



Takoma Park

34



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)

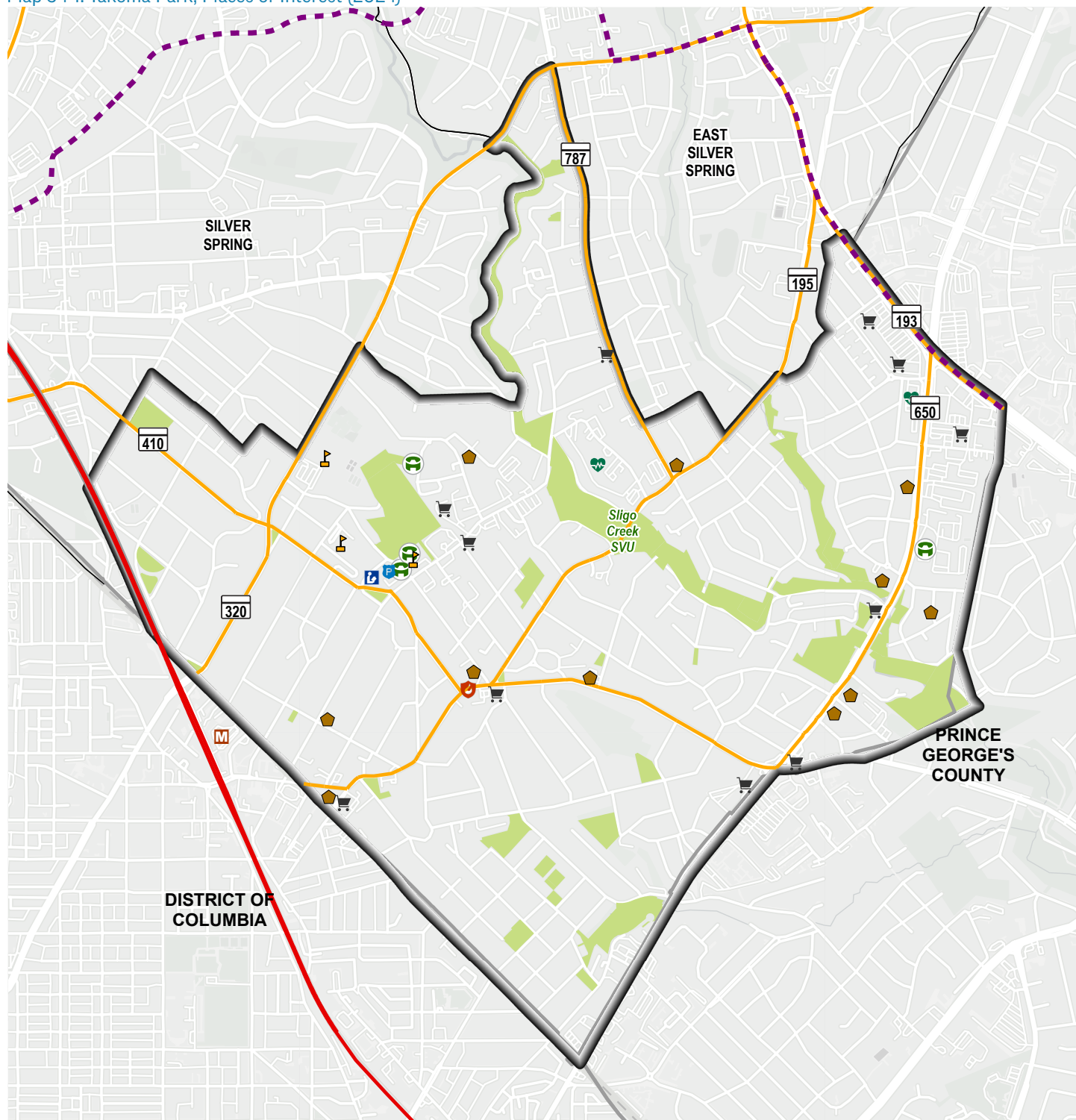
Place of Interest	Number
Fire Station	1
Grocery Store	11
Healthcare Facility	2
Library	1
Place of Worship	11
Police Facility	1
Public School	3
Recreation Center	4

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)

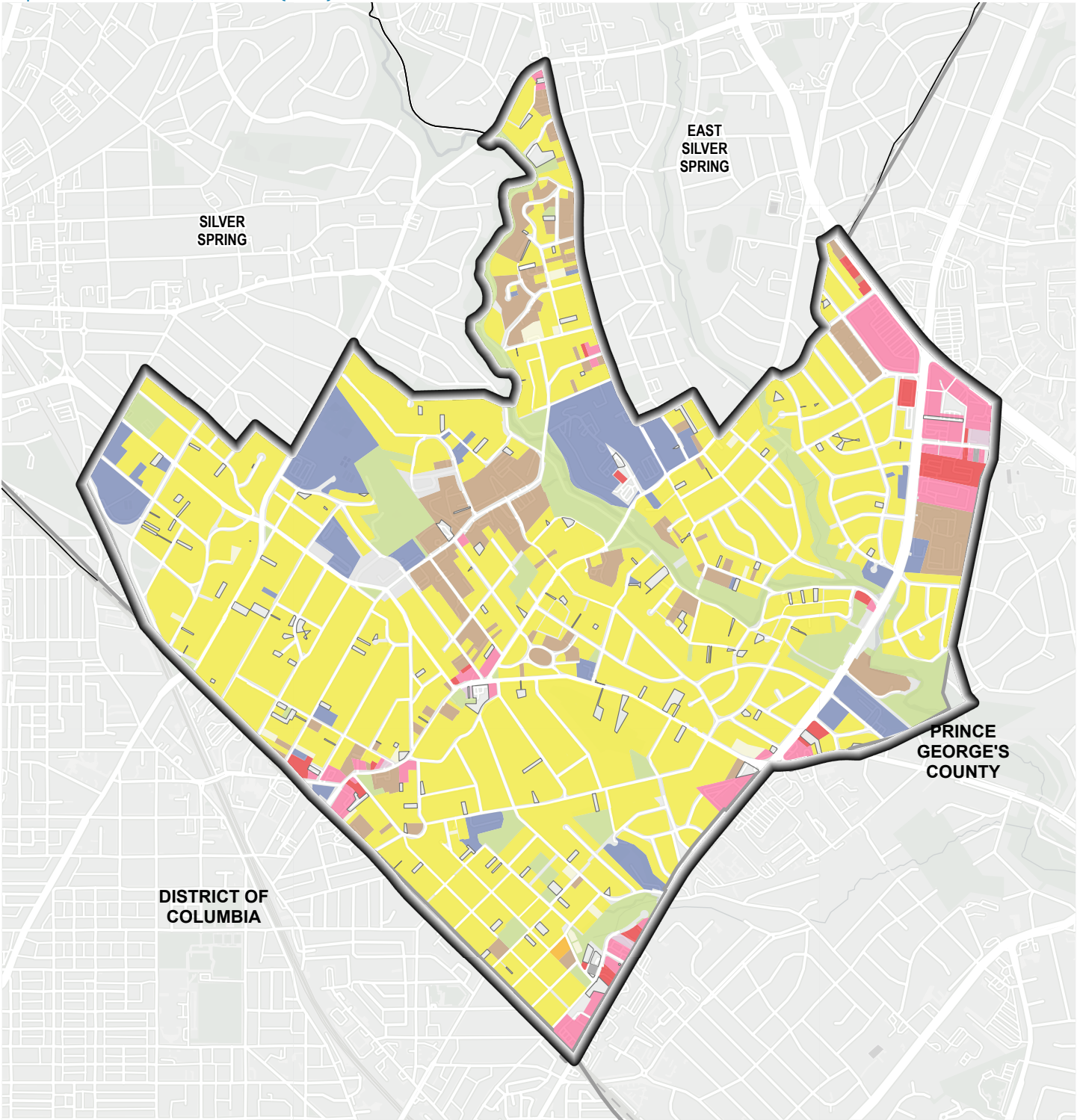


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|--------------------------------|---------------------|------------------|-------------------|---------------|
| Community Trends Area Boundary | Metro Station | Fire Station | Library | Public School |
| Purple Line | Grocery Store | Place of Worship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



Source: Montgomery Planning (August 2024).

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



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|--------------------------------|----------------------------------|----------------------------|------------------------|-----------|
| Community Trends Area Boundary | Institutional/Community Facility | Open Space/Recreation | Retail | Utility |
| Cultural | Multi-Family | Parking and Transportation | Single Family Attached | Vacant |
| Industrial | Office | Parks | Single Family Detached | Warehouse |



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 %
<i>Population ages 5 years and over</i>	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 %
<i>Population ages 25 years and over</i>	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 %
<i>Workers ages 16 years and over</i>	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 %
<i>Total number of households</i>	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%
<i>Average household size</i>	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

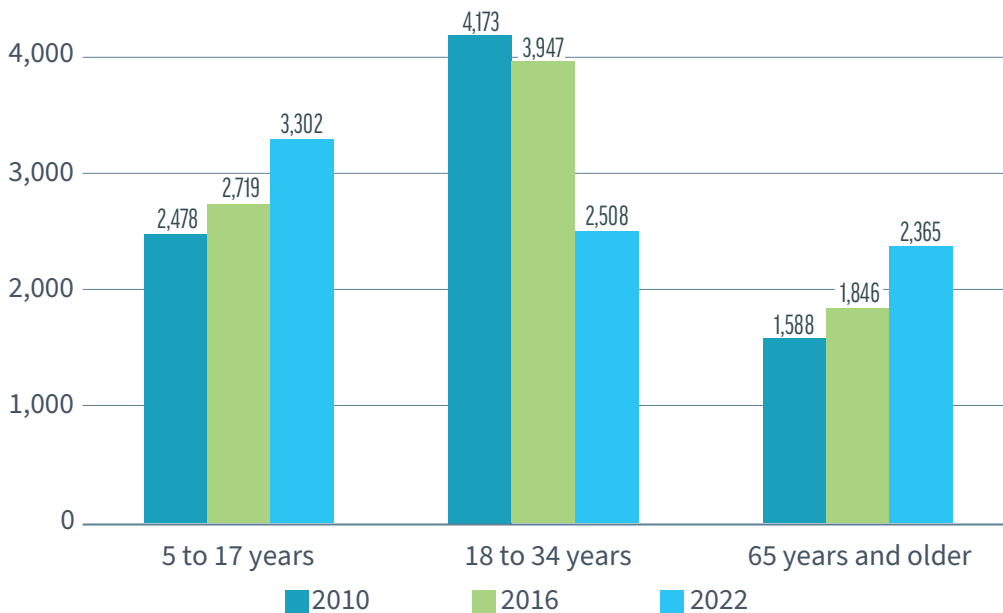
Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	6,778	100%	6,430	100%	6,836	100%
Less than \$50,000	2,474	36%	2,075	32%	2,018	30%
\$50,000 to \$99,999	1,744	26%	1,643	26%	1,550	23%
\$100,000 to \$149,999	1,127	17%	1,046	16%	853	12%
\$150,000 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 quadraplexes, 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 %
Total housing units	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%
Average year built*	1949	NA	1940	NA	1960	NA	1959	NA
Average age*	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.