

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	CPA State Map Community Preservation Coalition
Affordable housing trust (2024)	Yes	Affordable Housing Trust newburyportma (cityofnewburyport.com)
Multi-family zoning (2024)	Yes, by-right in Waterfront Mixed Use Zone	Mini TOC: APPENDIX A - ZONING ORDINANCE OF THE CITY OF NEWBURYPORT Code of Ordinances Newburyport, MA Municode Library
Mixed-use zoning (2024)	Yes	Mini TOC: APPENDIX A - ZONING ORDINANCE OF THE CITY OF NEWBURYPORT Code of Ordinances Newburyport, MA Municode Library
Accessory dwelling units permitted (2024)	Yes, only owner-occupied short-term rentals	Mini TOC: APPENDIX A - ZONING ORDINANCE OF THE CITY OF NEWBURYPORT Code of Ordinances Newburyport, MA Municode Library
Inclusionary zoning (2024)	Yes	Mini TOC: APPENDIX A - ZONING ORDINANCE OF THE CITY OF NEWBURYPORT Code of Ordinances Newburyport, MA Municode Library
Smart growth overlay district (2024)	Yes	Layout (mass.gov)
Housing choice community (2024)	Yes	Housing Choice Designation Mass.gov
Subsidized housing inventory percentage (2023)	9.45%	Subsidized Housing Inventory (SHI) Mass.gov
HPP (2018)	Yes	newburyport_hpp_2018_final.pdf (cityofnewburyport.com)

Housing Profile

Renter households with moderate cost burden (2016-20)	20.1%	DataTown (shinyapps.io)
Renter households with severe cost burden (2016-20)	19.4%	DataTown (shinyapps.io)
Owner households with moderate cost burden (2016-20)	15.4%	DataTown (shinyapps.io)
Owner households with severe cost burden (2016-20)	9.2%	DataTown (shinyapps.io)
Proportion of single family, attached homes (2016-20)	14.0%	DataTown (shinyapps.io)
Median value of owner-occupied housing units (2022)	\$737,200	Newburyport city, Essex County, MA - Profile data - Census Reporter
Median gross rent (2018-22)	\$1,426	U.S. Census Bureau QuickFacts: United States
Permitted relative to proportional share of housing needed	24.6%	Greater Boston Housing Report Card Interactive Tools Boston Indicators
Renter-occupied housing (2016-20)	24.9%	DataTown (shinyapps.io)

Population profile

Population estimates (2022)	18,536	Newburyport city, Essex County, MA - Profile data - Census Reporter
Population per square mile (2022)	2,207	Newburyport city, Essex County, MA - Profile data - Census Reporter
Proportion white alone, not Hispanic or Latino (2022)	93.7%	Newburyport city, Essex County, MA - Profile data - Census Reporter
Median household income (2022)	\$127,306	Newburyport city, Essex County, MA - Profile data - Census Reporter
Poverty rate (2022)	5.9%	Newburyport city, Essex County, MA - Profile data - Census Reporter

Government profile

Chief Municipal Officer	Mayor	Mayor's Office newburyportma (cityofnewburyport.com)
District or At-large Council	Mixed	City Council newburyportma (cityofnewburyport.com)
Policy Board	Council	City Council newburyportma (cityofnewburyport.com)
Legislative Body	City Council	City Council newburyportma (cityofnewburyport.com)