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## HOUSING PRODUCTION PLAN

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## Chilmark Housing Production Plan

Along with the five other towns on the Vineyard, Chilmark has begun a process to produce a Housing Production Plan (HPP). The HPP can be a guide to the Town's decisions in addressing housing that is affordable for our workers, families, elders and children. In Chilmark, the "how" of being proactive will be balanced with the equally important question of "where" it can happen.

**Please JOIN our conversations - SAVE these dates**

**Wednesday September 21, 2016 at 7pm, Chilmark Public Library**

**Wednesday, November 16, 2016 at 7pm, Chilmark Public Library**

**Wednesday, December 14, 2016 at 7pm, TBA**



We invite you to participate in these very important interactive community workshops. During these three sessions, "how, where and when" in Chilmark. The workshops will be professionally facilitated by planning consultants from Goldson community + planning (see bio below).

### Housing Production Plan Process

The HPP process offers an opportunity to thoroughly examine the demographic changes and ever-changing housing and how this impacts our community and the Island. A completed HPP will help Town leaders, policy makers and the best ways to move towards meeting the current and future housing needs of Chilmark while preserving the Town. The HPP will also guide decision makers as they look to allocate Town resources for any proposed production of new housing inventory of existing housing and possible zoning revisions to meet any identified future housing goals.

HPPs are approved at the local level by the Board of Selectmen and Planning Board and then will be submitted to the State Department of Housing and Community Development for approval. HPPs are required to contain the following:

- An assessment of the Town's housing needs
- Goals to assist with meeting the needs
- Strategies toward achieving the goals

We have developed a thorough and public process to invite you to help shape the future of our town as we examine the HPP. The interactive community workshops will help guide Chilmark's housing policies and other initiatives as part of the Production Plan.

For more information about HPPs, this link will bring you to the State's website: [Housing Production Plans](#)

Questions or comments regarding Chilmark's HPP can be directed to [peterbcook@comcast.net](mailto:peterbcook@comcast.net)

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### CONSULTANT BIOS

**JM GOLDSON (LEAD CONSULTANT)**

JM Goldson, is a sole proprietorship established in 2006 by community planner, Jennifer Goldson, AICP, that helps helping communities develop strategic priorities for community preservation and affordable housing through interviews. Jennifer has a diverse 20-year background as a professional community planner that blends specialties in housing preservation, and land use planning. JM Goldson, which employs 1.5 full-time professionals, specializes in creating Plans, Housing Needs Assessments, Community Preservation Act Plans, and Affordable Housing Trust Action exclusively in Massachusetts.

JM Goldson has completed many Housing Production Plans and Housing Needs Assessments, as well as facilitated housing workshops for a variety of communities including Agawam, Arlington, Barnstable, Bridgewater, Concor Norwood, Pelham, Southborough, and Sudbury. JM Goldson is also preparing Housing Production Plans in Braintree as a sub-consultant to RKG Associates.

In addition, Jennifer is the primary author of three guidebooks for the Massachusetts Housing Partnership's (MHP):

1. *Municipal Affordable Housing Trust Guidebook (2009, updated 2013)*
2. *Municipal Affordable Housing Trust Operations Manual (2015)*
3. the new Community Preservation Act and affordable housing guidebook: *Create, preserve, support* (2016)

Jennifer is also a regular trainer at MHP's annual Housing Institute, specializing in building community support for the Community Preservation Act, and Municipal Affordable Housing Trusts.

### **RKG ASSOCIATES, INC.**

RKG Associates, Inc. (RKG) is a full service economic, urban planning and real estate consulting firm with offices in Massachusetts, Hampshire, Virginia, and Georgia. Since its founding in 1981, RKG has successfully completed more than two hundred projects regionally, nationally, and internationally, providing a comprehensive range of planning, economics, market research, and feasibility services to public and private clients. The firm employs ten full time professionals and has grown to become one of the most respected economics and real estate advisory consulting firms in the United States.

Judi Barrett, Director of Municipal Services at RKG, will represent the firm in Agawam. A planner with thirty years of experience, Judi has led numerous master plans for cities and towns, conducted comprehensive zoning revisions and recorded zoning training programs for town boards and professional planners. She works nationally on inclusionary zoning and has completed affordable housing plans and studies for New England clients, including over two dozen Housing Production Plans as a Chapter 40B Technical Assistance Consultant for MHP, helping Boards of Appeal throughout Massachusetts with the comprehensive permit process. In addition, she recently authored a new Chapter 40B Guidebook for MHP.

## Data Reports

- A brief [overview](#) of the Island housing situation.

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