

Policy profile

MBTA community	Yes	Housing Choice at a Glance – MAPC
MBTA Compliance Status	Interim Compliance	Multi-Family Zoning Requirement for MBTA Communities Mass.gov
Community Preservation Act (2023)	Yes	https://www.communitypreservation.org/map
Affordable housing trust (2024)	Yes	Affordable Housing Trust Manchester-by-the-Sea, MA
Multi-family zoning (2024)	Yes, by-permit only in General zone	Zoning-Bylaw-Final (manchester.ma.us)
Mixed-use zoning (2024)	Yes	Zoning-Bylaw-Final (manchester.ma.us)
Accessory dwelling units permitted (2018)	Yes, by permit	Zoning-Bylaw-Final (manchester.ma.us)
Inclusionary zoning (2024)	Yes	Zoning-Bylaw-Final (manchester.ma.us)
Smart growth overlay district (2024)	No	Layout (mass.gov)
Housing choice community (2024)	No	Housing Choice Designation Mass.gov
Subsidized housing inventory percentage (2023)	5.02%	Subsidized Housing Inventory (SHI) Mass.gov
HPP (2020)	Yes	Housing-Production-Plan-2020-Version (manchester.ma.us)

Housing Profile

Renter households with moderate cost burden (2016-20)	19.3%	DataTown (shinyapps.io)
Renter households with severe cost burden (2016-20)	19.1%	DataTown (shinyapps.io)
Owner households with moderate cost burden (2016-20)	14.8%	DataTown (shinyapps.io)
Owner households with severe cost burden (2016-20)	3.9%	DataTown (shinyapps.io)
Proportion of single family, attached homes (2016-20)	0.5%	DataTown (shinyapps.io)
Median value of owner-occupied housing units (2018-22)	\$970,200	U.S. Census Bureau QuickFacts: United States
Median gross rent (2018-22)	\$1,760	U.S. Census Bureau QuickFacts: United States
Permitted relative to proportional share of housing needed	31.2%	Greater Boston Housing Report Card Interactive Tools Boston Indicators
Renter-occupied housing (2016-20)	24.1%	DataTown (shinyapps.io)

Population profile

Population estimates (2023)	5,396	U.S. Census Bureau QuickFacts: United States
Population per square mile (2023)	585	U.S. Census Bureau QuickFacts: United States
Proportion white alone, not Hispanic or Latino (2022)	94.2%	U.S. Census Bureau QuickFacts: United States
Median household income (2018-2022)	\$209,052	U.S. Census Bureau QuickFacts: United States
Poverty rate (2023)	2.7%	U.S. Census Bureau QuickFacts: United States

Government profile

Chief Municipal Officer	Administrator	Staff Directory • Gregory Federspiel (manchester.ma.us)
District or At-large Council	At-large	Select Board Manchester-by-the-Sea, MA
Policy Board	Select Board (5)	Select Board Manchester-by-the-Sea, MA
Legislative Board	Open Town Meeting	Town Meetings and Elections Manchester-by-the-Sea, MA