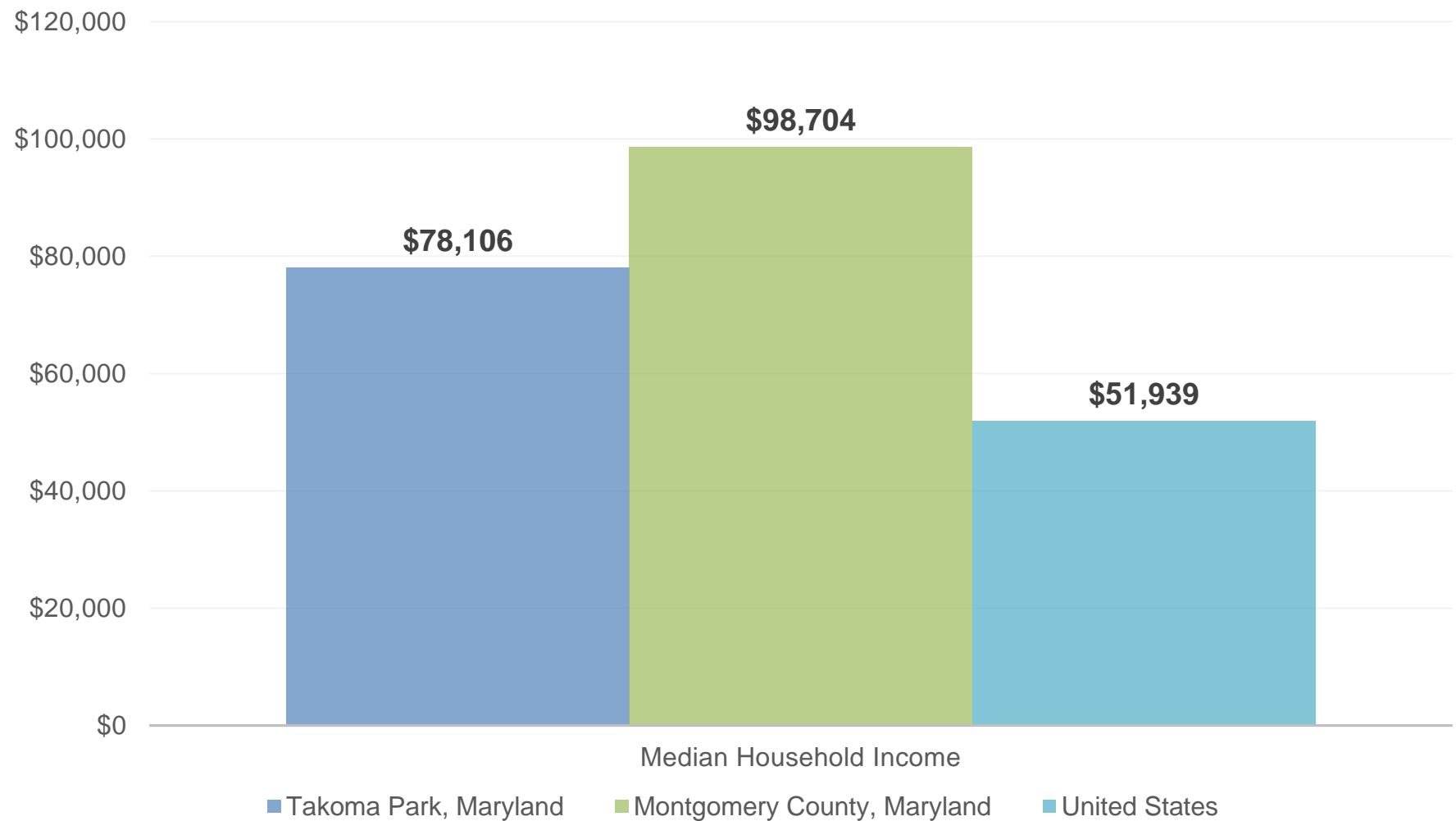


TAKOMA PARK HOUSING AFFORDABILITY

LISA GOVONI
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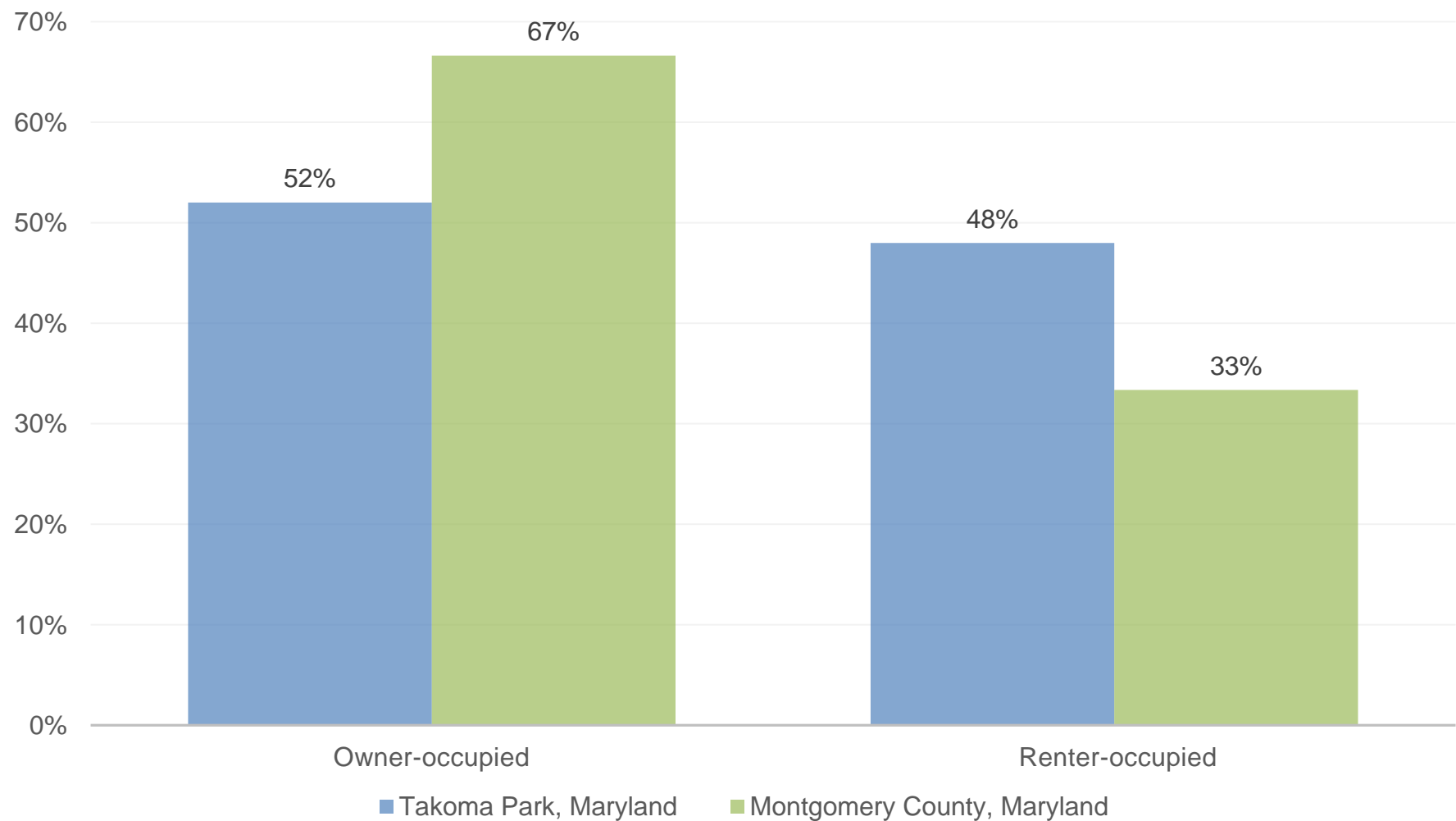


HOUSEHOLD INCOME (DOLLARS) (ACS 2010-2014)



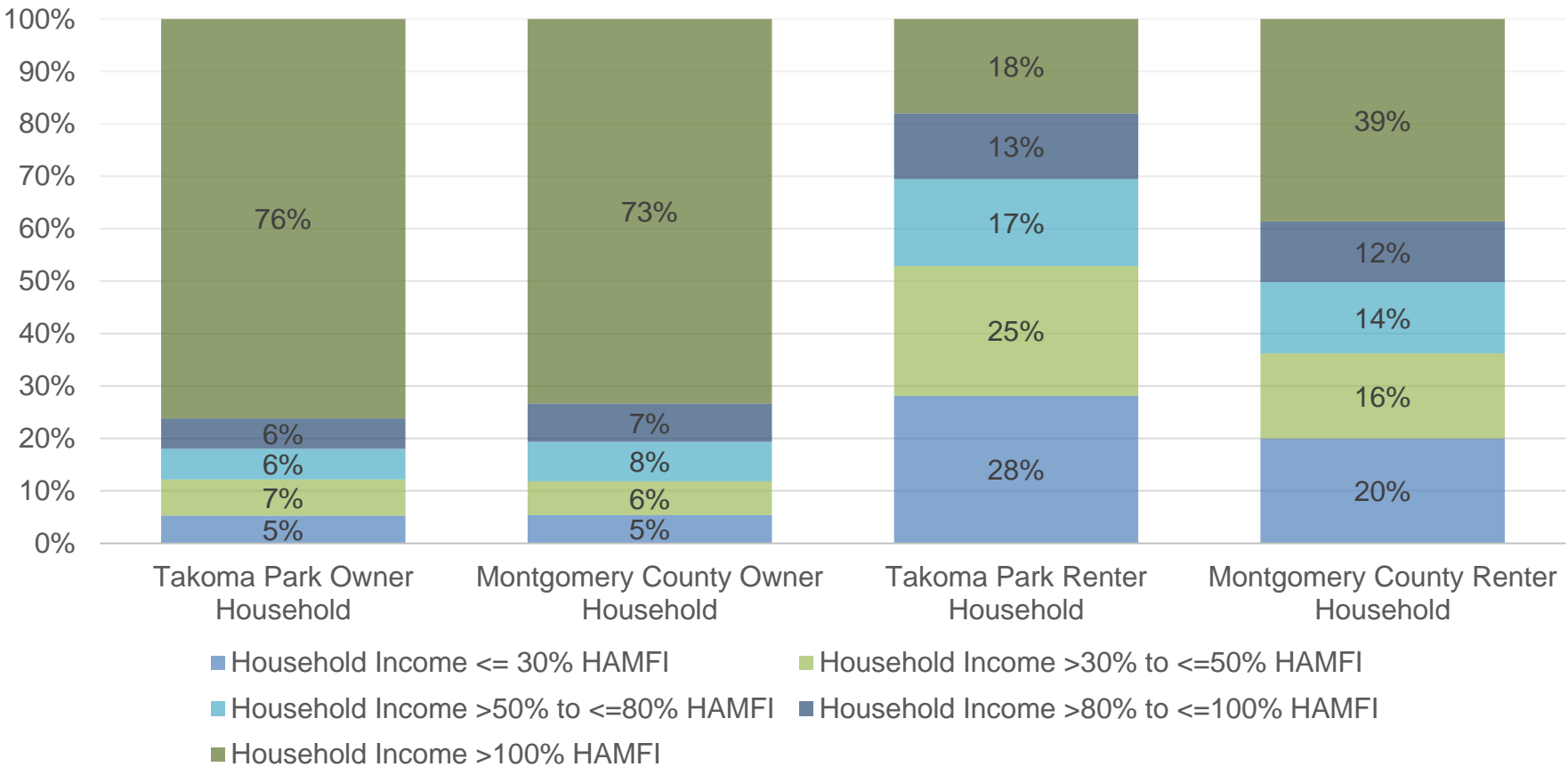
- Although Takoma Park's median income is lower than Montgomery County's, it is still a high income area with a median income 52% higher than the U.S.

HOUSING TENURE (ACS 2010-2014)



- Takoma Park has an almost even split of owner-occupied and renter-occupied households (52% owner-occupied, 48% renter-occupied).

HUD AREA MEDIAN FAMILY INCOME (HAMFI) DISTRIBUTION (CHAS 2008-2012)



- Only 12% of Takoma Park owner households earn less than 50% of the Area Median Income
- Over 50% of Takoma Park renter households earn less than 50% of the Area Median Income.

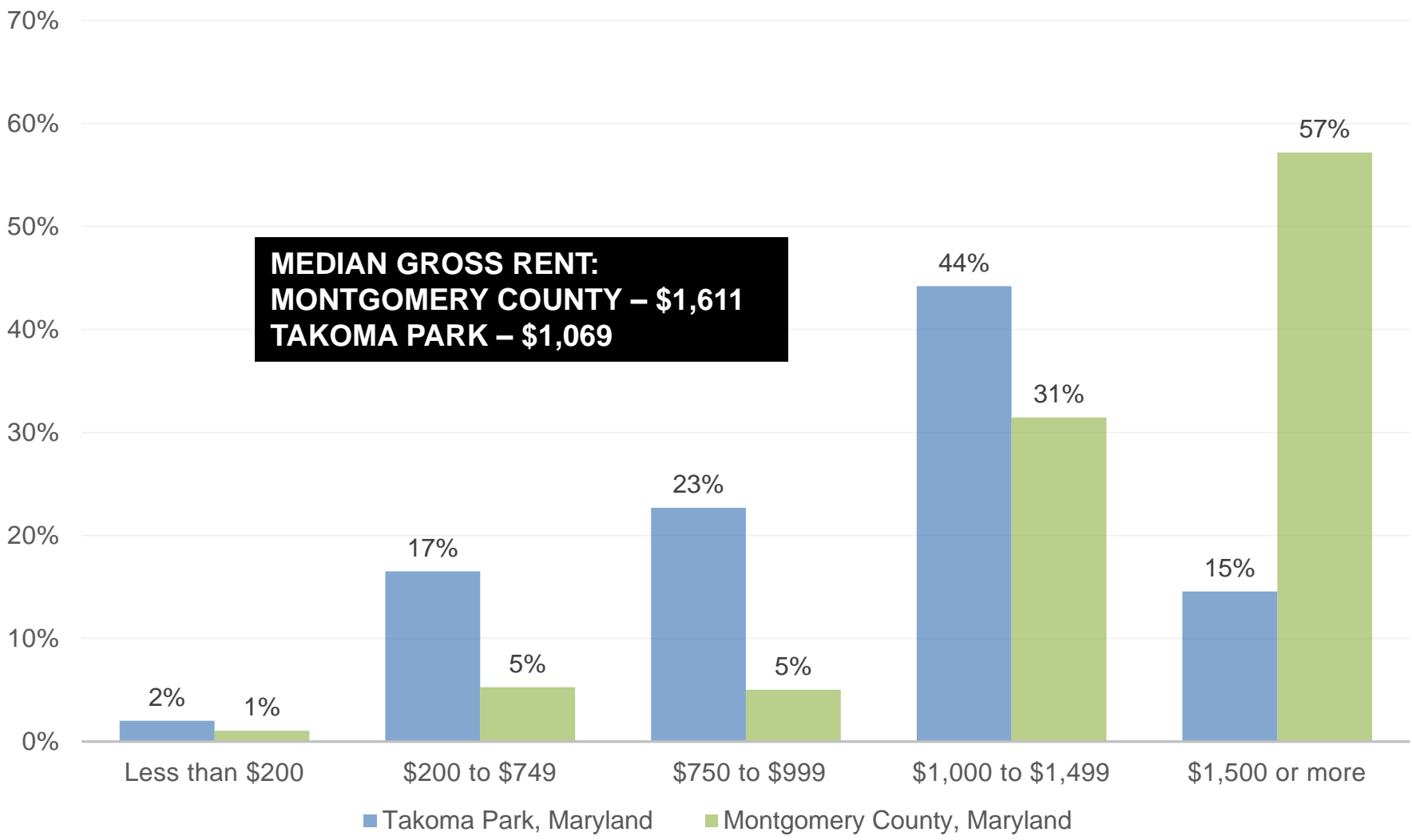
AVERAGE RENTS OF ALL RENTAL FACILITIES BY TYPE (2014 DHCA RENTAL FACILITY SURVEY)



- The DHCA (Department of Housing and Community Affairs) conducts an annual survey of all multi-family rental facilities (meaning two or more units in structure, not all rental units) throughout the county, reporting information from 799 facilities in 2014.
- Takoma Park has lower average rents compared to Montgomery County, with an average 1-bedroom in Montgomery County averaging around the same cost for a 3-bedroom in Takoma Park.

GROSS RENT (ACS 2010-2014)

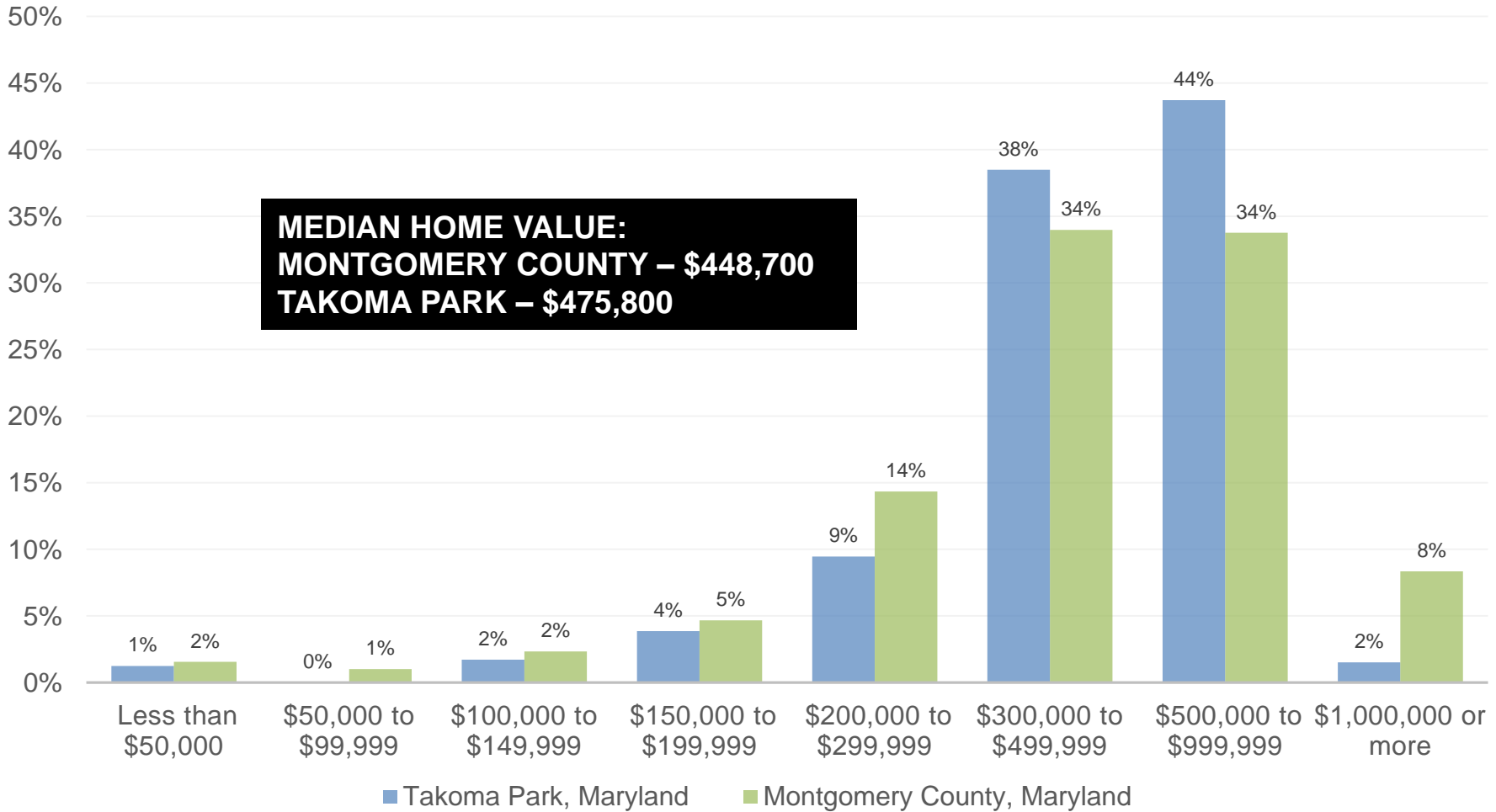
**MEDIAN GROSS RENT:
MONTGOMERY COUNTY – \$1,611
TAKOMA PARK – \$1,069**



- Takoma Park's median gross rent is over \$500 less than Montgomery County's.

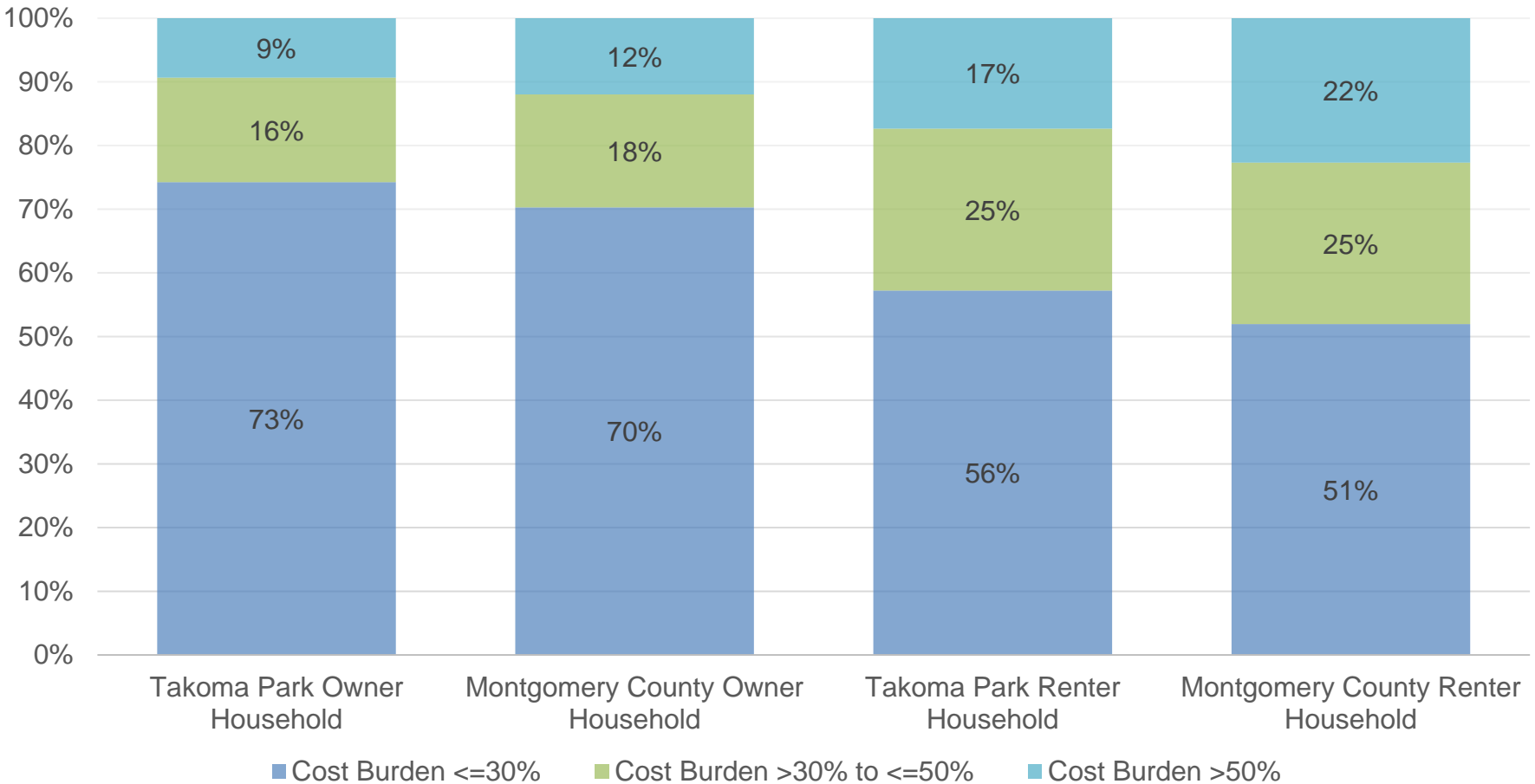
HOME VALUE (ACS 2010-2014)

**MEDIAN HOME VALUE:
MONTGOMERY COUNTY – \$448,700
TAKOMA PARK – \$475,800**



- Takoma Park has a higher median home value than Montgomery County as a whole.
- 46% of Takoma Park homes are valued greater than \$500,000, compared to 42% for Montgomery County as a whole.

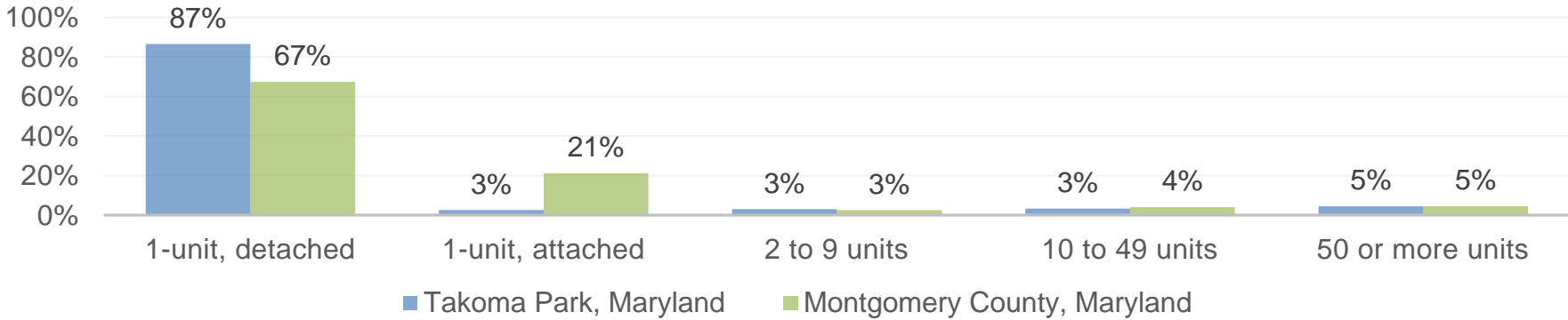
HOUSING COST BURDEN (CHAS 2008-2012)



- Housing analysts suggest that household costs should not be more than 30% of total household income.
- Renter households in Takoma Park are less severely rent burdened than the Countywide renters.

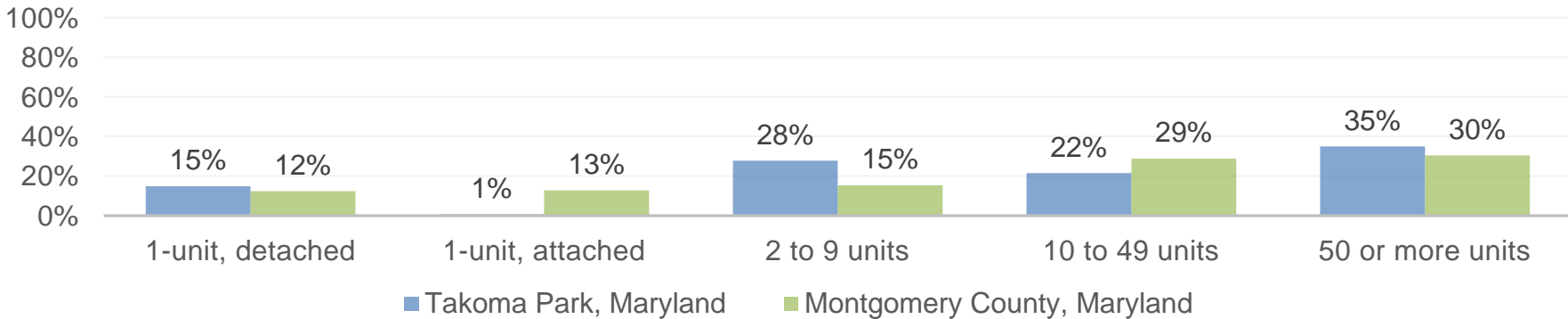
UNIT TYPE (ACS 2010-2014)

OWNER-OCCUPIED HOUSING UNITS



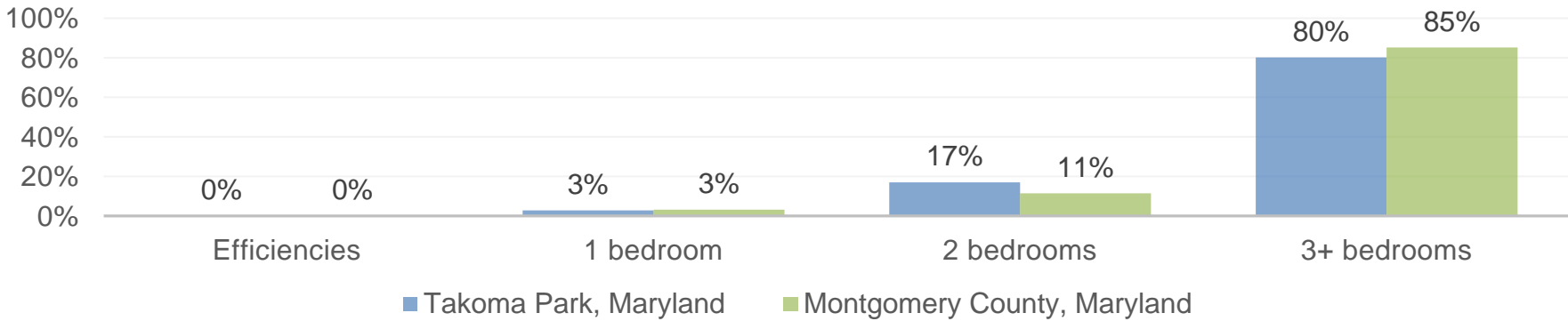
- Owner-occupied housing units in Takoma Park are predominantly 1-unit detached homes.

RENTER-OCCUPIED HOUSING UNITS



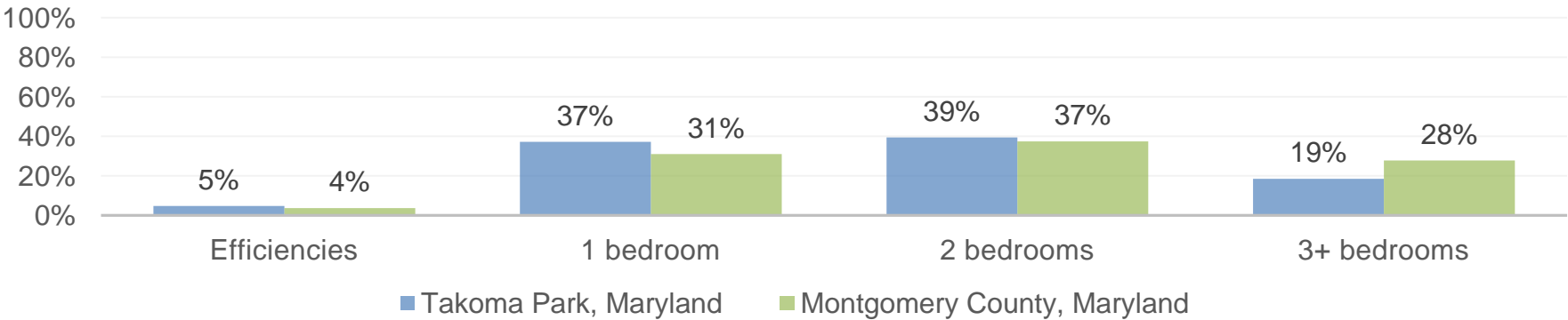
- Renter-occupied housing units in Takoma Park are predominantly located in 50 or more unit buildings.

NUMBER OF BEDROOMS (ACS 2010-2014) OWNER-OCCUPIED HOUSING UNITS



- Owner-occupied housing units most commonly have 3 or more bedrooms.

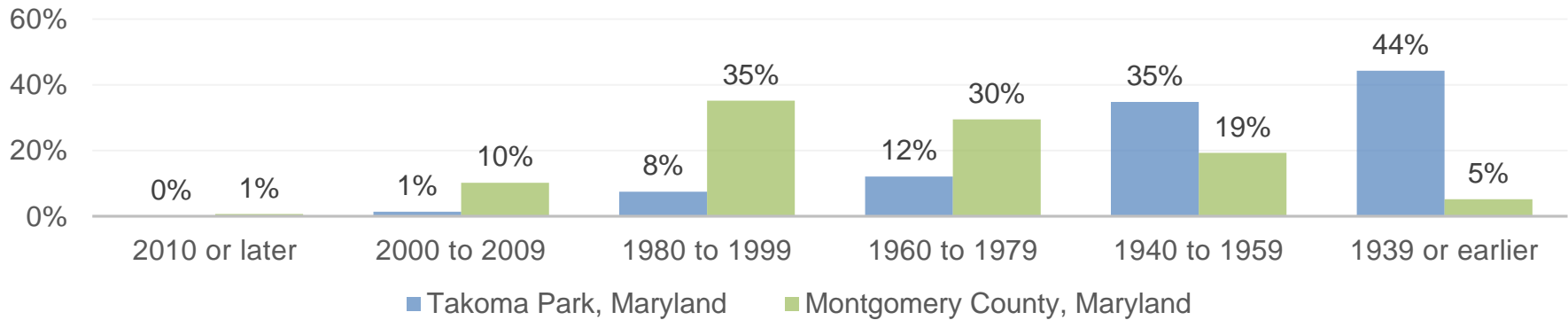
RENTER-OCCUPIED HOUSING UNITS



- Renter-occupied housing units are primarily 1 or 2 bedroom units.

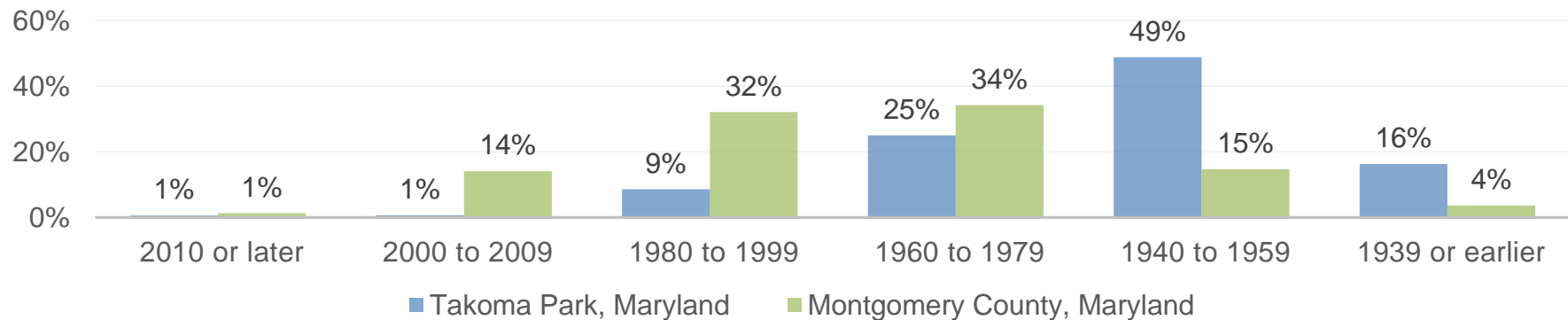
YEAR STRUCTURE BUILT (ACS 2010-2014)

OWNER-OCCUPIED HOUSING UNITS



- Almost 80% of owner-occupied housing units were built before 1959 in Takoma Park.

RENTER-OCCUPIED HOUSING UNITS



- 65% of Takoma Park renter-occupied housing units were built before 1959, only around 10% have been built after 1980.
- Takoma Park has an older housing stock for both renter-occupied and owner-occupied units