

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	Welcome to Town Of Wenham, Massachusetts (wenhamma.gov)
Multi-family zoning (2024)	Only in Senior Housing Overlay District with permit	Town of Wenham, MA Division 1: General Bylaws (ecode360.com)
Mixed-use zoning (2024)	No	Town of Wenham, MA Division 1: General Bylaws (ecode360.com)
Accessory dwelling units permitted (2024)	Yes, by permit	Town of Wenham, MA Division 1: General Bylaws (ecode360.com)
Inclusionary zoning (2024)	Yes	Town of Wenham, MA Division 1: General Bylaws (ecode360.com)
Smart growth overlay district (2024)	No	Layout (mass.gov)
Housing choice community (2024)	No	Housing Choice Designation Mass.gov
Subsidized housing inventory percentage (2023)	12.35%	Subsidized Housing Inventory (SHI) Mass.gov
HPP (200*)	Yes	V (revize.com)

Housing Profile

Renter households with moderate cost burden (2016-20)	13.8%	DataTown (shinyapps.io)
Renter households with severe cost burden (2016-20)	31.2%	DataTown (shinyapps.io)
Owner households with moderate cost burden (2016-20)	19.6%	DataTown (shinyapps.io)
Owner households with severe cost burden (2016-20)	18.7%	DataTown (shinyapps.io)
Proportion of single family, attached homes (2016-20)	7.9%	DataTown (shinyapps.io)
Median value of owner-occupied housing units (2022)	\$805,600	Wenham town, Essex County, MA - Profile data - Census Reporter
Median gross rent (2016-20)	N/A	U.S. Census Bureau QuickFacts: United States
Permitted relative to proportional share of housing needed	47.1%	Greater Boston Housing Report Card Interactive Tools Boston Indicators
Renter-occupied housing (2016-20)	11.8%	DataTown (shinyapps.io)

Population profile

Population (2022)	4,933	Wenham town, Essex County, MA - Profile data - Census Reporter
Population per square mile (2022)	644	Wenham town, Essex County, MA - Profile data - Census Reporter
Proportion white alone, not Hispanic or Latino (2022)	90.0%	Wenham town, Essex County, MA - Profile data - Census Reporter
Median household income (2022)	\$181,982	Wenham town, Essex County, MA - Profile data - Census Reporter
Poverty rate (2022)	3.8%	Wenham town, Essex County, MA - Profile data - Census Reporter

Government profile

Chief Municipal Officer	Administrator	Welcome to Town Of Wenham, Massachusetts (wenhamma.gov)
District or At-large Council	At-large	Welcome to Town Of Wenham, Massachusetts (wenhamma.gov)
Policy Board	Select Board (3)	Welcome to Town Of Wenham, Massachusetts (wenhamma.gov)
Legislative Body	Open Town Meeting	Welcome to Town Of Wenham, Massachusetts (wenhamma.gov)