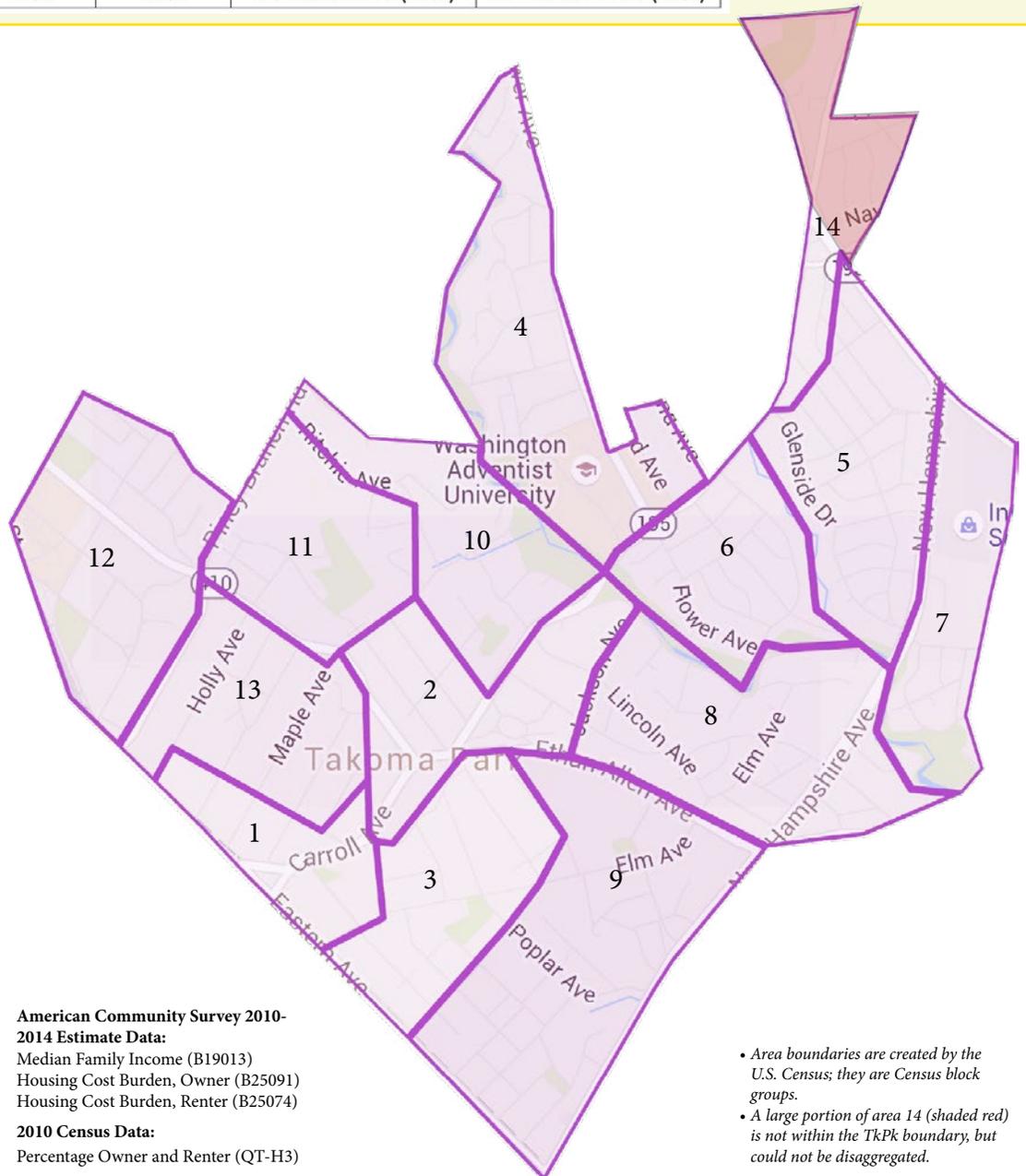


Area	Median Family Income	Percentage Owner	Percentage Renter	Housing Cost Burden – Owner	Housing Cost Burden – Renter
1	\$24,643	32%	68%	17 households (13%)	144 households (57%)
2	\$76,250	47%	53%	79 households (27%)	228 households (51%)
3	\$162,031	87%	13%	58 households (19%)	Unknown
4	\$61,204	25%	75%	73 households (30%)	295 households (44%)
5	\$82,703	68%	32%	85 households (34%)	102 households (65%)
6	\$99,167	66%	34%	76 households (32%)	37 households (29%)
7	\$72,857	34%	66%	27 households (13%)	98 households (45%)
8	\$139,167	73%	27%	42 households (14%)	48 households (34%)
9	\$100,179	77%	23%	128 households (31%)	38 households (22%)
10	\$49,262	29%	71%	63 households (26%)	145 households (31%)
11	\$55,625	25%	75%	27 households (30%)	163 households (48%)
12	\$154,375	94%	6%	89 households (26%)	10 households (34%)
13	\$160,833	88%	12%	50 households (16%)	Unknown
14	\$42,045	47%	53%	82 households (46%)	174 households (76%)

“Housing Cost Burden” is defined as a household spending 30% or more of their income on housing costs, such as rent or a mortgage.

# Neighborhood Profile

# Takoma Park

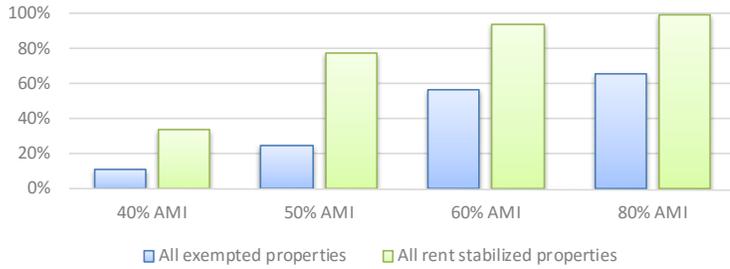


**American Community Survey 2010-2014 Estimate Data:**  
 Median Family Income (B19013)  
 Housing Cost Burden, Owner (B25091)  
 Housing Cost Burden, Renter (B25074)

**2010 Census Data:**  
 Percentage Owner and Renter (QT-H3)

- Area boundaries are created by the U.S. Census; they are Census block groups.
- A large portion of area 14 (shaded red) is not within the TkPk boundary, but could not be disaggregated.

### Percentage of Apartment Units Affordable at Various Area Median Income (AMI) Levels in Takoma Park

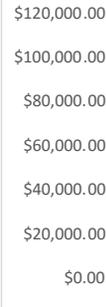


Both exempted and rent stabilized units were defined as affordable based on Montgomery county AMI levels, with a county AMI of \$109,200. For example, a Montgomery county family of four at 80% AMI (\$87,360) can afford 99% of the stabilized rental units in Takoma Park, and 65% of the exempt units.

All 303 units not subject to City rent control (stabilization laws or exemptions), and 64 stabilized units were excluded due to lack of rental price information. Source: Montgomery County, 2015 Rent and Income Limits.

Montgomery county's AMI has consistently exceeded Takoma Park's AMI by an average of \$35,000.

The county's AMI is defined by U.S. Department of Housing and Urban Development. Takoma Park AMI is given by the U.S. Census, (1999, Decennial), (All others, ACS 5-year rolling estimates.)

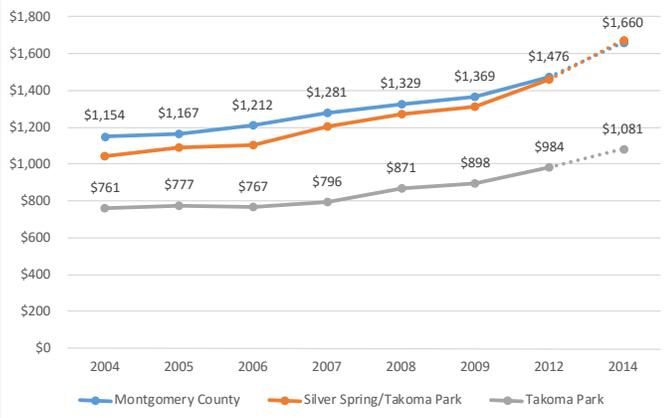


### Change in Area Median Income (Adjusted for 2015 Consumer Price Index (CPI))

# Housing Affordability in Takoma Park

Data Compiled By  
**CHEER**  
Community Health and Empowerment through Education and Research

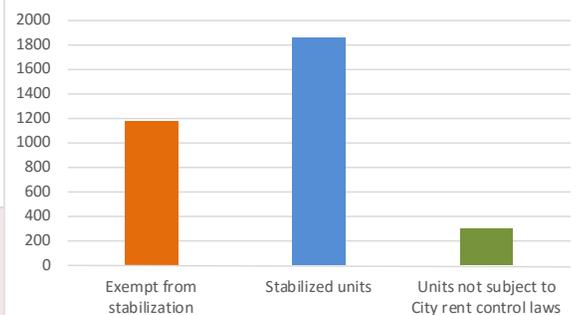
### Change in Rent Over Time Comparing Takoma Park to Silver Spring and Montgomery County



Since 2004, Takoma Park's average change in rent has been significantly lower than county rents, with an average difference of approximately \$450 from year to year. The net value of average rent increase in Takoma Park from 2004 to 2012 was \$223; adjusted for 2012 Consumer Price Index (CPI) it was just \$59.

Rental data was collected from Montgomery County Department of Housing and Community Affairs. The 2014 rental data was collected and calculated differently than previous years, requiring exclusion from calculations.

### Number of Units Available Under Takoma Park Rent Control Legislation Categories



Today, there are 3,044 units subject to rent control and 303 units not subject to rent control laws in Takoma Park. Stabilized units make up 61%, and exempt, 39%. These proportions have not changed since 2009, when there were 3,009 rental units subject to rent control in Takoma Park.