 | 0% | 41 | 1% |
| 1990 to 1999 | 75 | 1% | 55 | 2% | 20 | 24% | 0 | 0% |
| 2000 to 2009 | 58 | 1% | 53 | 2% | 5 | 6% | 0 | 0% |
| 2010 or later | 47 | 1% | 47 | 1% | 0 | 0% | 0 | 0% |
| Unknown year | 229 | 3% | 0 | 0% | 0 | 0% | 229 | 7% |
| <i>Average year built*</i> | 1949 | NA | 1940 | NA | 1960 | NA | 1959 | NA |
| <i>Average age*</i> | 75 | NA | 84 | NA | 64 | NA | 65 | NA |

NA Not Applicable.

*Excludes housing units for which the year built is unknown.

Percentages may not sum to totals due to rounding.

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 34-12: Takoma Park, Homeownership and Housing Affordability

| Homeownership and Housing Affordability | 2010 Estimate | 2010 % | 2016 Estimate | 2016 % | 2022 Estimate | 2022 % |
|---|---------------|--------|---------------|--------|---------------|--------|
| Homeownership rate | 3,715 | 55% | 3,294 | 51% | 3,487 | 51% |
| Average homeowner costs (with mortgage) | \$2,631 | NA | \$2,569 | NA | \$3,251 | NA |
| Average housing value (for homeowners) | \$525,361 | NA | \$522,535 | NA | \$749,341 | NA |
| Rent-burdened households | 1,360 | 45% | 1,209 | 40% | 1,687 | 52% |
| Average gross rent | \$901 | NA | \$1,164 | NA | \$1,365 | NA |

NA Not Applicable.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.