

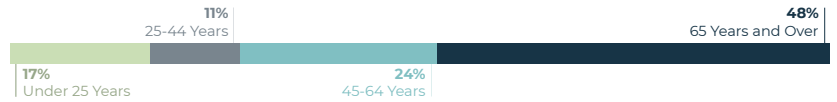
Housing Profile: Chatham

Key Demographic and Economic Information

POPULATION	HOUSEHOLDS	HOUSEHOLD SIZE	HOUSING UNITS	MEDIAN HOME SALES PRICE (2023)	MEDIAN HOUSEHOLD INCOME (2023)	RESIDENTIAL PROPERTY TAX RATE
6,643	3,261	1.99	7,420	\$1,050,000	\$86,674	\$3.57 (FY24)

The Town of Chatham has an estimated year-round population of just over 6,600 residents. It is bordered by Pleasant Bay on the north, Nantucket Sound on the south, Harwich on the west, and the Atlantic Ocean on the east. Over 55% of homes in the town are seasonal, which is much higher than the region as a whole (34%). The Town of Chatham includes one Community Activity Center within its boundaries. Chatham regularly has some of the highest median home sales prices in the region.

Chatham by Age



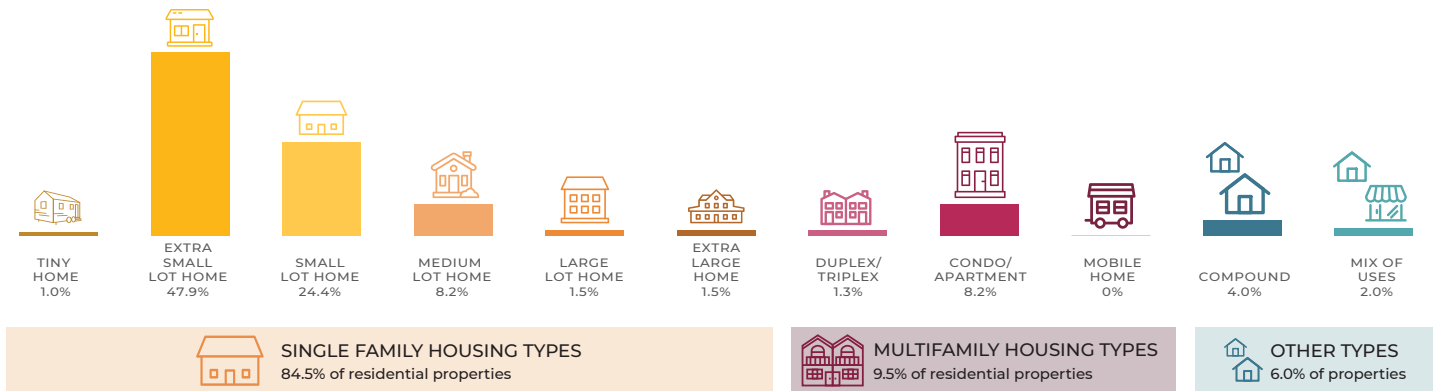
Chatham by Race



(American Community Survey (ACS) 2023 5-year Estimates; Cape Cod and Islands Association of Realtors; Massachusetts Department of Revenue)

Current Housing Stock

The Cape Cod Commission conducted a housing typology study using local assessors' data and state class property codes. The graph below shows the distribution of various types of residences using this data, which differs slightly from American Community Survey counts. In Chatham, about 85% of residential properties are single family homes; about 10% are multifamily properties. About 6% are other types of properties. Other properties may be a single home or may be multifamily homes such as compounds, which may include multiple houses on one parcel occupied by different households or a single family home with a guest house. Mix of uses are properties that have at least one residence on them but also have some sort of other use such as agricultural or commercial. For more information on the housing typology and categories visit: cccom.link/ht



Housing Stock by Year Built

Like the region, the vast majority of housing units in the town were built between 1950 and 1999. Less than 15% of Chatham's housing stock was built in the 2000s.

(Assessors' data and CCC housing typology analysis)



Owners and Renters

There are approximately 3,300 year-round occupied housing units in Chatham; of these, 89% are owner-occupied and 11% are renter-occupied. (ACS 2023 5-year Estimates)



Seasonality

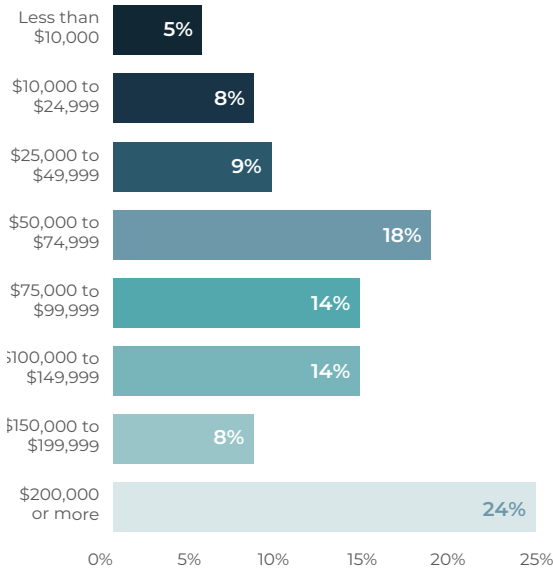
Over one-half of all housing units in Chatham are used for seasonal, recreational, or occasional use. (ACS 2023 5-year Estimates; total may not equal 100% due to rounding.)



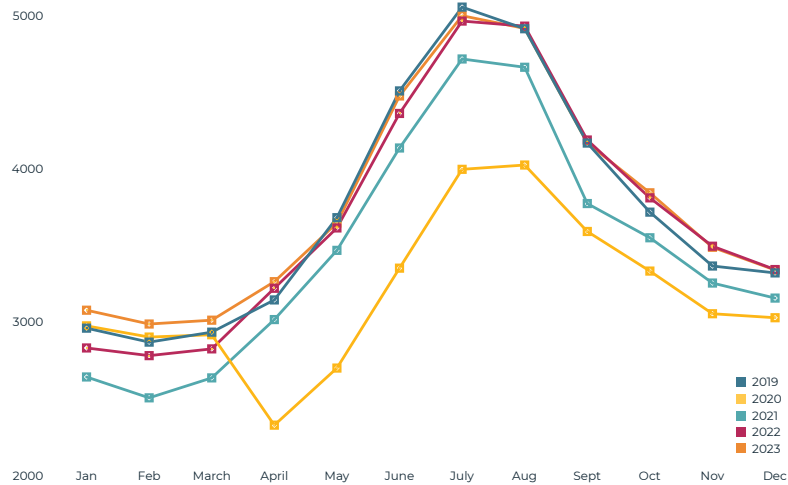
Wages, Employment, and Housing Affordability

Households per Income Bracket

(ACS 2023 5-year Estimates)

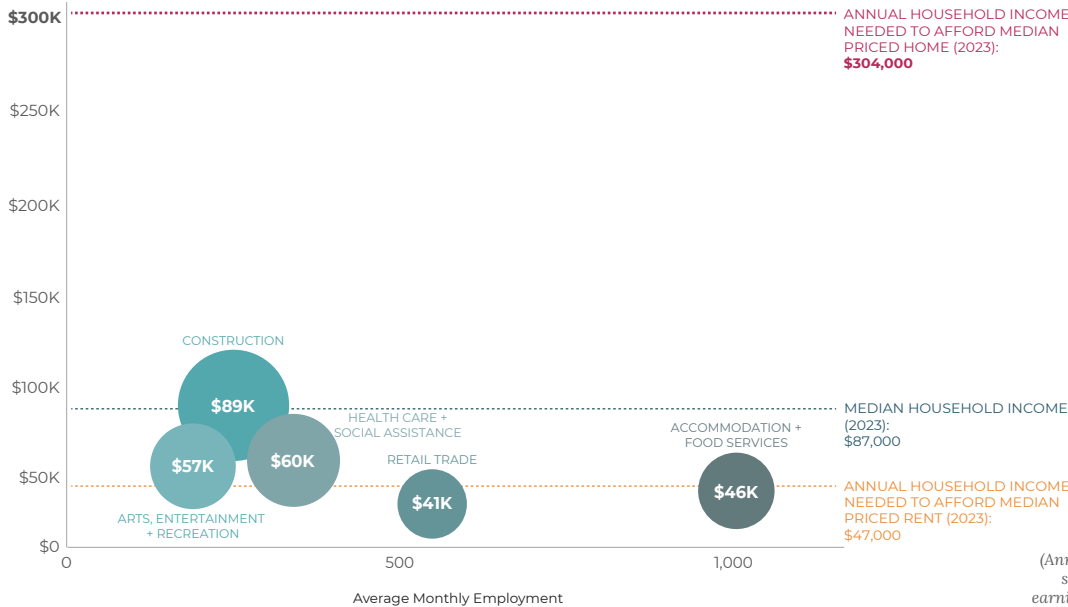


Employment by Month



Employment in Chatham is highly seasonal; more seasonal than the region as a whole. In 2019 employment peaked in July at over 75% more than the low in February. Due to the pandemic, 2020 patterns were significantly different, but in 2021 started to return to pre-pandemic levels and trends which continued through 2022 and into 2023. (MA Labor Market Information, ES-202 data)

Housing Affordability



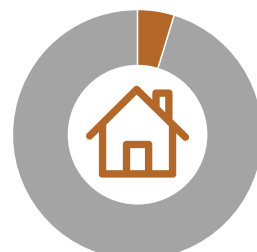
In 2022 the median price for a home for sale in Chatham was \$1,200,000. In 2023, prices actually decreased to a median home sales price of \$1,050,000, a 13% decrease. Despite the decrease, average wages in the town's largest industries by employment fall well below what is needed to affordably purchase a home at median sales prices (affordably purchase means a household spends 30% or less on housing costs). While the median gross rent, according to the American Community Survey, is more affordable, availability of year-round rental housing is very limited.

(Annual income refers to a household's income from all sources, while annual wage refers to an individual's earnings from employment. Data: Cape Cod and Islands Association of Realtors; 2023 ACS 5-Yr Estimates; MA Department of Economic Research, ES-202 data)

Affordable Housing Units

The Massachusetts Subsidized Housing Inventory is used to measure a community's stock of low- or moderate-income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law, which encourages communities to have 10% of their housing stock be affordable for low- to moderate-income households. While housing developed under Chapter 40B is eligible for inclusion on the inventory, other types of housing also qualify to count toward a community's affordable housing stock.

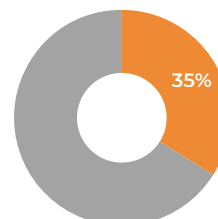
SUBSIDIZED HOUSING INVENTORY UNITS



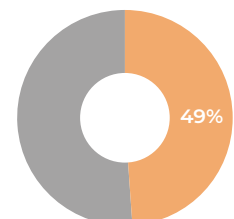
4.8% of housing units
(Numbers are from EOHLC as of June 29, 2023 and subject to change)

Housing Cost Burdened

A household is considered cost burdened when housing costs exceed more than 30% of monthly income. (ACS 2023 5-year Estimates)



... of owner households in Chatham spend 30% or more of income on housing costs



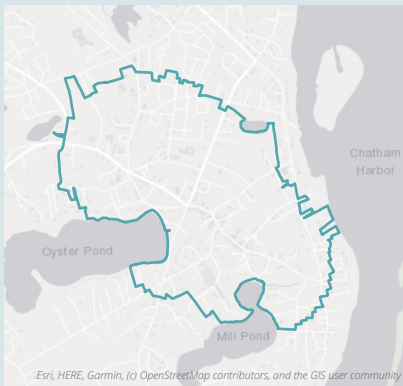
... of renter households in Chatham spend 30% or more of income on housing costs

Community Activity Centers

Community Activity Centers are areas with a concentration of business activity, community activity, and a compact built environment that may be suitable for additional housing and a mix of uses at a scale that fits in with the community's character. The vision for these areas is to accommodate these uses in a walkable, vibrant area, preserve historic buildings, and to provide diverse services, shopping, recreation, civic spaces, housing, and job opportunities, with adequate infrastructure and pedestrian amenities to support development. The Cape Cod Commission identified seventeen Community Activity Centers across the region. Chatham has one identified Community Activity Center.



Chatham



COMMUNITY ACTIVITY CENTER AREA (ACRES)

657



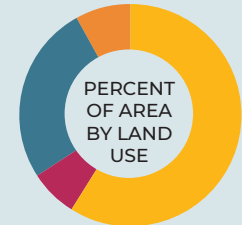
ESTIMATED HOUSING UNITS

887



ESTIMATED HOUSING UNITS (PER ACRE)

1.4



The Chatham Community Activity Center is focused around Main Street in downtown Chatham and the commercial uses there, east of Oyster Pond. Much of the land area is comprised of residential uses and about 1/4 of the land area is tax exempt uses.

- Residential **59%**
- Commercial **7%**
- Tax Exempt **26%**
- Multiple Uses **8%**

Zoning

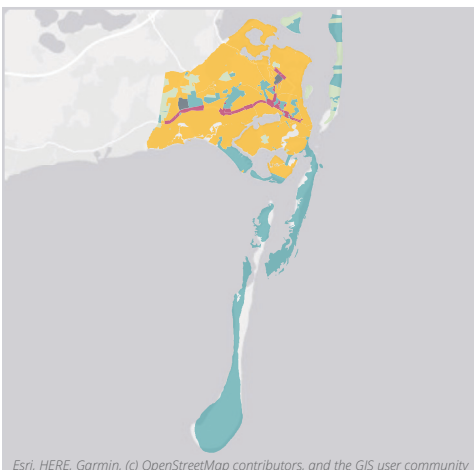
The amount of land zoned to allow multifamily housing developments varies by town, but generally follows a similar pattern as the region: most Cape towns prohibit or require special permit authorization for multifamily housing development and limit it to a small portion of town, while allowing for detached, single-family homes by-right throughout the community. The following maps are the result of a town-by-town analysis of land zoned to allow multifamily housing developments by-right. Chatham allows more than two units to be built by-right in about 1% of the town.



Inclusionary Zoning Policy

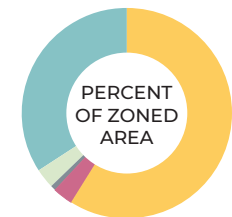
Inclusionary zoning requires developers to designate a percentage of the units in certain projects as available to lower and moderate income households.

✔ **ADOPTED**



Zoning Districts

As with most Cape towns, the majority of the town is zoned for residential uses, as can be seen in the map and the graph. About 1/3 of the town's land area's zoning is in the "other" category, as much of this includes parts of Cape Cod National Seashore and Monomoy Island. These zoning categories are broad and do not capture the many nuances of the specific zoning regulations for each district, nor do they include overlay districts, but help to provide a summary of the distribution of land available for certain types of uses throughout town.



- Residential **59%**
- Commercial **3%**
- Industrial **1%**
- Conservation **3%**
- Other **34%**