

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)	No	CPA State Map Community Preservation Coalition
Affordable housing trust (2024)	No	Greater Boston Housing Report Card Interactive Tools Boston Indicators
Multi-family zoning (2024)	Yes, special permit not in residential zones	article_3_iii_current_as_of_05022023.pdf (topsfield-ma.gov)
Mixed-use zoning (2024)	Yes	article_3_iii_current_as_of_05022023.pdf (topsfield-ma.gov)
Accessory dwelling units permitted (2024)	Yes	article_3_iii_current_as_of_05022023.pdf (topsfield-ma.gov)
Inclusionary zoning (2024)	No	article_3_iii_current_as_of_05022023.pdf (topsfield-ma.gov)
Smart growth overlay district (2024)	No	Layout (mass.gov)
Housing choice community (2024)	No	Housing Choice Designation Mass.gov
Subsidized housing inventory percentage (2023)	8.68%	Subsidized Housing Inventory (SHI) Mass.gov
BHNA	Yes	http://www.housing.ma/topsfield/report

Housing Profile

Renter households with moderate cost burden (2016-20)	31.7%	DataTown (shinyapps.io)
Renter households with severe cost burden (2016-20)	27.1%	DataTown (shinyapps.io)
Owner households with moderate cost burden (2016-20)	20.6%	DataTown (shinyapps.io)
Owner households with severe cost burden (2016-20)	10.3%	DataTown (shinyapps.io)
Proportion of single family, attached homes (2016-20)	6.2%	DataTown (shinyapps.io)
Median value of owner-occupied housing units (2022)	\$732,700	Topsfield town, Essex County, MA - Profile data - Census Reporter
Median gross rent (2018-22)	\$1,107	U.S. Census Bureau QuickFacts: United States
Permitted relative to proportional share of housing needed	40.9%	Greater Boston Housing Report Card Interactive Tools Boston Indicators
Renter-occupied housing (2016-20)	11.1%	DataTown (shinyapps.io)

Population profile

Population estimates (2022)	6,532	Topsfield town, Essex County, MA - Profile data - Census Reporter
Population per square mile (2022)	548	Topsfield town, Essex County, MA - Profile data - Census Reporter
Proportion white alone, not Hispanic or Latino (2022)	85.0%	Topsfield town, Essex County, MA - Profile data - Census Reporter
Median household income (2022)	\$162,734	Topsfield town, Essex County, MA - Profile data - Census Reporter
Poverty rate (2022)	5.1%	Topsfield town, Essex County, MA - Profile data - Census Reporter

Government profile

Chief Municipal Officer	Administrator	Town Administrator Topsfield MA (topsfield-ma.gov)
District or At-large Council	At-large	Select Board's Office Topsfield MA (topsfield-ma.gov)
Policy Board	Select Board (5)	Select Board's Office Topsfield MA (topsfield-ma.gov)
Legislative Board	Open Town Meeting	2024 Annual Town Meeting Topsfield MA (topsfield-ma.gov)