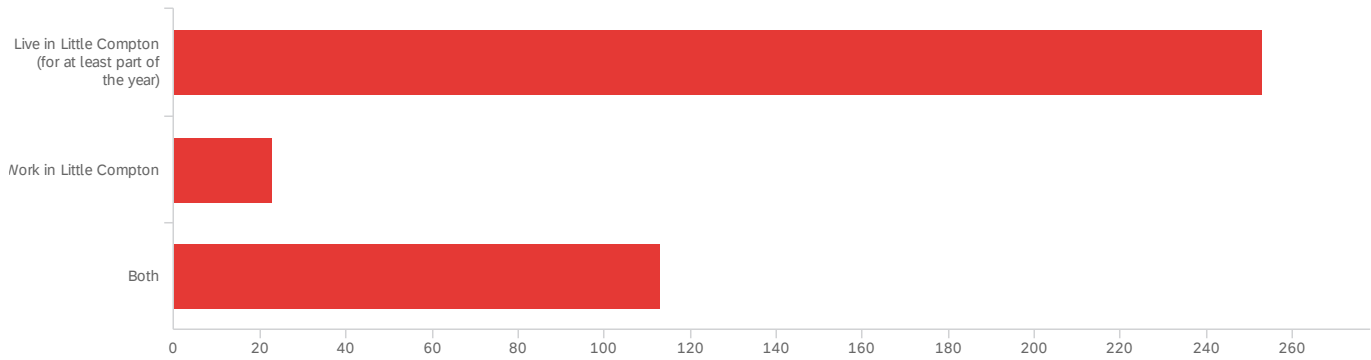


Default Report

Little Compton Housing Trust Planning Survey v2

July 5, 2022 10:03 AM MDT

Q1.1 - I currently

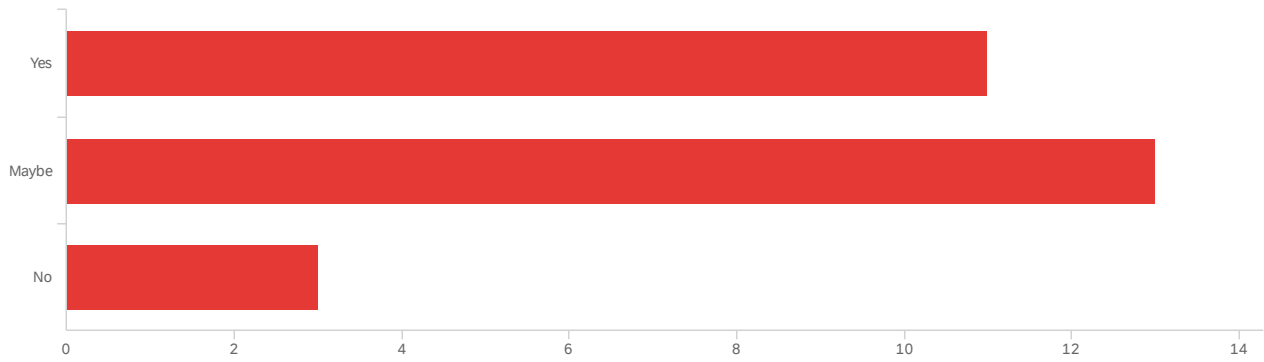


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	I currently	1.00	3.00	1.64	0.90	0.81	389

#	Field	Choice Count
1	Live in Little Compton (for at least part of the year)	65.04% 253
2	Work in Little Compton	5.91% 23
3	Both	29.05% 113
		389

Showing rows 1 - 4 of 4

Q1.2 - 1. Do you want to live in Little Compton?

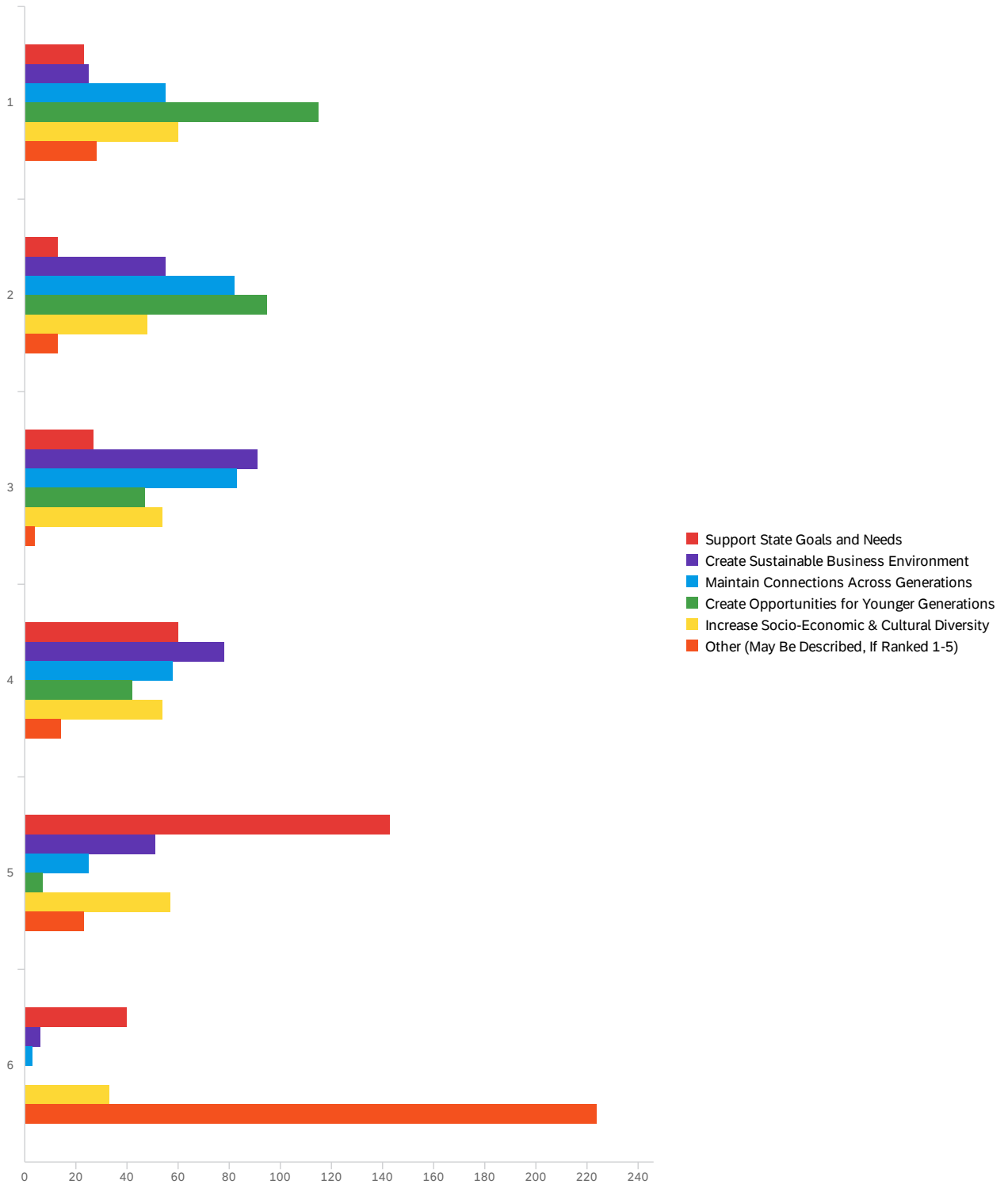


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	1. Do you want to live in Little Compton?	1.00	3.00	1.70	0.66	0.43	27

#	Field	Choice Count
1	Yes	40.74% 11
2	Maybe	48.15% 13
3	No	11.11% 3
		27

Showing rows 1 - 4 of 4

Q2.1 - What matters most for a plan to keep homes here affordable? (Drag and rank choices.)



Field Minimum Maximum Mean Std Deviation Variance Count

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Support State Goals and Needs	1.00	6.00	4.33	1.35	1.82	306
2	Create Sustainable Business Environment	1.00	6.00	3.30	1.23	1.51	306
3	Maintain Connections Across Generations	1.00	6.00	2.75	1.24	1.53	306
4	Create Opportunities for Younger Generations	1.00	5.00	2.12	1.13	1.27	306
5	Increase Socio-Economic & Cultural Diversity	1.00	6.00	3.32	1.65	2.73	306
6	Other (May Be Described, If Ranked 1-5)	1.00	6.00	5.17	1.63	2.65	306

#	Field	1		2		3		4		5		6		Total
1	Support State Goals and Needs	7.52%	23	4.25%	13	8.82%	27	19.61%	60	46.73%	143	13.07%	40	306
2	Create Sustainable Business Environment	8.17%	25	17.97%	55	29.74%	91	25.49%	78	16.67%	51	1.96%	6	306
3	Maintain Connections Across Generations	17.97%	55	26.80%	82	27.12%	83	18.95%	58	8.17%	25	0.98%	3	306
4	Create Opportunities for Younger Generations	37.58%	115	31.05%	95	15.36%	47	13.73%	42	2.29%	7	0.00%	0	306
5	Increase Socio-Economic & Cultural Diversity	19.61%	60	15.69%	48	17.65%	54	17.65%	54	18.63%	57	10.78%	33	306
6	Other (May Be Described, If Ranked 1-5)	9.15%	28	4.25%	13	1.31%	4	4.58%	14	7.52%	23	73.20%	224	306

Showing rows 1 - 6 of 6

Q2.2 - What additional goal or concern might you include in your ranking?

What additional goal or concern might you include in your ranking?

It is really important that residents who wish to stay here long-term have reliable and affordable housing, and that people who purchase homes in the community live in the homes and positively contribute to the community.

Allow local residents to afford to live in their town

allow for more rental properties

Reasonable affordable housing options

long term renter protection,

Create Attainable housing that translates to generational security,taxes that reflect benefits to those who live here and those who use it as vacation living or rental. And land use that is sustainable, productive and socially flexible across demographics

Address the local needs not state standards. Subsidize more housing, incentivize creation of a few apt houses or tasteful condos on the edges of town, i.e. long highway etc close to tiverton so as not to ruffle feathers. Push for education and implementation of group or co-housing options.

The LCAT. It's absolutely robbing people who are not millionaires (and even those who are- really). And who controls their money? Who said LCAT was ok? They drive up property costs and make what a realtor does. Are they legal?

Zoning change to permit cluster housing and limited multifamily

Maintain/improve age diversity

Consideration for indigent members of the community who could benefit from a safe and stable housing situation.

Allow densely built affordable housing

Keep housing affordable for Seniors Provide affordable housing for younger families (especially legacies: children who grew up in LC) and those who serve our community, including farmers and farmworkers Keep our school open

Banks often reject loans for houses that are "affordable" due to disrepair, they simply don't pass inspection. Banks are also often reluctant to provide a loan to low income families purchase property and build themselves. While I see the risk, low income families are often very handy, they just don't have the opportunities to prove it. The Direct USDA Rural Development Loan is the most generous loan for this area (even better than veteran loan options). That, combined with a land lease such as Church Community Housing or RI Housing (if they offered anything in LC) provides the most affordable housing, especially if the house is a new construction (reselling these is less desirable). The land lease can be seen as a risky and insecure investment for low income families, though the benefit is that their investment goes primarily toward the house itself. It is important to keep these properties separate from each other to avoid a concentrated "bad area," both for the sake of the current LC residents as well as the low income families who might be seeking a nice place to live. Locations within walking distance of the library may be desirable for families with only one car. Many low income families have little to financial literacy and while they may not be irresponsible with money, they may not know what goes into a good credit score, or how to go about finding the best loan option, or even how to value a house or property. There is a lot of false information out there. There are also a lot of scams which prey on the ignorance and insecurity of low income individuals. I hope these ideas help support affordable housing in Little Compton.

What additional goal or concern might you include in your ranking?

Having limits on how much land can be conserved by certain organizations that mainly benefit the wealthy, resourced, and upper class which then drives up housing costs for locals/the working class/young adults. The point of conserving land should be to outsource it to folks/generations that want to work, live, steward and farm the land in which we live (Little Compton). I can't tell you how many local young adults who are either BARELY getting by with a shawty place to live in town or have to revert to moving out of town because housing costs are so high AND there are limited job opportunities, never mind job opportunities that allow folks to make a livable wage (since the town is now run by retired millionaires who don't really need to work, instead of the working and farming class like it used to be). Little Compton used to be a BUSINESS FRIENDLY environment however, the wealthy who are newer to town control small business owners opportunity to expand and operate a business in town. Nosey neighbors, neighbors who don't want ANY noise, new residents who come in with money and won't allow owner occupied residents with businesses to run their business for WHATEVER reason. Or all the generational residents who've conserved so much of their land that they'll never have neighbors, no one can EVER build a home on ANY of the land... conservation is great but what it's done to drive up housing costs in this town seems very unbalanced, not thought through, and only benefits the money or land-wealthy occupants of this town.

Reliable work infrastructure.

Our LCACT is buying up larger tracts of land from homeowners who list their properties and are vying with the younger residents in town for these properties. There is nothing available for anyone who would like to purchase to farm.

Community consistency

Preserve natural environments

Keeping LC small

We have different needs, requirements and social issues in Little Compton that are different than other places in the state. It would be important that the housing is developed in a way that does not increase stigma around the initiatives or the folks who will be occupying the homes.

Affordable housing right now in LC is mainly affected by the massive increase of AirBnB type establishments and the related real estate transactions that usurp lower price houses to be used as a combination summer retreat and short term rental

There is no low income housing here, there is none for older people, the agricultural trust is flooded with money and should provide people housing for older and younger people. The Agricultural trust should be providing places to build and helping to build a community of smaller houses for young people to move into and old people to retire to.

Environmentally friendly housing.

I think people need to save their money to purchase housing and it should not be the responsibility of the town or state. My tax dollars should not be used to build a house for someone. I worked two jobs and saved to live here. Noone hand me a home.

Support open space, warer availability, low carbon footprint

Maintaining the landscape in an affordable package.

Keep taxes low

Increase support for Agricultural Land Trust (s). Improve our school.

Very concerned about farmer housing/ farm worker housing (Listed as business environment)

Town maintaining all roads

Keep Little Compton little and a nice quaint town

What additional goal or concern might you include in your ranking?

Maintain a vibrant school community

Improvement of education. As such a confined town our children do not get a lot of life experiences as other city and towns.

Financial incentives to help kids born and raised in LC to be able to raise their family's in Town.

Prices and value of land and homes are determined by the marketplace of sellers and buyers. Little Compton already has affordable housing where income is at a sufficient level.

It's the right thing to do for long term viability of Little Compton. Just as open space is important so is affordable housing.

Preservation of farmland

homes MUST be owner occupied. this town is in danger of becoming a theme park

Middle class families are priced out of this town

Land Preservation

Do NOT WANT SECTION 8 HOUSING OF ANY KIND

Historically, more mature societies look to be sustainable rather than competitive.

Senior citizen housing

We have numerous senior citizens in this town and our number one priority with low income housing should be for these seniors.

To preserve the feel of the town of Little Compton regarding its commitment to preserving land and maintaining the farming community

Importance of creating a cooperative, cohesive and unified town.

Preserving natural resources. The town and state do not share the same goals, the state should not impose blanket "solutions" to perceived problems.

Maintain open space/protected land. Increase AG Trust holdings. Protect environment by not over developing.

I think more affordable housing for people who would like to stay in Little Compton

Farmer and farm crew housing options

For the younger generations to be able to live here. They are being forced to live elsewhere because of high costs of home prices which disrupts the needed balance for a strong community of all income levels, and disturbs the flow of generations.

Maybe this is the "State Goals". In any event. We simply need affordable housing....that doesn't soon thereafter become...non affordable housing. Maybe that's a limited amount of cluster. Certainly that is allowing smaller homes and perhaps off grid. This doesn't have to be a trailer park. It can be well designed and consistent with the community. I have farm workers that have to commute daily from Providence. This doesn't work for anybody!

Sustain our school in Little Compton. Provide housing financially accessible to far,Wes and their families.

What additional goal or concern might you include in your ranking?

outreach programs for our Elderly

Preserve agricultural land and open green space

Water supply. So much building.

Maintaining open space and rural character.

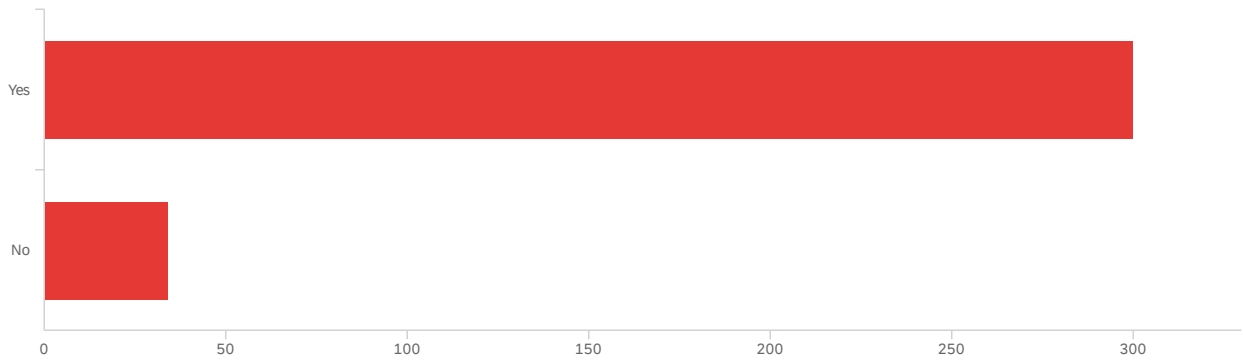
I think people who want to live in a place need to work for it. My husband and I worked several jobs and saved to buy here.

Create affordable housing in the town. There are lots of reasons folks, who otherwise cannot afford to live here, may want to live here than that there are opportunities of jobs here: good elementary school, low taxes, beautiful, and a healthful environment. The town, to be a healthy, diverse community, needs to attract and hold onto people who bring a perspective we just don't have enough of now: young, multi-racial, economically and ethnically diverse. Affordable housing would bring those kinds of people, and retain those folks who may have to move out of town because as young adults they cannot afford to live in the town they grew up in.

Maintaining and preserving the open spaces, agricultural land and recreational facilities.

Ensuring a long term sustainable year-round community that is not only for the wealthy seasonal residents

Q3.1 - 1a. Do you live in Little Compton more than half the year?



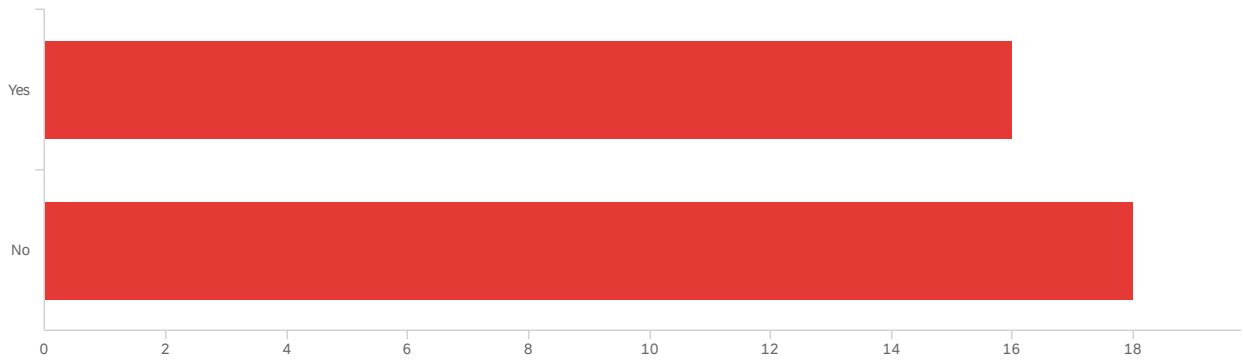
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	1a. Do you live in Little Compton more than half the year?	1.00	2.00	1.10	0.30	0.09	334

#	Field	Choice Count
1	Yes	89.82% 300
2	No	10.18% 34

334

Showing rows 1 - 3 of 3

Q3.2 - Do you live in Little Compton only during the summer



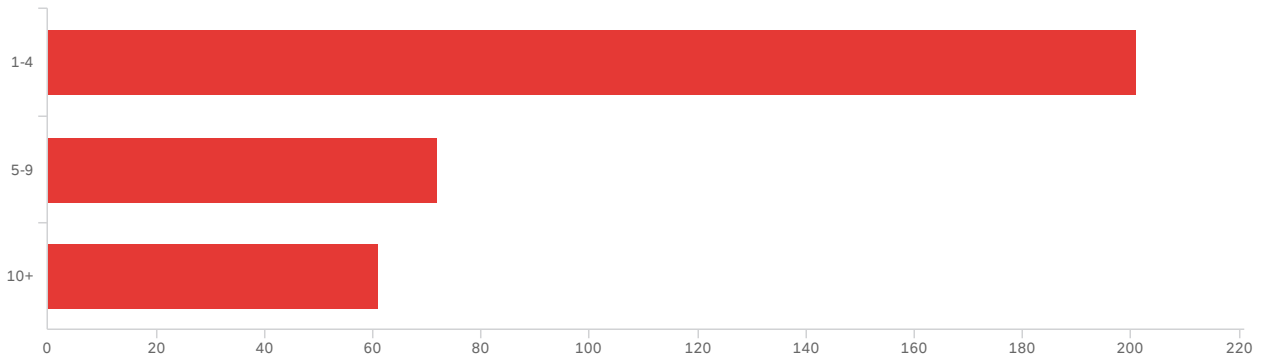
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Do you live in Little Compton only during the summer	1.00	2.00	1.53	0.50	0.25	34

#	Field	Choice Count
1	Yes	47.06% 16
2	No	52.94% 18

34

Showing rows 1 - 3 of 3

Q3.3 - How many members of your extended family, including you, regularly spend time in Little Compton?

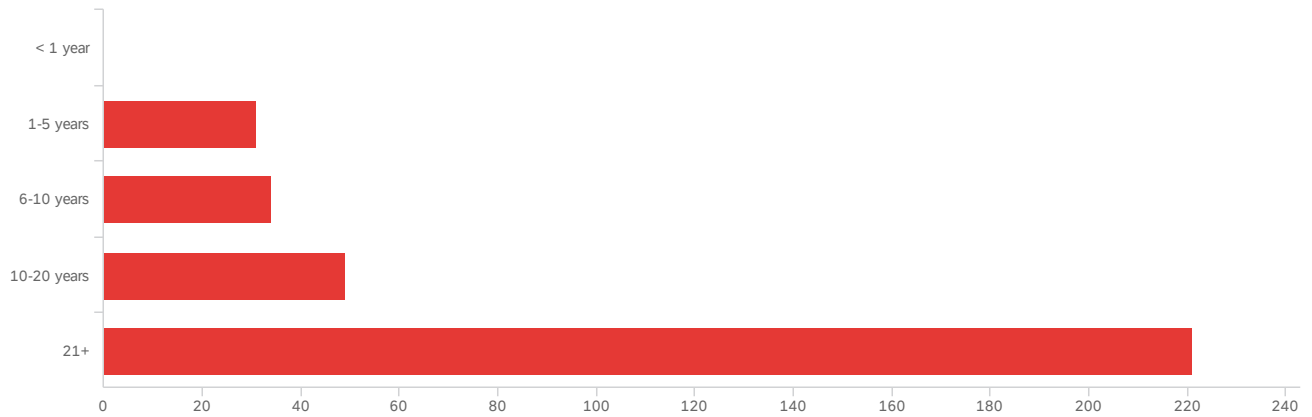


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	How many members of your extended family, including you, regularly spend time in Little Compton?	1.00	3.00	1.58	0.78	0.61	334

#	Field	Choice	Count
1	1-4	60.18%	201
2	5-9	21.56%	72
3	10+	18.26%	61
			334

Showing rows 1 - 4 of 4

Q3.4 - For how many years have you regularly spent time in Little Compton?

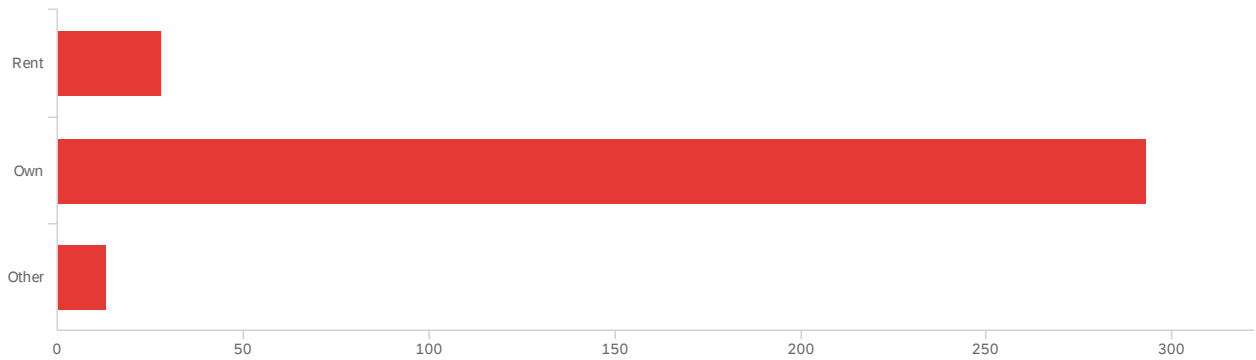


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	For how many years have you regularly spent time in Little Compton?	2.00	5.00	4.37	1.00	0.99	335

#	Field	Choice Count
1	< 1 year	0.00% 0
2	1-5 years	9.25% 31
3	6-10 years	10.15% 34
4	10-20 years	14.63% 49
5	21+	65.97% 221
		335

Showing rows 1 - 6 of 6

Q3.5 - Does your household _____ its primary residence in Little Compton?

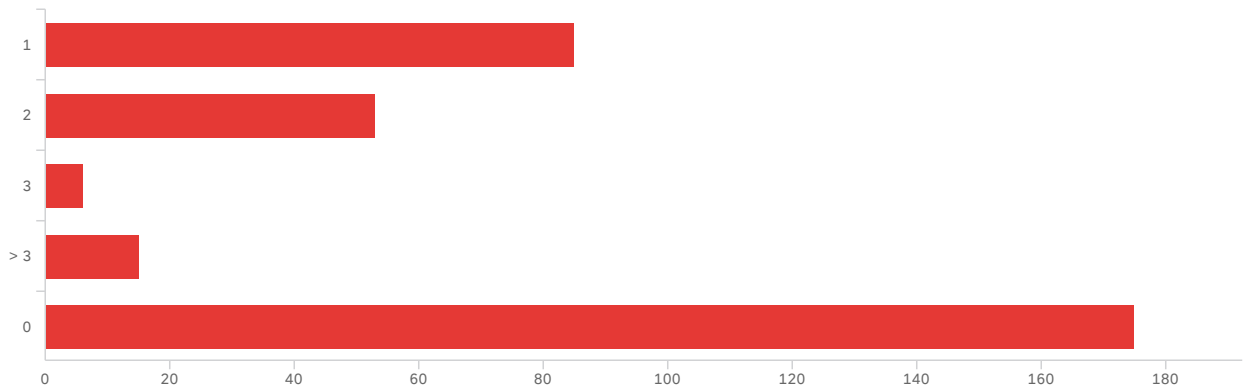


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Does your household _____ its primary residence in Little Compton?	1.00	3.00	1.96	0.35	0.12	334

#	Field	Choice Count
1	Rent	8.38% 28
2	Own	87.72% 293
3	Other	3.89% 13
		334

Showing rows 1 - 4 of 4

Q3.6 - How many in your household who live in town also work here?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	How many in your household who live in town also work here? - Selected Choice	1.00	5.00	3.43	1.77	3.14	334

#	Field	Choice Count
1	1	25.45% 85
2	2	15.87% 53
3	3	1.80% 6
4	> 3	4.49% 15
5	0	52.40% 175
		334

Showing rows 1 - 6 of 6

Q3.6_4_TEXT -> 3

> 3

Daughter

Retired

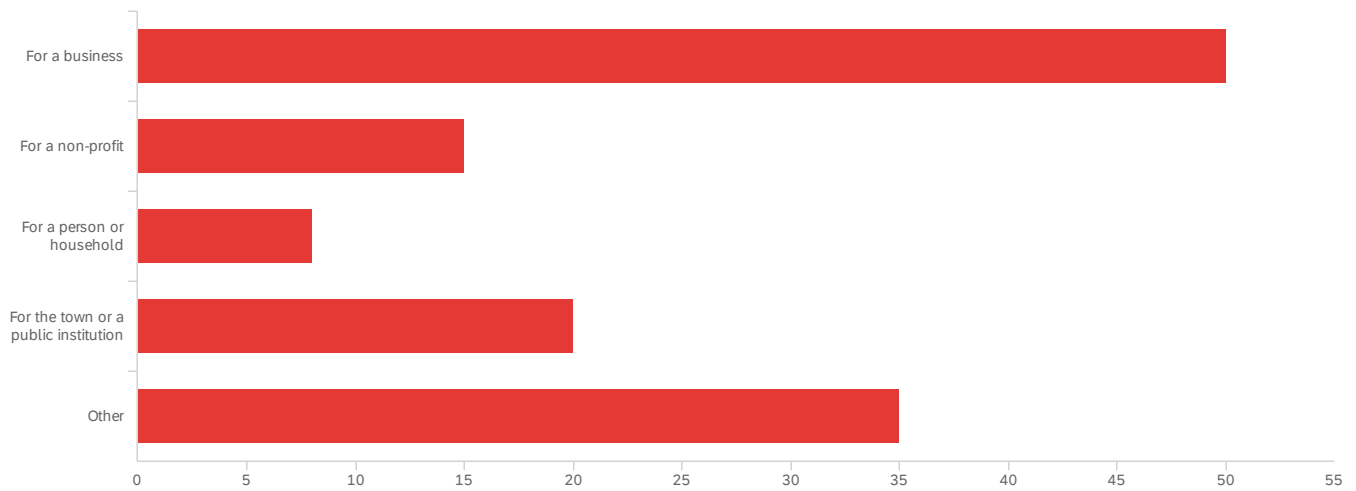
Working remotely

We both work primarily from home

Retired, but did work at Wilbur's.

retired

Q4.1 - Do you work in Little Compton...



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Do you work in Little Compton... - Selected Choice	1.00	5.00	2.80	1.70	2.89	128

#	Field	Choice Count
1	For a business	39.06% 50
2	For a non-profit	11.72% 15
3	For a person or household	6.25% 8
4	For the town or a public institution	15.63% 20
5	Other	27.34% 35
		128

Showing rows 1 - 6 of 6

Q4.1_6_TEXT - Other

Other

For a non-profit and also a small business.

Self employed consultant

Self employed (business)

Other

Both work and run our own businesses in town.

Self

Remotely

Self Employed

self employed

Self employed

Private farm

Meditation teacher

Remote work

Self Employed

self-employed

Self employed

I run a business in Little Compton

Self employed

Self Employed

as a free lance

As a full time volunteer

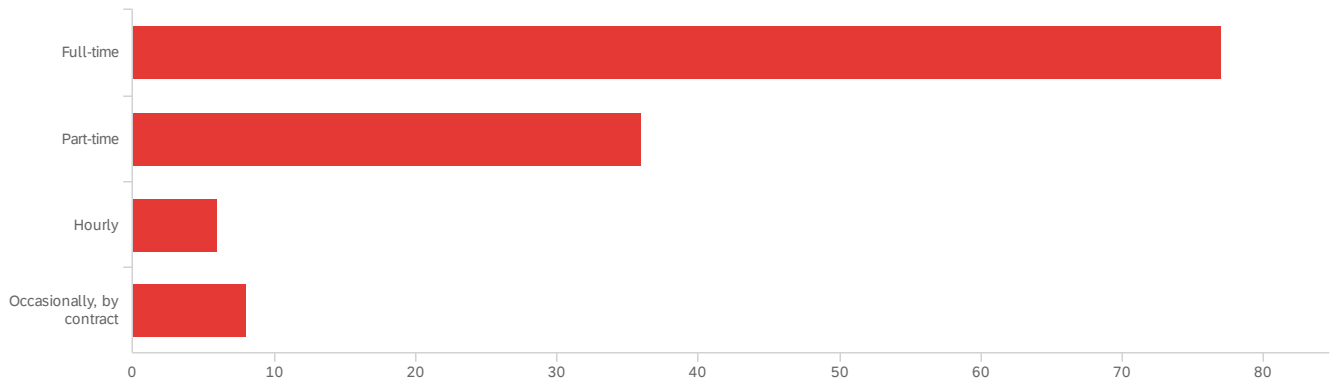
Self-employed

Own small business

Self employed

Self employed

Q4.2 - I work in Little Compton



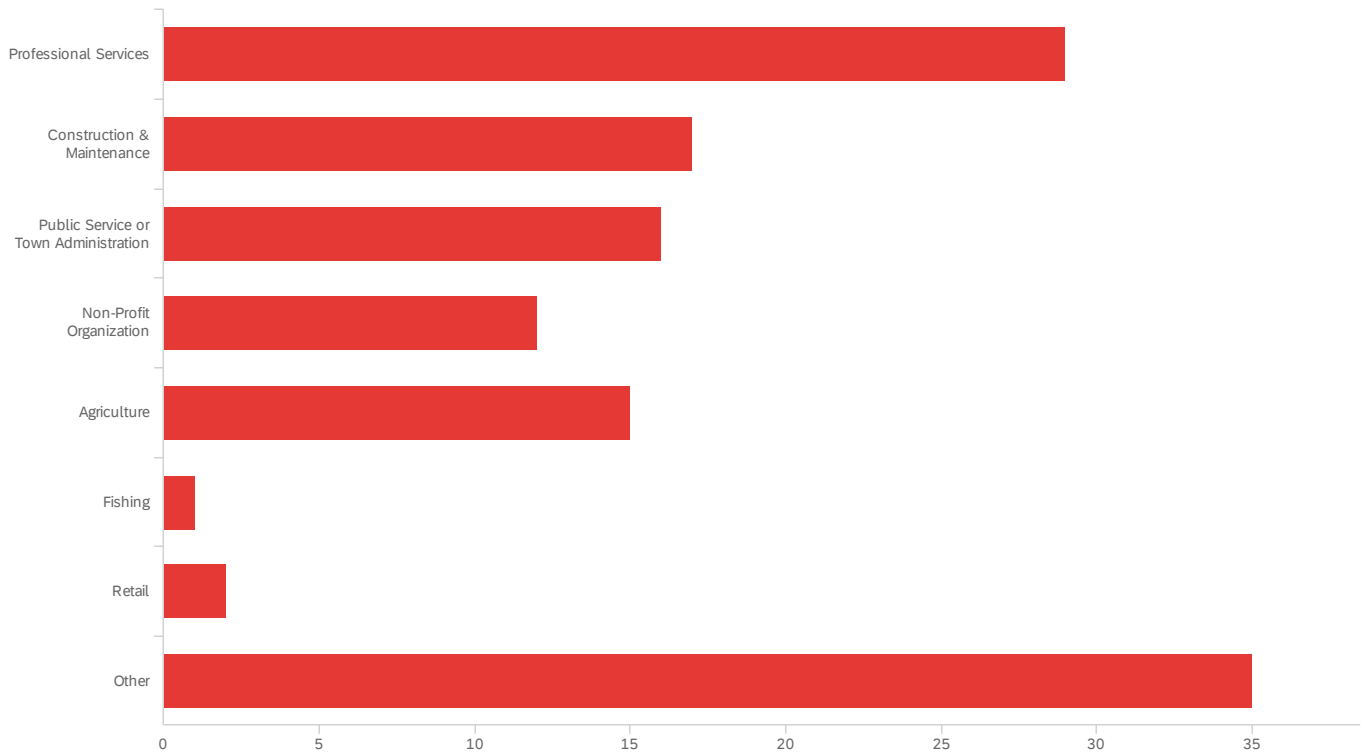
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	I work in Little Compton	1.00	4.00	1.57	0.85	0.72	127

#	Field	Choice Count
1	Full-time	60.63% 77
2	Part-time	28.35% 36
3	Hourly	4.72% 6
4	Occasionally, by contract	6.30% 8

127

Showing rows 1 - 5 of 5

Q4.3 - In what field are you employed?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	In what field are you employed? - Selected Choice	1.00	8.00	4.20	2.72	7.38	127

#	Field	Choice Count
1	Professional Services	22.83% 29
2	Construction & Maintenance	13.39% 17
3	Public Service or Town Administration	12.60% 16
4	Non-Profit Organization	9.45% 12
5	Agriculture	11.81% 15
6	Fishing	0.79% 1
7	Retail	1.57% 2
8	Other	27.56% 35

Q4.3_8_TEXT - Other

Other

agriculture and conservation

Real Estate

Food service

Home care

Landscaping

Education

Arts

Sales

Health & Fitness

writer

Health & Wellness

Journalism

harbormaster

Beekeeper

Service Industry Catering / retail bakery seasonal

Food

Hospitality

Trade service

Health & Fitness

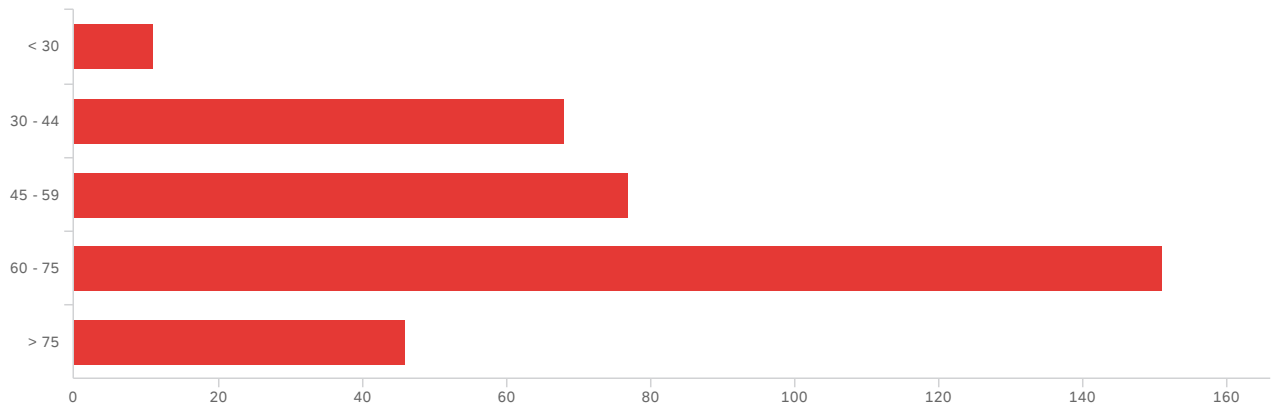
home care

Construction and farming

Conservation

Landscape design

Q5.1 - What is your age?

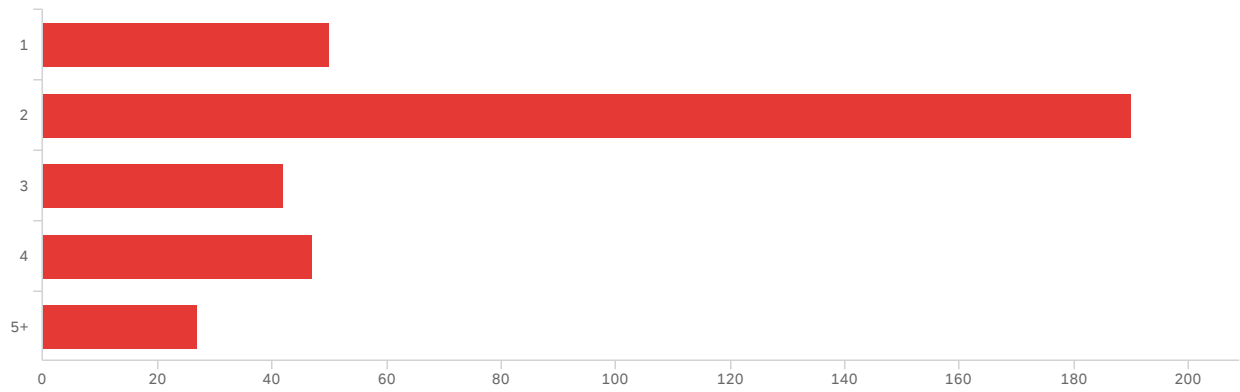


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	What is your age?	1.00	5.00	3.43	1.04	1.08	353

#	Field	Choice Count
1	< 30	3.12% 11
2	30 - 44	19.26% 68
3	45 - 59	21.81% 77
4	60 - 75	42.78% 151
5	> 75	13.03% 46
		353

Showing rows 1 - 6 of 6

Q5.2 - How many people currently are in your immediate household?

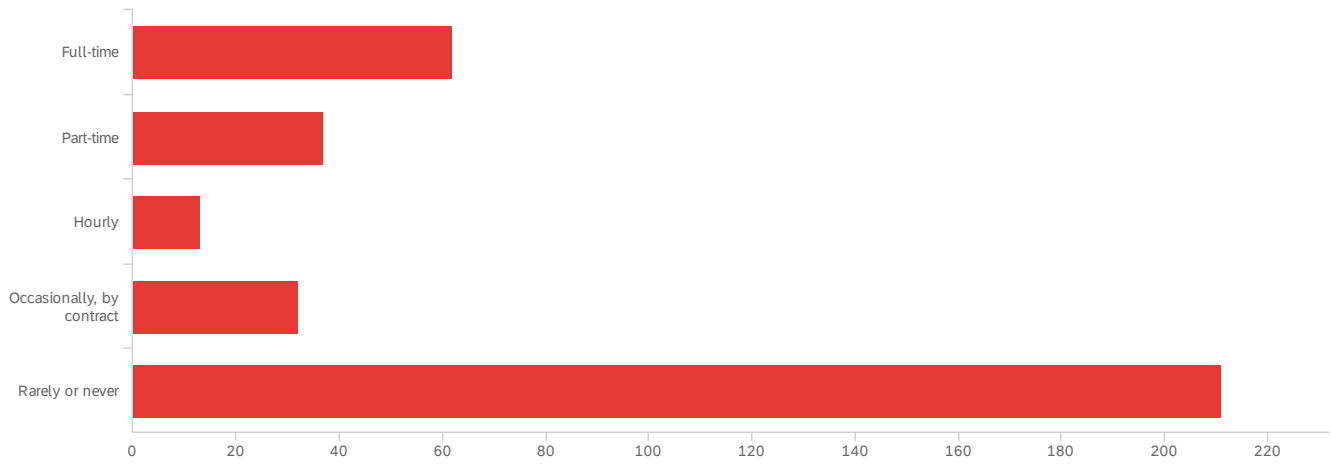


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	How many people currently are in your immediate household?	1.00	5.00	2.47	1.12	1.25	356

#	Field	Choice Count
1	1	14.04% 50
2	2	53.37% 190
3	3	11.80% 42
4	4	13.20% 47
5	5+	7.58% 27
		356

Showing rows 1 - 6 of 6

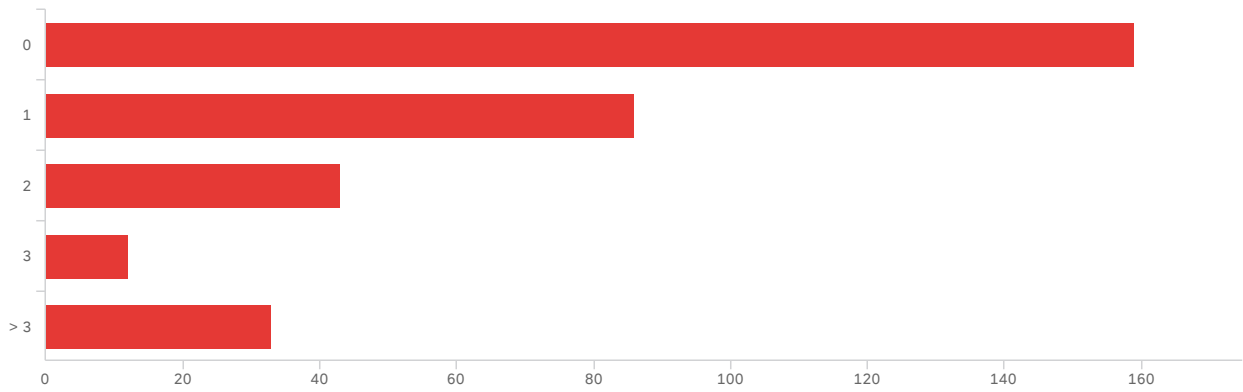
Q5.3 - Others in my family work in Little Compton



#	Field	Choice Count
1	Full-time	17.46% 62
2	Part-time	10.42% 37
3	Hourly	3.66% 13
4	Occasionally, by contract	9.01% 32
5	Rarely or never	59.44% 211
		355

Showing rows 1 - 6 of 6

Q5.4 - How many in your family who work in Little Compton also live there?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	How many in your family who work in Little Compton also live there? - Selected Choice	1.00	5.00	2.02	1.28	1.64	333

#	Field	Choice Count
1	0	47.75% 159
2	1	25.83% 86
3	2	12.91% 43
4	3	3.60% 12
5	> 3	9.91% 33
		333

Showing rows 1 - 6 of 6

Q5.4_4_TEXT -> 3

> 3

NA

N/A

n/a

N/A

> 3

we are retired

n/a

NA

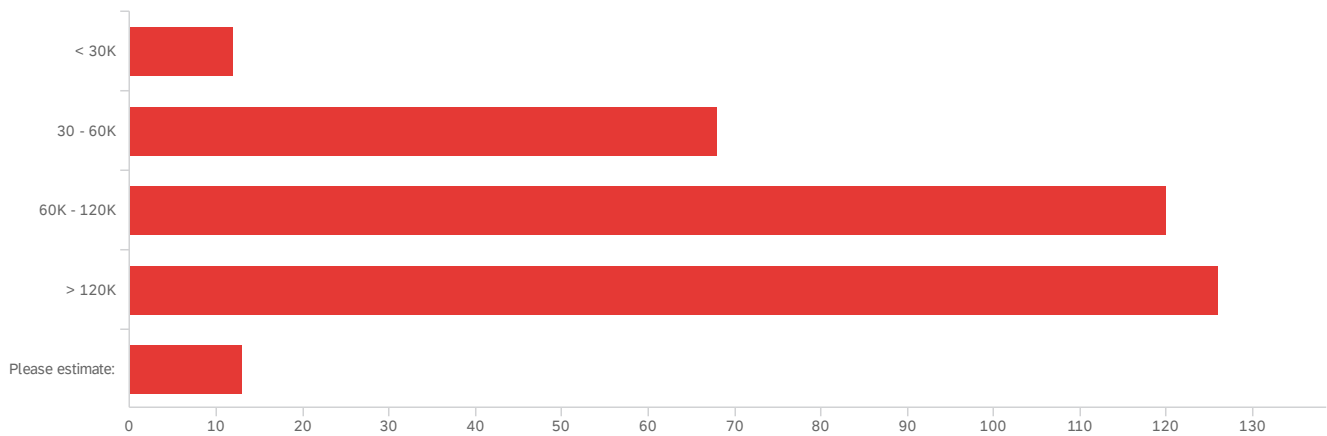
Not applicable

N/A

Husband works remotely from home

No others.

Q5.5 - What approximately is the annual income for your household?



#	Field	Choice Count
1	< 30K	3.54% 12
2	30 - 60K	20.06% 68
3	60K - 120K	35.40% 120
4	> 120K	37.17% 126
5	Please estimate:	3.83% 13
		339

Showing rows 1 - 6 of 6

Q5.5_5_TEXT - Please estimate:

Please estimate:

150k+

185.000

160000

160k

N/A

200000

175000

15000

Please estimate:

Not any of your business

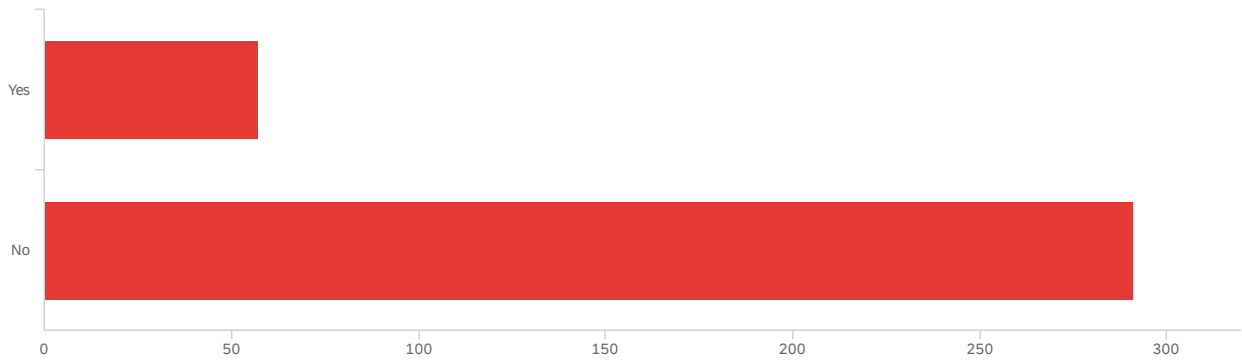
\$150,000.

200k

Couldn't afford to live here without that income.

250K

Q6.1 - Are you a caregiver?



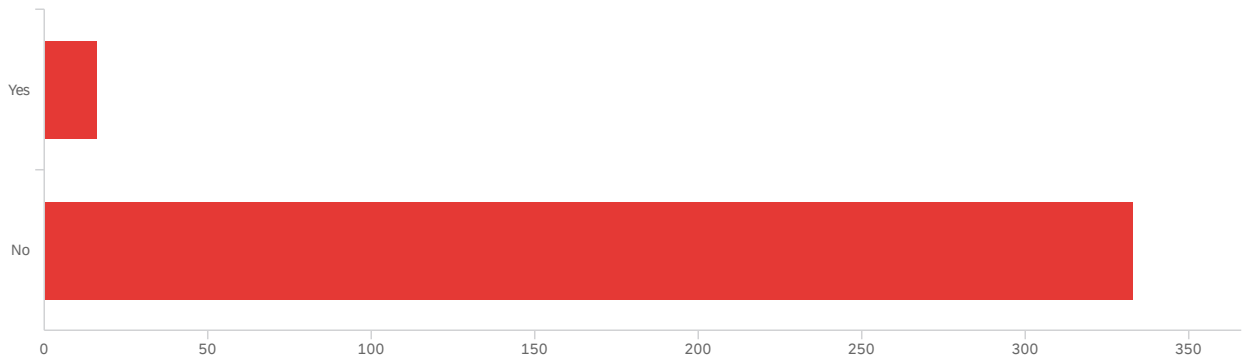
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Are you a caregiver?	1.00	2.00	1.84	0.37	0.14	348

#	Field	Choice Count
1	Yes	16.38% 57
2	No	83.62% 291

348

Showing rows 1 - 3 of 3

Q6.2 - Do you need or use a caregiver?



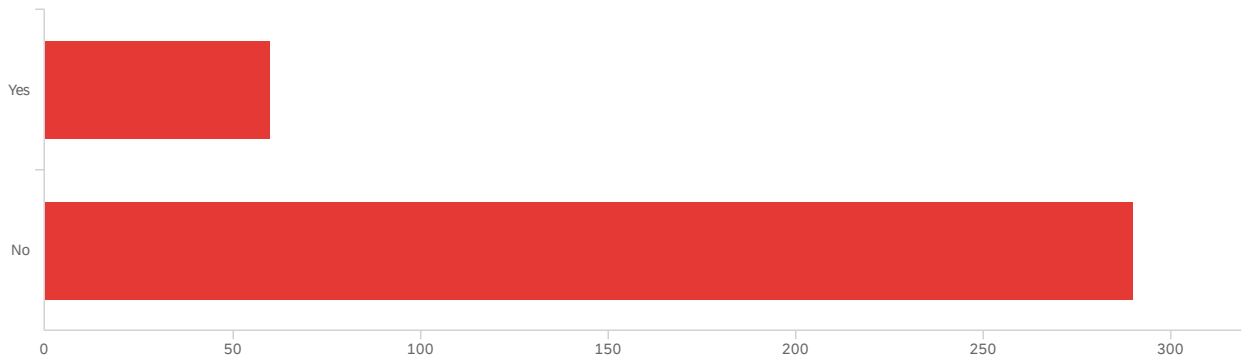
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Do you need or use a caregiver?	1.00	2.00	1.95	0.21	0.04	349

#	Field	Choice Count
1	Yes	4.58% 16
2	No	95.42% 333

349

Showing rows 1 - 3 of 3

Q6.3 - Do you need proximity to the Town Center?



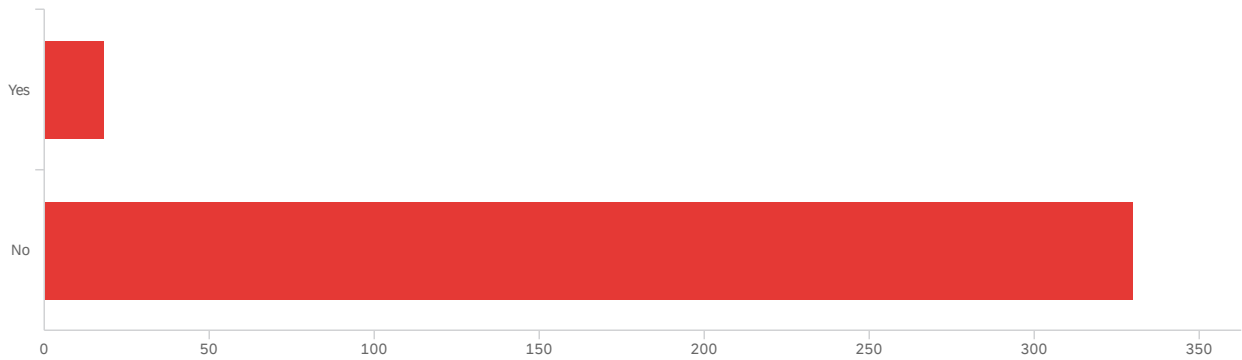
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Do you need proximity to the Town Center?	1.00	2.00	1.83	0.38	0.14	350

#	Field	Choice Count
1	Yes	17.14% 60
2	No	82.86% 290

350

Showing rows 1 - 3 of 3

Q6.4 - Do you need transportation for groceries or pharmacy?



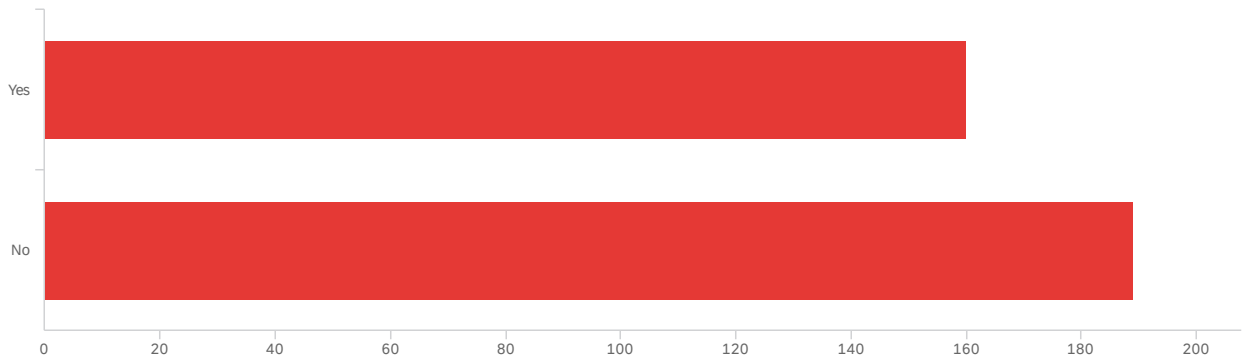
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Do you need transportation for groceries or pharmacy?	1.00	2.00	1.95	0.22	0.05	348

#	Field	Choice Count
1	Yes	5.17% 18
2	No	94.83% 330

348

Showing rows 1 - 3 of 3

Q6.5 - Are you or anyone you know "having problems" with housing?



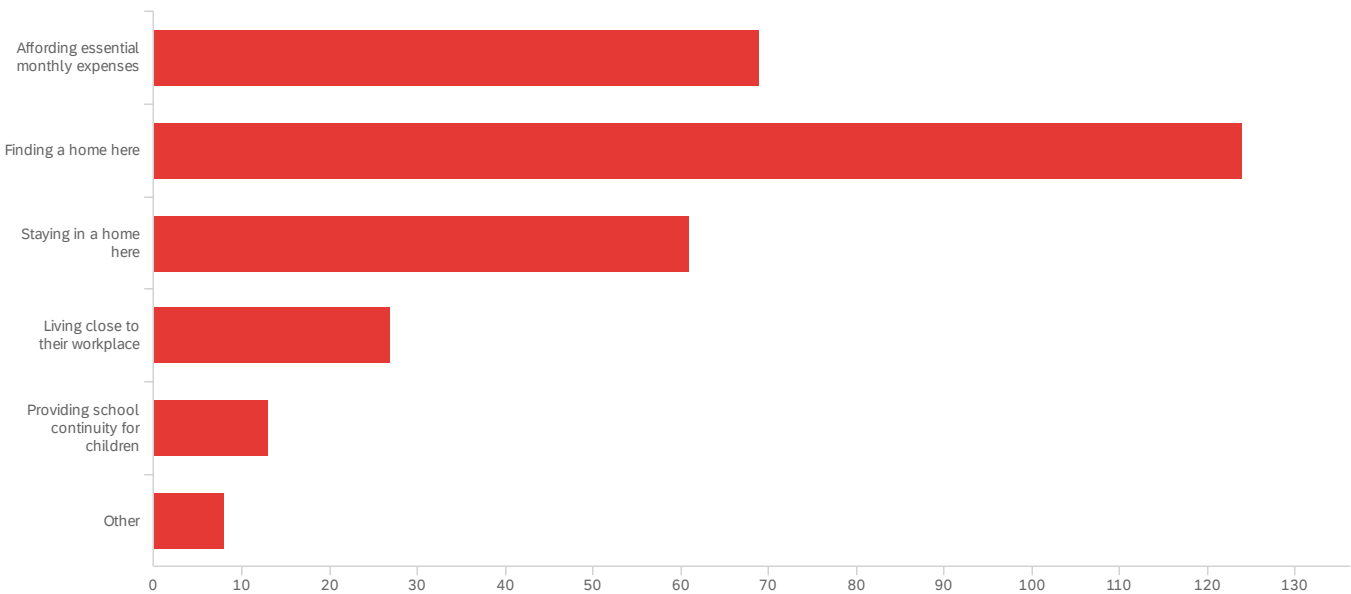
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Are you or anyone you know "having problems" with housing?	1.00	2.00	1.54	0.50	0.25	349

#	Field	Choice Count
1	Yes	45.85% 160
2	No	54.15% 189

349

Showing rows 1 - 3 of 3

Q6.6 - Someone you know in Little Compton (or you) is having difficulty



#	Field	Choice Count
1	Affording essential monthly expenses	22.85% 69
2	Finding a home here	41.06% 124
3	Staying in a home here	20.20% 61
4	Living close to their workplace	8.94% 27
5	Providing school continuity for children	4.30% 13
6	Other	2.65% 8

302

Showing rows 1 - 7 of 7

Q6.6_5_TEXT - Other

Other

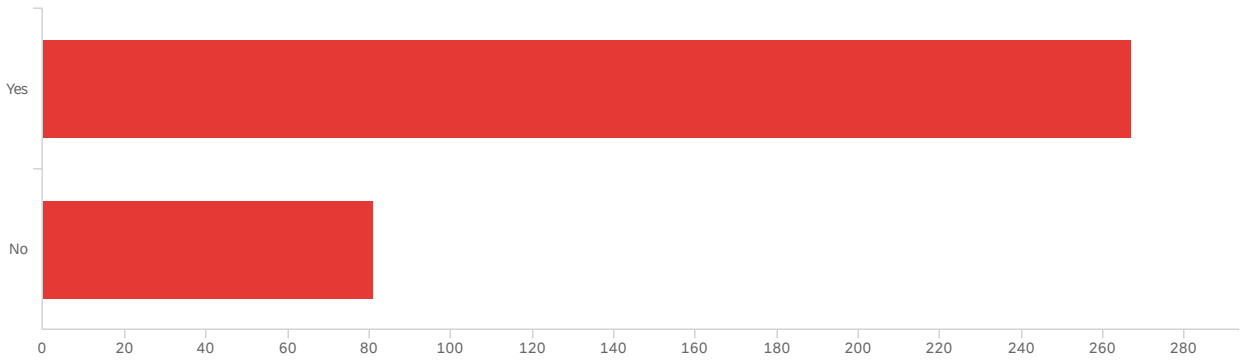
our son works in Little Compton and is looking for a home here he can afford

Retiree

No jobs here, no transportation to urban areas.

Finding affordable rentals

Q6.7 - Have you had any conversations in the last year about housing affordability challenges here?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Have you had any conversations in the last year about housing affordability challenges here?	1.00	2.00	1.23	0.42	0.18	348

#	Field	Choice Count
1	Yes	76.72% 267
2	No	23.28% 81

348

Showing rows 1 - 3 of 3

Q6.8 - What do you remember having said, heard, and/or felt on that subject in a conversation that remains vivid for you? (Please describe the context and gist of the conversation.)

What do you remember having said, heard, and/or felt on that subject in a c...

Discussed need for affordable housing

We Would like more diversity in the community and we feel that people who work essential jobs in town should also be able to live here and send their children to our school.

Several friends, co-workers, neighbors would like to buy a home in Little Compton but the price of homes has risen so sharply in recent years that many people simply cannot afford to stay in town and buy a house somewhere else. These are families with school-age children, families that contribute greatly to our community.

Talking with some friends who live here full time about the surging cost of real estate here and everywhere and how it is not a positive for anyone who will ever have to move. Also led to discussion of the possibility of more home construction here, which we agreed we would like to see happen in a limited & controlled way with a strong eye to the continued character of the town.

People being excluded from living in their family community due to prices. Community is no longer a diverse one. Not an inclusive community

There is a clear lack of affordability for those who provide basic town and school services. Look around - town residents are aging out. The median age of the town is a clear indication that young families cannot afford to live in LC.

Our LC born contractor said his grown children who work in LC can't afford to buy and raise family in LC

Rent is far beyond reach of working class

The challenge of finding modest housing....the frustration of multimillion summer homes.

There are no homes available in the area as many are selling off there homes at high prices to people from other town or states. Or buying property and turning them into b+b, or seasonal rentals.

Housing prices have skyrocketed in a town that was already a little expensive. There is no way for young families to get into (or back into) town. I am/we are fearful that it will have negative impacts on the school, its funding, etc.

YOUNGER GENERATIONS CANNOT AFFORD TO LIVE HERE BECASUE PRICES ARE TOO HIGH. PRICES ARE KEPT ARTIFICALLY HIGH BECAUSE OF PUBLIC LAND TRUSTS WHICH ENCOURAGE WEALTHY PEOPLE TO DONATE AND LIMIT LAND DEVELOPMENT.

Having to drive a long way to find a place!!

Regular working folks can't live here anymore unless you already own a home here.

It's pretty obviously a hard place to afford and there are next to no rentals that could be described as affordable. I've lived here for a long time and would like to purchase a home for my mother using her savings my savings as a down payment and sharing the mortgage between myself and my brother who makes over 100k per year. It just isn't feasible. Houses are all selling 200k-300k above assessed value making attaining a mortgage nearly impossible. Especially for those that go with blind bidding which are most of the cheaper homes that need repairs.

What do you remember having said, heard, and/or felt on that subject in a c...

Regular conversations about the cost of housing (I cannot afford to live here), lack of low-income housing

At the United Congregational Church of Little Compton, a team of leaders engaged in a 'listening tour' of church members and also of community leaders beyond the church and then compiled the answers (anonymously). When we asked people about their community concerns, affordable housing came up a lot. Some people were very concerned about affordability for their kids or grandkids. Others pointed to an increasing lack of socioeconomic diversity, and still others said they didn't like the shifting feel of the town to be primarily wealthy summer residents.

That houses have hit an all time high. Shacks, tacked together are going for \$500,000. The LCAT is destroying our town and would like to know how the LCAT became an actual thing. The only way today to own a home in LC if you've lived and worked here your entire life is to hope something is inherited to you

Too many wealthy people moving to town, buying property and changing the culture

Difficult to find affordable houses

We have 6 employees (some seasonal, some year-round). In ten years of doing business here we've never had a single employee live in LC. There's just no affordable rentals.

I work in the real estate industry. On a regular basis I have conversation with people that grew up here that cannot afford to stay either because they are in a rental, or have been priced out of the housing market. I also have a lot of friends that are retired and if they did not live in a home without a mortgage, they would not be able to afford to rent or to purchase here either. It's heartbreaking when your friends have to move away because their rent (true story) is going from \$1000/month to \$2000/month because another realtor told the owner they could...

housing costs are very expensive and there is a lack of low income housing in LC

Farms and small businesses are very limited in who we can attract for the jobs we have to fill, because affordable housing is just so impossible to find. We have people commuting to work from Providence and New Bedford, and now that gas prices are going up and up, that becomes even less sustainable.

As a young couple, we are absolutely not able to live in Little Compton as it is far too expensive. It would be very nice since I work here but my finance is in school and I'm the one who makes more money at the moment. Unfortunately, I work in food service and do not make nearly enough to live here.

Lack of affordable rental housing available, especially for agricultural workers in little compton.

I discussed with people how inaccessible Little Compton is for anyone who isn't well off. Both in terms of housing, and also job availability and proximity to services

We are currently living in Fall River and expecting our first child. I work on an organic vegetable farm in Little Compton; my partner is a roofer out of Easton, MA who does occasional work in Little Compton. We are very attached to the area, especially its historical significance and proximity to the water. The education options for our son are broader as well. We have seen very little housing offered, and we could not afford any of those options. Thank you for the work you are doing.

“we are looking to buy a home, we love Little Compton, but we cannot afford any home or land here”

Difficulty of people raised in Little Compton affording to live here

It's almost impossible to rent or buy a house in little compton due to high prices and/or lack of availability

I remember a customer at my job saying that they were having difficulty with affordable rent and that many other towns and cities further away such as Fall River, MA were more affordable.

Comments are that the price of a house is very high but the property taxes are the lowest in the state.

What do you remember having said, heard, and/or felt on that subject in a c...

It is difficult to find affordable entry-level housing in Little Compton. The smallest homes are valued at >\$400K.

The conversation was about rental prices climbing, and the main point was that paying rent in little Compton on a fixed income was impossible before inflation hit the nation, so there is virtually no chance of doing it now.

there might not be a need for affordable housing in LC

I have over the years felt that many in town have had a very negative perception of what affordable housing means and a very NIMBY stance

A friend who needs to rent commented that there aren't enough affordable options

How increased tax assessments will impact lower/limited income residents. How LC is becoming a "resort town" for wealthy whites, with little or no regard for the common good. There are fewer children in town because young couples can't afford to live here. Elders who lived here most of their lives can't afford to stay here.

One family mentioned that their children can't afford to live near them and had to start their new family further away. One woman can't afford to live near her ageing parents and must daily drive in to care for them. A mother would like to buy a home, but her rent is too high to allow her to save up to purchase a home even though a mortgage payment would be nearly half her rent. One person is concerned about job opportunities.

How all of the young adults who want to continue to live and work in Little Compton will be able to afford to buy homes here.

Yes I've said and been saying for years that a lack of affordable housing/land in town for both rent and/or sale is going to have a dramatic effect on the town of LC and its inhabitants in the years and decades to come. When my fiancée and I tried to purchase a piece of land in town a few years ago, the sellers were more willing to sell the land to the Ag Trust (who purchased the land for nearly \$75k under our offer). Between trying to outbid millionaires moving here to purchase their second or third vacation home, to investors looking to capitalize on profitable seasonal rentals, the options for multi generational families who grew up in town to own a house and raise a family here are few and far between. Town by laws make it too easy and attractive for landowners to put their empty parcels into conservancy, get paid for the transaction, not have to deal with neighbors, and the town remains small and unaffordable as another piece will never be built on. This continues to drive up the cost of houses/land as the town shrinks. Westport, our neighbor to the west, has a different approach to saving farmland. When presented with a piece of land that has agricultural roots, it buys the land and then turns around and sells the piece to a person/couple/family that presents them with the best business plan to continue farming and maintaining the land. LC needs to dramatically review their willingness to prevent the town from turning into a bedroom community where the makeup of the town is entirely retirees and snowbirds.

Having multiple conversations about the escalating price of homes in the area, the fact that homes are bought up quickly for above asking price and also Difficulty around Finding affordable year round rentals. All with multiple people

Please see previous rant/explanation.

Only New Yorkers can afford to own a home here

The AgTrust tax is prohibitive in some situations for 1st time home buyers. The minimum amount should be raised as the property has only increased in these past years. There is hardly any monthly rentals in town anymore. Nearly all rentals in town are currently vacation rentals (eg. airbnb, verb)

The couple, both in their 80's and receiving assistance with daily routines in the home they owned, were concerned that they would need to leave town due to lack of "senior housing" which would permit them to remain in a community they loved, in a home they could manage.

Several people wishing there was an over 55/65 Condo development for Seniors who want to stay here and sell their single family home so to have less upkeep and another person complaining First time buyer having the additional cost of the LCAT.

It's too expensive, there aren't enough affordable homes

I stated that LC AG Trust land should not be used for affordable housing

What do you remember having said, heard, and/or felt on that subject in a c...

The town governance is very resistant and non compliant about providing affordable housing

When our affordable winter rental is up there isn't another affordable housing option that would allow us to live here year-round. For our income level, it doesn't seem like a possibility to continue living here.

Housing costs are rising

Wealthier folks are buying up homes cash without even seeing them, the town is full of unoccupied homes and home prices start over 300k

Short term rental effects on housing - a review of real estate transactions shows a large majority of out of town/state buyers

Cost of housing is very high

Lack of affordable housing for middle class

frequent discussions and concerns that under the mantra of 'affordable housing' or 'diversity' the quiet, caring and closely bonded community may be distorted.

People who very much want to live in town because of our outstanding school can't afford to find housing here. Because there isn't enough low income housing for them to afford.

I remember during a town zoom mtg someone remarking that "normal" people can't afford to live in or near little Compton. I took offense to the comment and the implications of the comment. I am a teacher and my wife is a nurse, we lived in Tiverton and saved for years and eventually bought a beautiful home in LC. My wife and I personally feel that Little Compton is the most beautiful town in RI. To imply that anyone and everyone should be able to afford to live here is insane. This place is beautiful because people have worked hard to get here and take pride in the natural beauty of the place. If anyone could live here and property values were such that anyone could afford to live here we would lose much of the beauty we so dearly prize. To ignore this is to deny the basics of supply and demand that is the foundation of a capitalistic society.

I've lived in work here my whole life. I can't even afford to live here, I still have to rent. This town is becoming a resort for the wealthy. I'm at the point that we can't afford to rent anymore. Everybody that I have grown up with has moved away and started families, unless they were given a house in this town. The people in charge of this town should be ashamed of themselves. I have also applied for town positions as work. People see fit to employ their friends before they hire somebody who is more qualified.

People believe that individuals/families need to be primarily responsible for themselves. People need to work for what they have and rely on others to give it to them. Hard work means a better life.

No local assisted living facilities nearby that are affordable. Kids who grew up here can't afford to live here. Kids can't move out of parents' home because it is too expensive to live on their own. Also, heard that farmers can't afford to live where their farm is - not good.

Young people unable to afford property in L.c.

One was with a realtor who laid out the difficulty of younger people being able to afford to live here.

it is very difficult for young families to afford to live in Little Compton.

I have heard and been in discussions with people in town saying there have been plans and budgets for this project.

Its difficult for people to obtain affordable housing and year round rentals are almost non-existent

Conservation groups and land trusts are also responsible for rising home costs.

What do you remember having said, heard, and/or felt on that subject in a c...

There is nothing affordable.

We've been here for generations but that might end with my kids because we can't find affordable housing

Homes are too expensive for the average family.

Housing and land is only available to the very rich now...young people can not find anything affordable, even rentals.

Young male said he could not live here if he did not still live in family family home

My son and his family searched 5 years for affordable housing to purchase but could not find anything that could fit into their budget at the time. Also, owning their own art/media based business in our town does not instill confidence in business loan support from financial institutions. This was a blow to the confidence of them personally and professionally.

Due to Covid pandemic, speculative buying by wealthy out-of-towners, driving up prices, often over asking and without contingencies. Others purchasing homes to convert to short-term rentals.

The desperate need for affordable elderly housing so members of the community can remain near their family and friends..

Na

Real estate prices are high in LC because it's so beautiful and have gone even higher because of demand fueled by the Covid pandemic, i.e. more work from home, people wanting to live in less crowded towns.

Little Compton is getting older, whiter, and richer. Agriculture is being treated as a novelty, a way to preserve scenic views. Can't afford to live here. Can't afford to farm here.

Just that we need to have more affordable housing.

People can't afford to live here. With the housing market what it has been of late that is so much more a reality. But even before covid and related difficulties rents are high and there just aren't places available especially if you don't make a ton of money

Being in real estate I speak about affordability daily with buyers. The LCAT like the road to hell was paved with good intentions. Keep LC little, keep its charm, protect its natural beauty. I completely agree with conserving and preserving the character of LC but now it's coming at the expense of our residents and generational families. The land trust has chosen to lock up the land rather than reinvest and develop land for our aging seniors, young families, along with our agricultural & community service providers. The internet has made LC a New England destination, out of state money from NYMA has poured in driving prices up...but the exponential driver is the LCAT and knowing buildable land is quickly in decline. We are no longer a community of growing families, we are no longer a level up community where people sell their first home to move to LC. We are now a 2nd home, cash buyer, New England summer destination. If we as a community don't intervene we will become East Hampton, NY. A town where the Uber wealthy park themselves for 3months every summer. Is that what the LCAT intended? I don't believe so, however we are trending dangerously towards that reality. But what do I know...our \$310K raised ranch we bought in 2017 was reappraised at \$965K December 2021. The wheels are off the bus. We must act, or risk losing access to what we value most. Living in LC.

It's become a very expensive area to live, especially since COVID.

Need more affordable housing

Wanting the younger generations to be able to stay in LC, but housing too expensive.

There is a great need for affordable housing for poor but able seniors.

We often talk about the need for affordable housing in LC.

What do you remember having said, heard, and/or felt on that subject in a c...

It is becoming nearly impossible for young families to afford a home in LC.

It's very, very difficult to find long term rental housing here in any price bracket or to find an affordable home to buy. Demand far exceeds supply.

I am concerned that we have large amounts of land set aside for agricultural use, but no provisions to allow farmers to afford to live here and be active farmers. As a result, much of the agricultural land is hayed rather than actively farmed. If we want our community to be an active farming community, we need to provide affordable housing for our farmers. We also need to make sure we are not just a retirement community and need to have affordable housing for our younger families so our wonderful school has a robust population.

Individual was living with a friend, unable to afford her own living space.

Numerous times I have explored the relationship of Little COMpton's numerous land conservation efforts with the rising cost of land suitable for housing. Most people who grow up in Little COMpton as year-round residents appear to be unable to afford to live in the town as adults with family. This is not good, in my opinion.

It's too expensive for many people to live here. Especially tough for young people and the elderly. This situation has only gotten worse with dramatic increase in house prices during the pandemic.

Few and far between opportunities for working class families to own a home or rent a home year round.

How expensive houses are and just the general cost of living makes it very difficult to even get by

Spoke with my plumber about the lack of affordable housing in town, that families with children can't afford to live in Little Compton and take advantage of our very good school system. Once affordable housing is being purchased by retirees and non-working class types.

That there is no available rental housing and what is available to purchase is grossly inflated.

That this town is very expensive and difficult to afford

Lack of affordable and accessible housing is perpetuated by those who feel anyone of a lower socioeconomic status is kept that way because "they don't want that kind in town, that they need to stay in Fall River, because they are all drug addicts and criminals". This has been posted on social media pages and heard in conversations.

Difficult for children that grew up here to live here.

I have heard from younger families in town who are from here & whose family lives here, and who are struggling to find and/or afford housing

Land and home prices have increased astronomically in our town pricing out people of low to middle income.

Numerous conversations about the need to keep the town a vibrant, real place. Not a one class resort town.

Hard for working class people (especially with kids) to find space to live.

There are few year around rentals. Real estate value has gone up, many people that work here can't afford the home prices

younger generations are being priced out of LC. The vitality of the school could be affected due to fewer young families living her. LC is becoming an enclave for wealthy who live her part time and this threatens the character of the community. Lack of diverisity detracts from living here.

In the context of the Ag Trust/ SPA fund drive, we learned much more needs to be done for farmer/ farm worker housing in order to maintain LC "quality/ style" of life for all.

What do you remember having said, heard, and/or felt on that subject in a c...

zoning regs need to change to allow denser housing (condos, multi-families) either as new construction or conversion

A family member who grew up here and just started educating his children here may lose his rental that is barely affordable for him and may face pulling his children out of our excellent school and community. Very sad.

Availability of year round rental properties.

I wonder who can realistically qualify for affordable. Seems like the window is narrow - people make too much or not enough. The sweet spot is hard to hit - my understanding the State sets this bar.

Unless you're born here...or rich, impossible to survive here

concern about lack of affordable housing for children approaching adulthood.

.we really need Senior low-income housing in Little Compton

There is a defined need. The town is being taken over by second homes. The "LCACT" is fine, but it needs to be used for some affordable housing, not just land conservation. We need a diverse community not just a community for those that have second homes.

Many conversations about limited housing opportunities--rentals and ownership--for young adults, single and families. These discussions have been not only with "younger" (35 and under, say) adults, but also with Little Compton residents who are their parents. Likewise, I have had frequent conversations with those of my generation--say 65 and older--about limited opportunities and options for those who may want to move out of an existing home into a smaller, affordable home. Also about very limited rental opportunities for older current residents. I have also had conversations with local employers, in farming, retail, construction, who are having difficulty finding employees who can afford to live in Little Compton.

That housing prices have been driven up by demand and that only the very wealthy, or people with family inheritance, can live here. When couples divorce, they often have to move out of town and so lose connection with their friends and community. And young families cannot afford to move in leaving our beautiful school with capacity.

Children raised in Little Compton are being pushed out by big money and restrictions are lifted depending on who you know.

My grandchildren cannot afford to buy a home here; it is sad to think they cannot live where they grew up.

It's almost impossible to find year-round rental housing that's affordable... people who work laboring jobs or live on fixed pensions can't afford to live here. Also families with school age children struggle to afford LC even though we have a great school... LC...keep it little... was actually a bumper sticker when I moved here in the 80s. Some abatement of 2 acre zoning in favor of cluster zoning for elderly or low-income housing would help. The tax on sales of estates and wealthy people's houses I believe goes entirely into land preservation. Some could be invested in cluster housing, especially near the town or in Adamsville.

Affordable housing is very difficult to find at the moment for the average working family with a median income of less than \$60k. Transient housing is becoming more dominant, pushing out housing options of those who live in LC year round, and wish to stay living in LC.

Many million plus dollar houses, almost no quarters million dollar housing which most average Americans can not afford even and obviously poverty wages will not make it either.

That the people who have grown up here cannot afford to live here any longer. That little Compton is now almost exclusively for wealthy homeowners.

Increasingly the town was becoming unaffordable for young families.

Affordable housing for native kids

What do you remember having said, heard, and/or felt on that subject in a c...

Cannot compete with people who can afford to pay way over asking price

There is really no affordable housing to purchase or rent for young adults wanting to stay in town. Even if they work here, they are unable to afford housing here.

Decently priced rentals not available, entry-level houses not entry-level priced

It is impossible to live here unless you are very rich or have a piece of property (in your family) that you are barely holding onto. The town itself likes its low taxes more than the people they serve. they also make it difficult to get a new business going. Also, we have a republic-leaning Town Council that is provincial. In other words, they want nothing to change. Ever.

I need to find an affordable 1 bed apartment in Little Compton for my mother-in-law as she is in poor health and needs to be closer to our home and work in order for her needs to be met without hiring a caregiver outside the family.

The local residents are being priced out of the market. If you are a local resident buying a family property we should not have to pay the Ag trust tax!!!

Housing too expensive for children that grew up here

A plumber came to our home, I asked if he lived in town. His response, "I couldn't afford to live here. I wish I could, but I doubt it will ever happen."

Affordability, availability

Because of the cost of land and housing in this town the young people who were raised here cannot afford to stay here typically. They must move away to start their lives. The people who can afford to live here now typically are not Little Compton natives. Older people who are on fixed incomes who lived in Little Compton all their lives struggle to stay in their homes. It is challenging to live here without help especially when you're older. Because of the distance to obtain groceries and healthcare. I would love to see cluster housing in Little Compton. We have so much land that has been preserved and it's not being used for farming. It would make sense to me to look at alternative types of housing to help individuals stay in place or even move into Little Compton.

Need to stop air B&B.

Can't afford a house in LC

In the mainstream conversation here, at least as I hear it, housing has nothing to do with shelter or community, it's seen as an investment. People with no connection to this place and no understanding of what it takes to live here and keep the town vital are buying with no goal other than profit. And half the homes sit empty, manicured and spotless, but uninhabited, many a tribute to their owner's ego. Mausoleums I suppose. The hard working and generous folks who built this place are being edged out by a wave of opportunists, while the younger folks who are knowledgeable and dedicated to this effort are being priced out. I really fear for the future of this town. Little Compton is not alone in this, unfortunately, this is a very big national problem.

A place for elderly housing like Tiverton has on Hancock St, also affordable housing or the like for the younger generation so many younger children have to leave town to live because they can't afford to live here

The cost and availability of year round housing. Very expensive and generally in poor condition.

The prices for housing lately is exorbitant. Only people from out of town can afford the prices as they are right now.

Our children that have lived here for generations can't afford to buy land/house

The context was allowing mixed living barns to encourage farmers to be able to live and work here, I love the idea

What do you remember having said, heard, and/or felt on that subject in a c...

If we lose our home here because of inability to pay the mortgage, we will never be able to afford to buy another home here or even rent.

In conversation with friends it is often remarked that young people do not move here because the housing is very expensive and the job opportunities are very limited.

My 24 year old son cannot afford to live here, may never be able to afford it and there's no apartments as an alternative to a whole house for a young person.

Discussion about being a farm community that young farmers cannot afford. Critical to encourage future farming with affordable housing to sustain environment and culture of this community.

Discussion was about affordable housing in the US. In LC, there's no public transportation, facilities (grocery, pharmacy), testing sites since that's the future as well as education stops before high school.

Current home prices are not affordable to locals. Wealthy non-residents are buying & building in the town.

Cost to rent is too high

Young man who grew up here saying he'd never be able to live here.

Just some pointed comments how it was unfair for kids who are born here and might even work here can't afford to live here. Or are in their 30's and still have to live at home which is not right for a young adult.

Housing for Widows, who lost spouse selling their house and still live in LC.

Real estate is so expensive now that low and middle income people cannot afford to live in Little Compton. And re. housing being used for summer rentals as this generates more money than renting year-round.

Affordable housing can only be in less desirable sections of town. It will push down the property values if near to me.

that there is a problem with work force housing being affordable

I have met at least two young professional families in the past few months who would like to buy a home in LC but are unable to since the mean house price is so high. I know other young families who are building houses on carved out portions of a relative's larger property since this is the only way they can afford to own a house in LC.

There is minimal low-cost housing available. Few properties under \$600,000.

I attended a meeting in 2021 of the Little Compton Coalition for Racial Justice and the topic of affordable housing came up. I understood that there was a town committee in place with oversight of affordable housing, but I was surprised to hear it rarely met and when it did, the meetings were poorly attended. This information left me with the impression that affordable housing in LC is 1) not a priority, and 2) not a topic that the public (citizenry) is actively engaged with.

We discussed the fact that there isn't much, if any, affordable rentals in town

Housing costs rising, little inventory. My friend's child was looking to purchase a house and there was little available, especially in the started home price range

That our comprehensive community plan calls for an affordable housing plan and lays out the municipal entities responsible for getting it done but it has not happened. That the Housing Trust receives so little funding that it is a statement of the low priority affordable housing is given by municipal authorities.

What do you remember having said, heard, and/or felt on that subject in a c...

When discussing the Town's number of affordable houses that "count" toward meeting state goals, that the requirement for a long deed restriction is unnecessary, and erroneously contributes to the perception that affordable housing is unachievable in Town.

In my personal and professional experiences, the cost of both Real Estate and construction services to update aged homes AFTER having purchased those properties becomes overwhelmingly expensive to afford. Most individuals, even with above average income, cannot afford to buy and make a property their own home. This is not a problem only found in Little Compton.

Housing here is very hard unless you: are wealthy or live in a home owned by your family.

Balancing the creation of new affordable housing vs. preserving existing open space

The housing market is crazy. People are buying houses higher than the assessment and renting them out for top dollar. No young family can afford to buy a fixer upper any more!

As stated previously, our seniors should be considered low income housing and they should be our number 1 priority.

I have a son who was married in August 2021. My husband I discuss on a regular basis how he will be able to afford a home. Also, I am in a Little Compton bookclub and we are reading the book "Evicted" by Matthew Desmond. This book has led to many relevant discussion

Need for housing for working, service and contractors around town that can be rented or purchased at the income level.

Values are higher than average compared to rest of RI

lack of condominium style choices in LC and very few rental properties

Housing is Scarce for middle to low income families.

Affordability for children to live in town

That housing is too expensive in LC

That, like the rest of the state and nation, housing prices have skyrocketed.

Lack of children and diversity of school age children. Possibility of losing the school.. challenges and expense of purchasing a home here.

No affordable rental or purchasing opportunities, at all, especially for younger generation looking for their first home. No affordable housing opportunities for senior living. Too many second/income/rental properties In town.

Affordable elderly housing. I live alone and pay 1400 a month for rent.

The lack of affordable housing for seniors and young people, especially those who have grown up here.

Not affordable to buy a house in town. Kids have to leave because of that. Many part time summer residents are not committed to the welfare of the town residents.

The conversation centered around the need to ensure affordable housing for a variety of people in LC, making sure that folks from various ethnic groups and various economic backgrounds can live here.

In conversation about the availability of housing, it was said that houses are 100K to 150K overpriced.

What do you remember having said, heard, and/or felt on that subject in a c...

Majority object to state/ people who don't live here forcing their ideals on the town. When they start building low income/affordable housing on the east side and watch hill, then maybe we can talk. The government is the problem, that's why RI is in the sad state of affairs it is.

Little Compton needs to provide more affordable housing options

Affordable housing/low income housing will not work in LC. You cannot force home owners to encumber their property for the purpose of low income housing. Forcing expansion of zoning laws to accommodate ideals of some by building housing en mass will harm the environment, strain natural resources, and destroy the character of LC. This type of housing is more conducive to urban/semi-urban environments because they have public transportation, hospitals medical providers, etc. Every town cannot be Providence, Middletown or Portsmouth. Also building more housing, you cannot prohibit who purchases them, thereby creating more summer homes and driving up housing prices.

Young farmers need housing options to Make living and working here viable.

It seems important to somehow manage to keep the school viable, for families with children. I am aware of many trusted service providers (carpenters, plumbers) who may have future difficulties with housing.

Person cannot afford. Doesn't want you and cannot buy a home. Wants to rent. Her family lives here.

That there is no affordable housing left for people who want to live in lc

The discussion centered around the lack of affordable and/or low income housing for people who either grew up here and want to stay or young couples starting out.

Important to increase affordable housing to increase diversity and opportunities for young people

Limited housing available for seniors

The Conservancy Tax for any homebuyer is preventing families from the ability to live in town. The number of young families is getting smaller, our school is getting smaller and our community is getting older.

Young adult children unable to afford housing in town. High real estate prices

I grew up in LC;I retired to Sc but moved home in july but I had to rent in Middletown;Notjhing affordable in LC;too many summer rentals

Senior housing

Farm staff cannot live in town due to cost

housing costs are too high for the average person or family

A worker here had to find housing in neighboring towns

Need for more affordable housing for older people

People who grew up here can't afford to stay here. No affordable rents or houses for sale. Town will become solely a retirement community because young families can't afford to live here. Unless a family member sells you a home or land, you have to move away because you are priced out of the market.

the character of Little Compton, the quiet, the rural nature, the closeness to the ocean are so important to me and my extended family. I value tradespeople who live here, are friendly, support the warm feeling of town residents I know.

What do you remember having said, heard, and/or felt on that subject in a c...

My children cannot afford to rent or buy in LC.

There's a lack of affordable housing. Real estate values exclude working class and middle class people from renting and buying homes in LC

I have said for several years that that lack of affordable housing is impacting the schools (steady decline in enrollment for the past two decades), as emerging families do not have access to "starter homes" or even rentals due to the inflated real estate market in Little Compton. On top of the phenomenon of rural gentrification, the Little Compton Agricultural Conservancy Trust (LCACT) tax -- which cannot be financed -- further restricts access to the town for would-be homeowners. Current systems in place have rendered Little Compton a "gated community" -- hostile to emerging families.

'I grew up here, I want to live and raise a family here, the cost of housing is way too high. '

I have spoken with many people about the lack of affordable housing and its impact on school enrollment

We discuss often the fact that housing has become prohibitively expensive here, particularly for the next generation who would like to live here full-time. It has also become an impossible place to live for people on a small, fixed income. There's just absolutely no affordable housing available.

My wife and I spoke about the rapidly increasing LC property values and how this was increasingly creating a barrier to affordability. We spoke about how this would impact the younger generation who grew up in town and may wish to stay and raise a family here. And also how LC housing would become unaffordable to many new school teachers at J.F. Wilbur, tradesmen the town needs to function well, etc.

I grew up in town (I'm now 27 and living out of state, but my parents are full time residents and have been for 18 years), but I have close friends from town still living and working there. I've heard my friends express serious concern about not being able to afford to live in town anymore, since there are so few affordable rental options and house ownership simply isn't a possibility for them financially.

I have spoken with multiple people concerning housing availability and cost. An example is an older man I know who has lived locally for most of his life, has been looking for housing in town for over a year and cannot find anything that fits his needs.

You people and people who work in town aren't able to afford to live in LC

No desire for affordable housing among town leaders

How the cost has increased in housing

Difficulty finding affordable housing for farm staff, especially seasonal staff. Sense of insecurity as a renter, shared with others who rent. If my current situation changes (landlord sells) there may not be any way for me to stay here. Even though my work and friends and community are here, rentals are scarce and I cannot afford to buy here.

That covid has exacerbated and accelerated an already existing problem. That those who work in town can't afford to live here renting or to afford to buy a house. That this will lead to a lack of diversity in many ways but especially will limit those with young families or elders from staying in town.

Lack of affordable housing

Few rentals. High prices in relation to wages. Hard to live and work in the same town.

1)A senior who is finding it difficult to find affordable housing. 2)A young family living w in-laws who need affordable house of their own.

What do you remember having said, heard, and/or felt on that subject in a c...

I have served on both the Ag Trust and the SPA Boards. I believe the real estate transfer tax can and should be directed towards affordable housing at this point in time and have had several conversations with people about that. I also believe and have spoken with several about a congregate cluster housing development that would include seniors of all income brackets AS WELL AS young families, paying what they can afford and helping each other out - the possibilities are endless - and the proximity of seniors to one another would help stretch caregivers' services. Some professional caregivers in our community need affordable housing, too, so they could also have access to that cluster development. The fear that this would be a first step towards eliminating 2-acre zoning is like the gateway drug argument - ridiculous. Think ONE parcel of land committed to this concept. I bet we could get grants to help fund it/

Very sad. The simple fact that not all my kids can afford to stay in Little Compton. The simple fact that My husband and I could not afford to live in Little Compton until we inherited a home.

Unless your family owns property here most younger generations who work in town even for the town could not afford property. Covid only made that worse because the town became a destination for those living in a city which drove up values.

A clapboard hut in LC costs \$1 million. This is (sort of) an exaggeration, but the point of the conversation is that even though the taxes are low, the property values are so astronomical that families cannot afford to move into town, making maintaining the town's public school extremely challenging. The school system has a lot to offer, but most people can't afford it.

We all want affordable housing in LC but how to find land and money to build housing is the problem. We had a chance to have 22 units in an affordable housing facility where the old Country Harvest Restaurant was located but the neighborhood vehemently opposed. I know some of the people that opposed it were the same people that said we need affordable housing in Town. We may want to try and help our elderly population stay in their homes. Rising prices on everything is really putting the elderly in a financial squeeze.

Taxes are too high for what we get in return

A close friend wants to move to Little Compton from Cranston but homes are too expensive.

Several younger friends & employees have not been able to find affordable rental housing or first time home.

housing is too expensive for most families, there is not enough available, affordable housing

Young first home buyers pushed out by wealthy second home buyers. COVID has created a sellers market and inflated home prices. Summer folk no longer seasonal.

the lack of affordable housing is hurting farmers (from LCHS presentations)

How I and others can barely afford to get by but do not have funds to move

There is no help . I'm going to be homeless soon . Cannot afford rent anywhere in ri

Farmers needing affordable housing options for their employees. Families that wanted to send kids to Wilbur not being able to find any affordable housing.

Concerns that homes are not affordable for regular people (the non 1%ers). Concerns that Little Compton is unaffordable for families. Concerns about the school enrollment numbers as a result. Concerns about the unregulated rental market (VRBO, Air B 'n'B) making long term rentals difficult to find or afford (and how it has changed the character of the town) Context: Coffee with long-time year-round residents who also work in LC; friends who would like to move here

Especially with the current boom in housing costs, purchasing a home here is out of the range of most people. As a result, rental costs have also gone beyond the reach of most people who have lived in Little Compton for most of their lives.

The lack of affordable housing makes attracting and keeping workers (farming, construction, fishing, services nearly impossible.

What do you remember having said, heard, and/or felt on that subject in a c...

Young families can't afford to settle here. The school is going to have to close if people can't raise kids here. One third of the homes in town belong to absentee owners and remain empty for most of the year. Town officials don't want to change zoning to allow new homes to be built in different ways for middle class people. They are happy selling off Little Compton to rich people from out of state so anyone who owns property in town can get rich, too. Little Compton as we know it is disappearing, and town officials are doing nothing about it.

we don't need "affordable housing" we need "attainable housing" for teachers, contractors, firemen, policemen, fishermen, farmers, etc.

The conversation revolved around people who want to live here not being able to afford to buy or rent a home here. The conversation continued with people taking responsibility for themselves and working (sometimes more than one job and tightening belts) to save money needed to live here.

I think that the Ag Land Trust, the Nature Conservancy, and the SPA, who keep an eagle eye on land acquisition, need to understand that an important part of their mission is keeping an eagle eye on the health of the community they serve. Shouldn't their missions include working together to acquire land for the purpose of sustaining a healthy community as well as a healthy environment of its people and for the good of our environment? If land were set aside for dense, affordable housing so that larger tracts could remain open, everyone wins.

The cost of real estate is pricing out people from here...the community is growing into one of second home buyers, retirees and air bnb owners. What kind of character will the town have and will the school survive? If we want to have an agricultural Community we desperately need to make it possible for people in agriculture to live here. It's far too costly and people are donating ag land to preserve view sheds and get tax write offs.

Conversations in regards to the creation of more "affordable" housing in Little Compton.

Too many politicians want to control our town.

Friends in their 20s + 30s are unable to find a home to rent or buy here. Coworkers + workers at places I frequent are unable to find a place to live here (rent or buy) businesses having trouble finding employees because there is nowhere for them to live. Farming is threatened, and the school population is diminished.

Q6.9 - Do you need or anticipate needing support or opportunity to stay in Little Compton?

Do you need or anticipate needing support or opportunity to stay in Little...

no

May need transportation for medical needs

Not sure

Hopefully, no.

No

I imagine needing Stay at Home LC at some point

No

no

No

Need immediately as we are losing our home we rented for 28 years and are being evicted

NO. bUT MY CHILDREN CANNOT AFFORD TO LIVE HERE.

Potentially in the future.

No

yes

No

No

no

no

Yes, support someday

Yes, definitely. The fear of homelessness (along with the spectre of decreasing physical abilities and independence that come with aging) is a part of every day.

Do you need or anticipate needing support or opportunity to stay in Little...

Yes.

???

No

Hope not, but very sad when seniors have to move away due to no senior housing in area

No

I do not,

I don't but I have children that would love to buy in town.

No.

not at this time, but agree with condo statement above

No

no

Not yet

unknown

Future support may be required

Hard to say

no

no

No. If I am not able to sustain myself here, then I will find alternative living arrangements. It is not the responsibility of the town to take care of me.

Possibly

No

I do not foresee anything except our age.

No

no

No

Do you need or anticipate needing support or opportunity to stay in Little...

Perhaps in the next 10-15 years.

not at present

No

No not now

Yes in time

My husband and I are both retired and in our 70s. We want to stay in our home (Westport) as long as possible. When we do need to leave it, we would love to be able to buy a condo in the Westport/LC area, with graduated caregiving. That would be ideal for us.

Not at this time or in the near future, but life can change in an instant.

No.

Possibly.

Fortunately not.

No

Yes

No

I hope not

no

No

No.

No

No.

No, I can afford to live in Little Compton, RI.

No

YES

I am very fortunate and should not need monetary help, but may need other assistance as I age and am thankful we do have Stay at Home and other services

Do you need or anticipate needing support or opportunity to stay in Little...

yes, in the future.

No

(I don't really understand this question.)

no

I anticipate that at some point in the coming years that I would need support to stay in Little Compton

Yes, I want to "Retire-In-Place" and anticipate needing community support for such things as meals and transportation. Ideally we could have a robust program for retired and older adults - over and beyond the lunches served by the Community Center and services provided by Stay-At-Home.

No

Yes.

No

if I planned on staying in LC, I would need help as I aged. The town's lack of services and distance from services/shopping is the main reason I plan to move out of town.

We are now of the age that the need for assisted living someday becomes a worry.

No

No

not at this time

I can anticipate eventually needing help with transportation, shopping, and perhaps personal care.

No

For my family members yes but not me.

I hope I will never have to ask for help to stay here.

Not personally. My adult children live near by in Westport and if I can't safely live alone, I have the means to live in assisted living.... Too bad there's not some kind of care facility in LC

No

No.

not sure

No

Do you need or anticipate needing support or opportunity to stay in Little...

Yes, we are aging and have talked with other people in our age group. We are wondering how it will be to age here without adult children here to help.

Not now. Maybe in the future.

I am 81 and anticipate that I might need support in the future. For now, I am quite content in my own house. It would be nice to see some elderly housing units in Little Compton.

No

No. We donate to town non-profits including Stay-At-Home Little Compton and the LC Community Center.

No

In the future yes

No

Not at this time, but you never know

No

I want to stay here, and I want to stay in this house, but I was for too many years to count barely able to keep up with bills and so interest and deferred maintenance are going to crush me. I work seven days a week just to stay current and keep this roof over my head, but at least it's quiet at night and I can hear the birds singing when I wake up in the morning. Retirement will never be an option for us, fortunately I love my work. My son has a good job in town, he rents but wants to put down a root in the town he grew up in. He might have success with this, or not, I don't know. The current answer is I don't know.

Yes, we are presently seeking housing out if town.

Yes as we age out

No

Yes. We are fortunate to have Stay at Home home care services and the local food bank to help aging population remain at home for as long as possible. Affordable housing intersects with staying in LC post retirement.

Not for me but for people who work in construction or agriculture they need affordable housing.

I will likely need support as I age.

At this stage, I am uncertain.

No

Possible. We also have Stay at Home LC

no

N/A

Do you need or anticipate needing support or opportunity to stay in Little...

I do not

?

no

No

No

No.

No.

I'm ok but its a shame others I know or have come in contact with cannot.

Yes, eventually. I am 60 and my husband will be 61 soon. We talk about the fact that we may need to move as we age and begin to lose independence.

eventually I will

No

LC is not a community in which to grow old. Services and support is not available for the elderly, unless you have substantial savings, which quickly dwindle.

No

No.

No. We worked very hard and saved every penny 46 years ago, when we moved to Little Compton as renters, so we could afford to purchase a home here for our family. We almost had to move to the west bay to find home, but luckily were able to buy a home after 20 years. Both of our children have advanced degrees, and excellent jobs/positions; but live in different parts of the country where they work. We consider it a privilege to live here and always have. We did not inherit a farm or land from a line of earlier residents, coming here and working very hard to afford living here, and we are very happy it all worked out.

Yes. I have heat assistance now.

Concerns about transportation and health care as we age.

No

yes

No

no, not yet. I am close to 80, so may need more support eventually.

Probably. Transportation. Or I can rent a room to someone

Do you need or anticipate needing support or opportunity to stay in Little...

Not right now

No

No

No

no

No

Not yet

no

no

No My child does. He lives with us.

No

N/A

When I'm older, it certainly is possible that either I or my husband, both of us, may need assistance in order to stay in our home.

Possibly within 5 - 10 years.

No

Yes, we are in our eighties and need more help every year

No

no

Yes. Will most likely need caregiver and/or driver in order to stay in my home.

No, I am actually moving away from LC because it has become too precious and is turning into an Airbnb, wealthy, summer community. Our commitment to farmers is contingent upon the farms being attractive and without pigs or other "unpleasantness, i.e. "gentlemen's farms," that provide the rest of us with beautiful viewscapes and the smug but inaccurate assurance that we are protecting farming as a way of life.

no

Not at the present time

i hope not but you never know!

Do you need or anticipate needing support or opportunity to stay in Little...

Possibly

Possibly

No

Not in the near future, but possibly in my dodderage.

I am able to live on my own for now, but I can see needing less expensive housing and more personal support in my future.

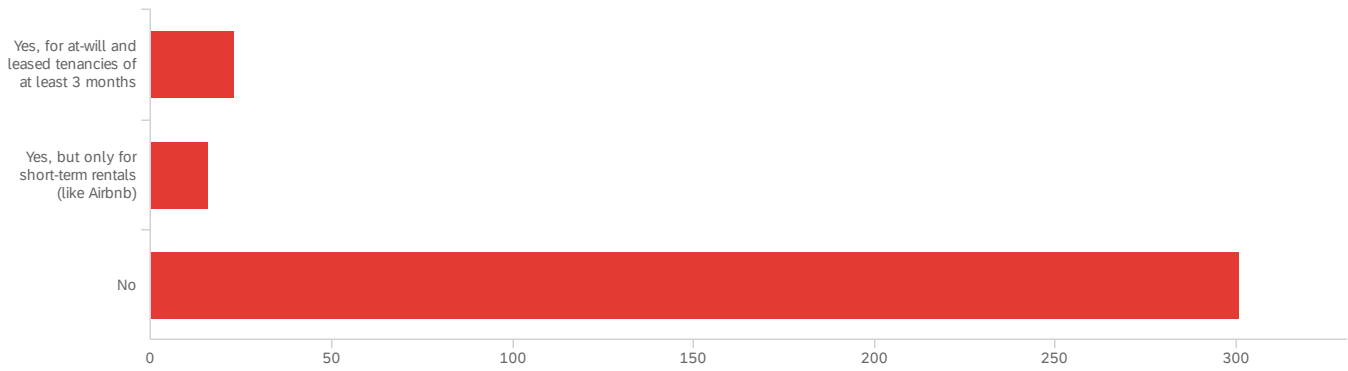
no

no

No.

I worry that our town is becoming increasingly a town of extremely wealthy and predominantly white people, but, as is the case in other communities that have become monolithic, they do not fare well. Affordable housing, for the sake of the community, should be a priority for all the organizations in town who have a voice and can play a role.

Q5.6 - I am a landlord (and rent out residential property) in Little Compton

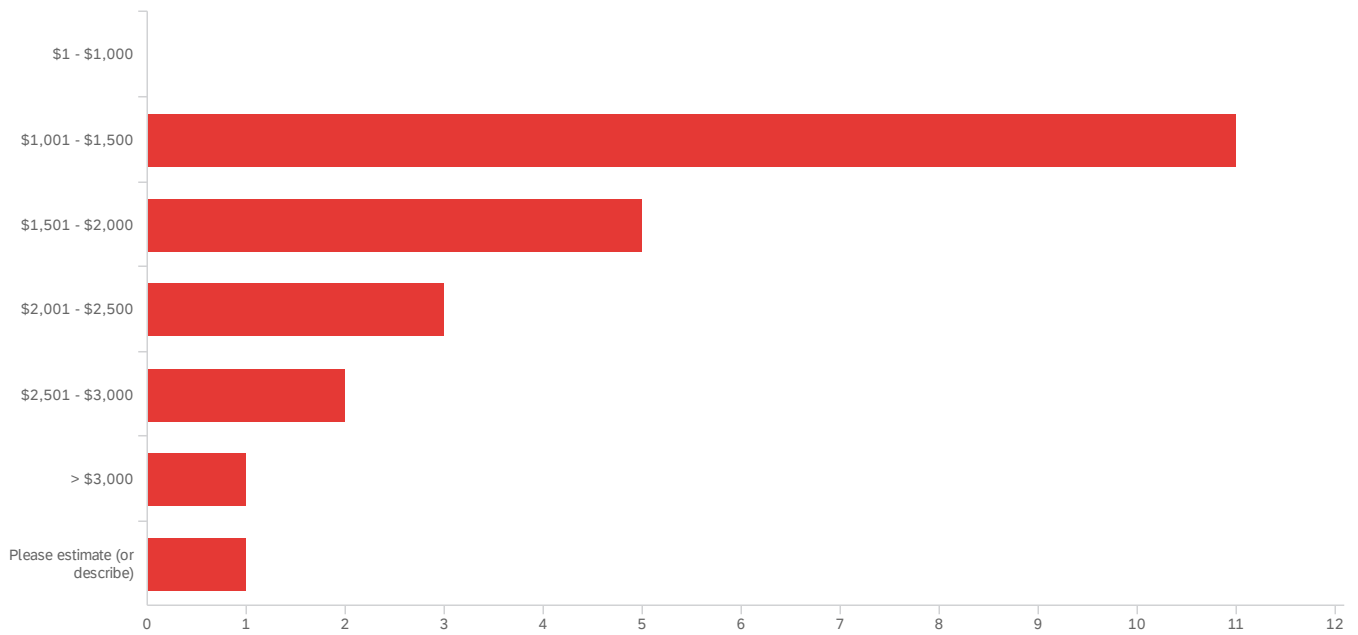


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	I am a landlord (and rent out residential property) in Little Compton	1.00	3.00	2.82	0.53	0.28	340

#	Field	Choice Count
1	Yes, for at-will and leased tenancies of at least 3 months	6.76% 23
2	Yes, but only for short-term rentals (like Airbnb)	4.71% 16
3	No	88.53% 301
		340

Showing rows 1 - 4 of 4

Q7.1 - What is the monthly rent for your household?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	What is the monthly rent for your household? - Selected Choice	2.00	7.00	3.13	1.42	2.03	23

#	Field	Choice Count
1	\$1 - \$1,000	0.00% 0
2	\$1,001 - \$1,500	47.83% 11
3	\$1,501 - \$2,000	21.74% 5
4	\$2,001 - \$2,500	13.04% 3
5	\$2,501 - \$3,000	8.70% 2
6	> \$3,000	4.35% 1
7	Please estimate (or describe)	4.35% 1
		23

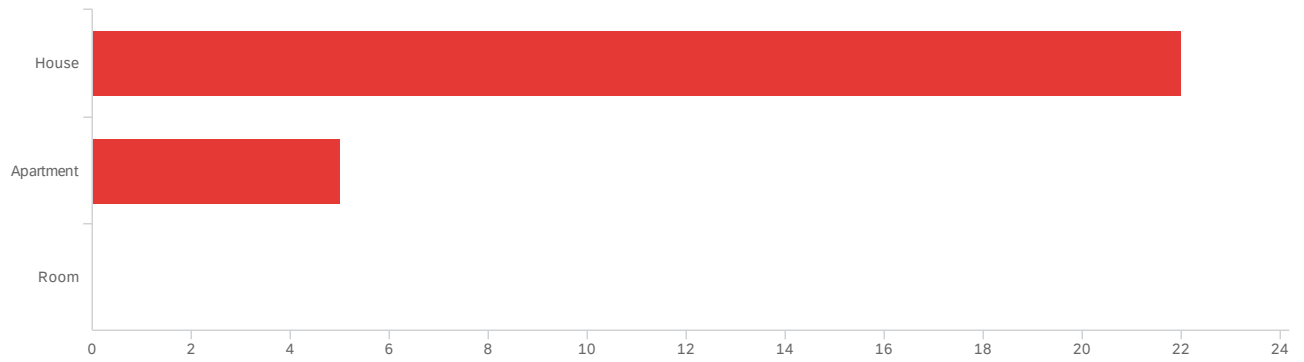
Showing rows 1 - 8 of 8

Q7.1_7_TEXT - Please estimate (or describe)

Please estimate (or describe)

rent from a family member, we exchange a combination of work, caretaking, and money for rent

Q7.2 - I (or we) rent a

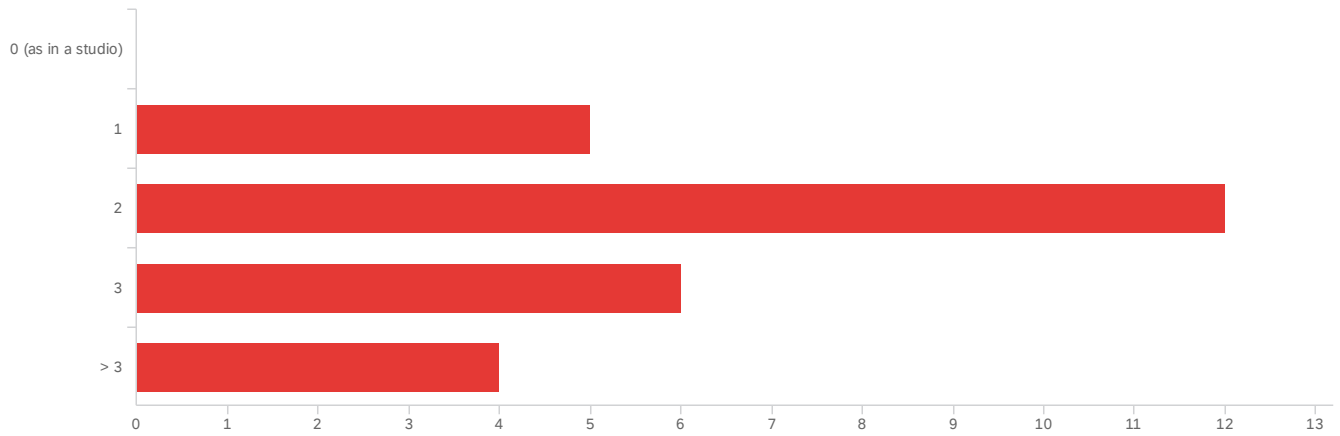


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	I (or we) rent a	1.00	2.00	1.19	0.39	0.15	27

#	Field	Choice Count
1	House	81.48% 22
2	Apartment	18.52% 5
3	Room	0.00% 0
		27

Showing rows 1 - 4 of 4

Q7.3 - The apartment or house we rent has ____ bedrooms.

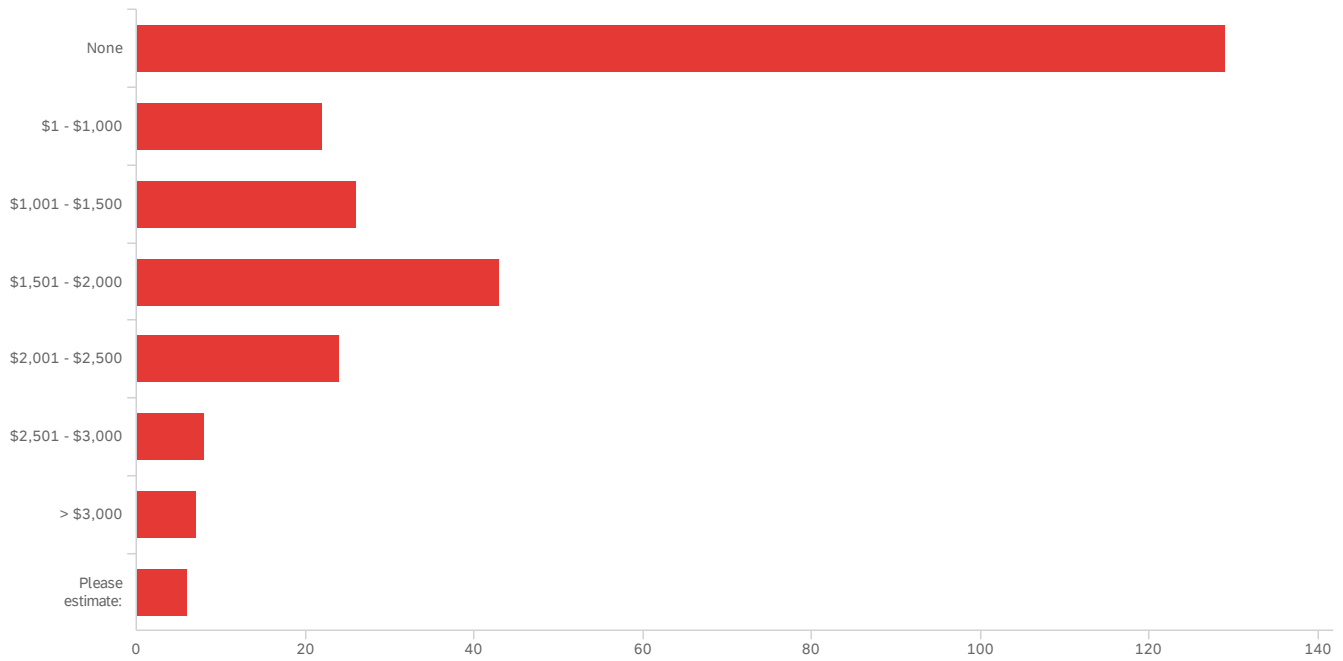


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	The apartment or house we rent has ____ bedrooms.	2.00	5.00	3.33	0.94	0.89	27

#	Field	Choice Count
1	0 (as in a studio)	0.00% 0
2	1	18.52% 5
3	2	44.44% 12
4	3	22.22% 6
5	> 3	14.81% 4
		27

Showing rows 1 - 6 of 6

Q7.4 - What is the monthly mortgage payment on your home loan?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	What is the monthly mortgage payment on your home loan? - Selected Choice	1.00	8.00	2.60	1.91	3.65	265

#	Field	Choice Count
1	None	48.68% 129
2	\$1 - \$1,000	8.30% 22
3	\$1,001 - \$1,500	9.81% 26
4	\$1,501 - \$2,000	16.23% 43
5	\$2,001 - \$2,500	9.06% 24
6	\$2,501 - \$3,000	3.02% 8
7	> \$3,000	2.64% 7
8	Please estimate:	2.26% 6

265

Showing rows 1 - 9 of 9

Q7.4_8_TEXT - Please estimate:

Please estimate:

Own a home and another piece of land

\$5000

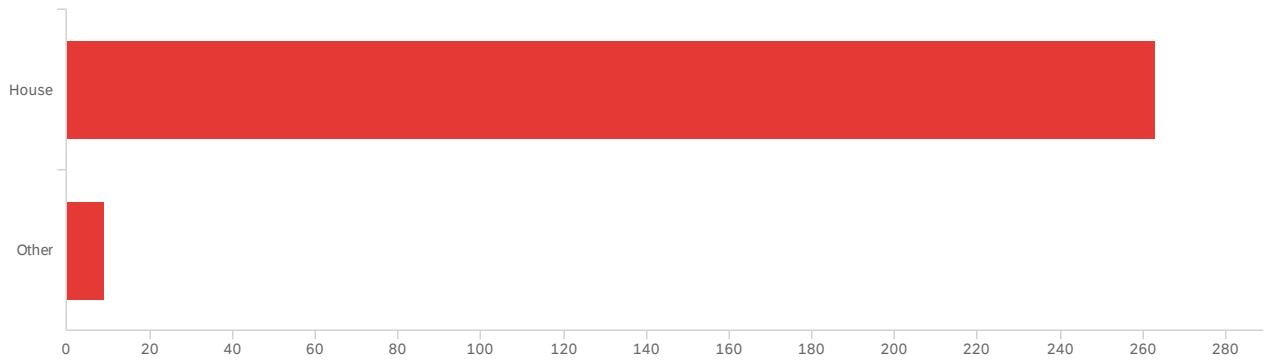
\$1993

not sure

None of your business

We worked extra hours and paid off our home!

Q7.5 - I (or my household) own(s) a



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	I (or my household) own(s) a - Selected Choice	1.00	2.00	1.03	0.18	0.03	272

#	Field	Choice Count
1	House	96.69% 263
2	Other	3.31% 9

272

Showing rows 1 - 3 of 3

Q7.5_3_TEXT - Other

Other

Home and another piece of land

House as well as an accessory unit

Have recently sold a house in town and will soon begin construction of a smaller house in town. Currently renting in town.

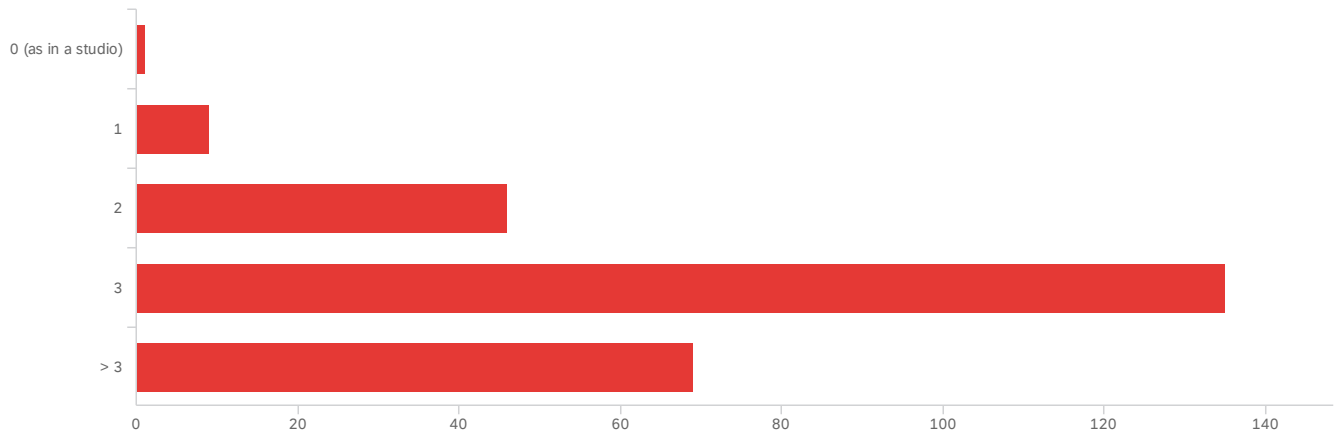
Used to own...

Farm

I own my house and another small house and a share of a larger summer house

Cabin

Q7.6 - The house we own has ____ bedrooms.

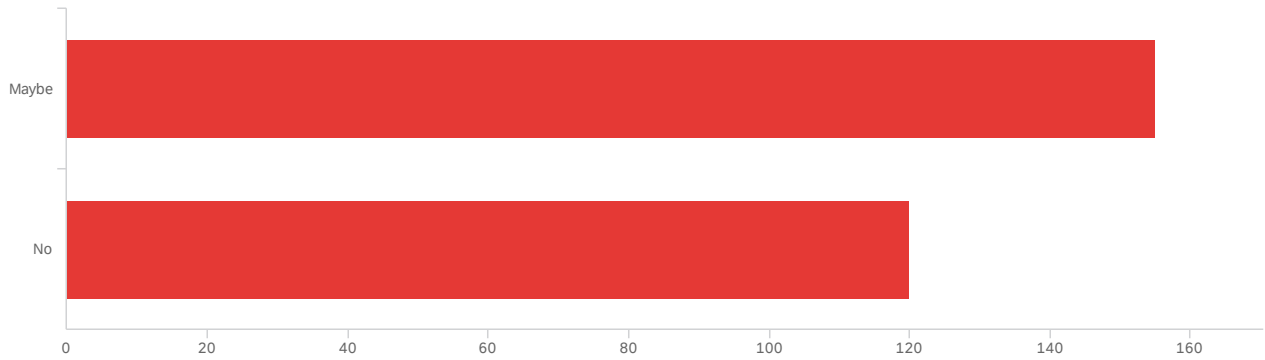


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	The house we own has ____ bedrooms.	1.00	5.00	4.01	0.78	0.62	260

#	Field	Choice Count
1	0 (as in a studio)	0.38% 1
2	1	3.46% 9
3	2	17.69% 46
4	3	51.92% 135
5	> 3	26.54% 69
		260

Showing rows 1 - 6 of 6

Q7.7 - Might you be willing to develop an accessory dwelling unit (like an in-law apartment or guest house) on your property?

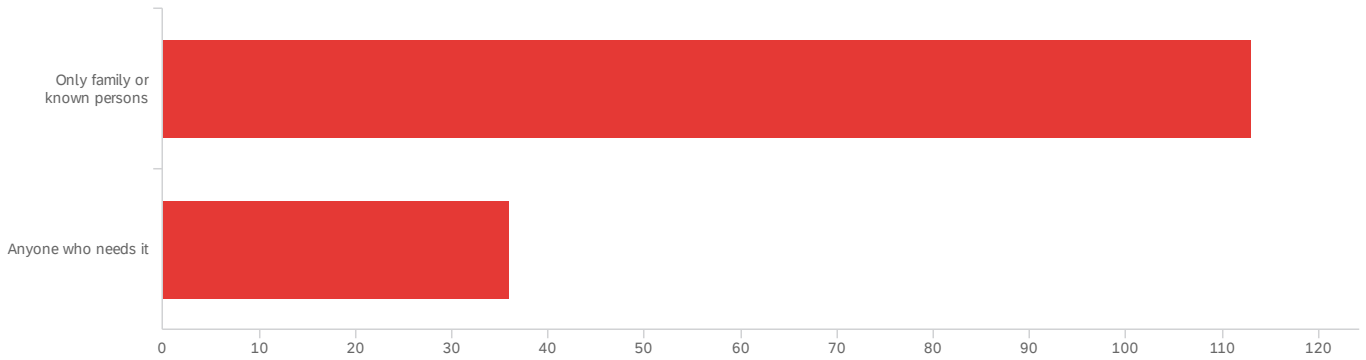


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Might you be willing to develop an accessory dwelling unit (like an in-law apartment or guest house) on your property?	1.00	2.00	1.44	0.50	0.25	275

#	Field	Choice Count
1	Maybe	56.36% 155
2	No	43.64% 120
		275

Showing rows 1 - 3 of 3

Q7.8 - If you had an in-law apartment or accessory unit on your property, to whom would you be willing to rent?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	If you had an in-law apartment or accessory unit on your property, to whom would you be willing to rent?	1.00	2.00	1.24	0.43	0.18	149

#	Field	Choice Count
1	Only family or known persons	75.84% 113
2	Anyone who needs it	24.16% 36

149

Showing rows 1 - 3 of 3

Best email address or phone number for you:

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

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[Redacted]

[Redacted]

[Redacted]

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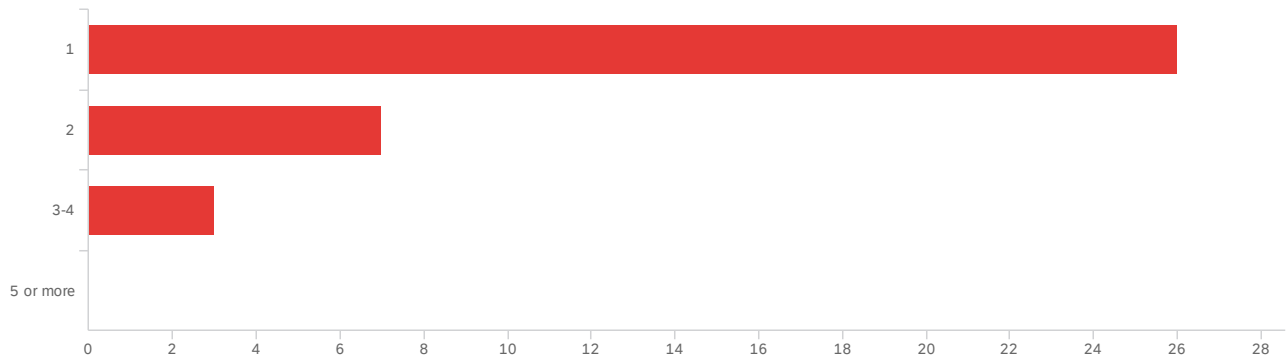
[Redacted]

Best email address or phone number for you:

XXXXXXXXXXXX

XXXXXX

Q7.10 - How many units do you offer for rent?



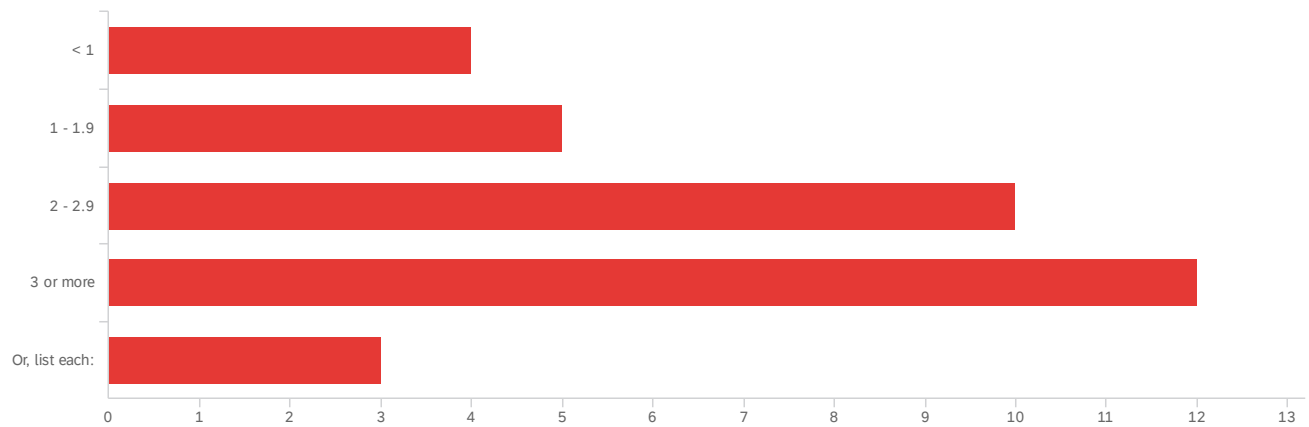
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	How many units do you offer for rent?	1.00	3.00	1.36	0.63	0.40	36

#	Field	Choice Count
1	1	72.22% 26
2	2	19.44% 7
3	3-4	8.33% 3
4	5 or more	0.00% 0

36

Showing rows 1 - 5 of 5

Q7.11 - In the units you provide for rent, how many bedrooms (as an average)?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	In the units you provide for rent, how many bedrooms (as an average)? - Selected Choice	1.00	5.00	3.15	1.14	1.30	34

#	Field	Choice Count
1	< 1	11.76% 4
2	1 - 1.9	14.71% 5
3	2 - 2.9	29.41% 10
4	3 or more	35.29% 12
5	Or, list each:	8.82% 3
		34

Showing rows 1 - 6 of 6

Q7.11_5_TEXT - Or, list each:

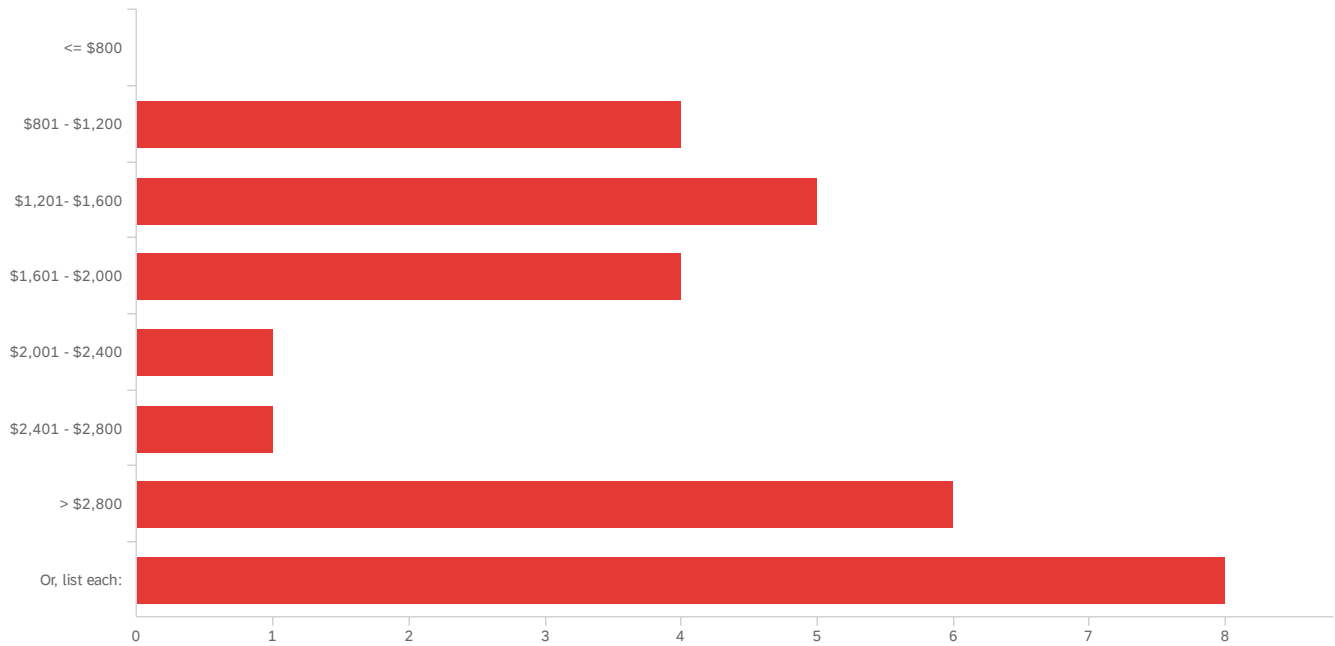
Or, list each:

it is a family house

I have a summer cottage on VRBO

one bedroom, summer rental near the ocean

Q7.12 - On average, we charge about \$_____ per unit for monthly rent.



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	On average, we charge about \$_____ per unit for monthly rent. - Selected Choice	2.00	8.00	5.38	2.30	5.27	29

#	Field	Choice Count
1	<= \$800	0.00% 0
2	\$801 - \$1,200	13.79% 4
3	\$1,201 - \$1,600	17.24% 5
4	\$1,601 - \$2,000	13.79% 4
5	\$2,001 - \$2,400	3.45% 1
6	\$2,401 - \$2,800	3.45% 1
7	> \$2,800	20.69% 6
8	Or, list each:	27.59% 8

Or, list each:

Airbnb

2000.00 a week/1200.00 a month

No monthly charges in our Airbnb

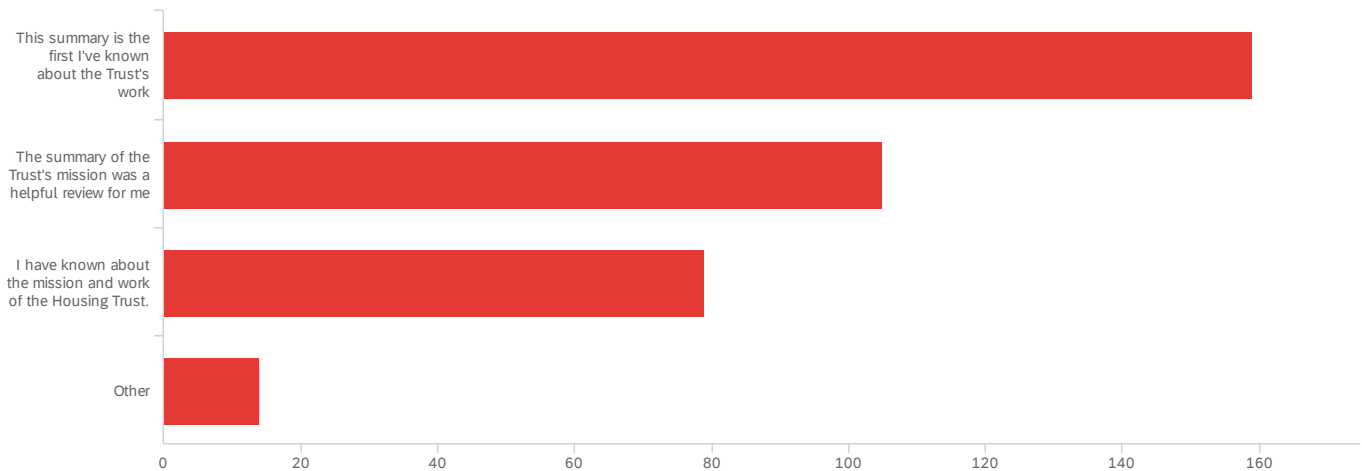
Summer Rental \$12,000/mo

contingent on ability to pay

the rental near my home I only charge \$500/month

Summer rental only in my own home

Q8.1 - The mission of the Little Compton Housing Trust is, according to the town's website: The Trust is a nonprofit corporation that serves as an advocacy group for any person or group desiring to address the problem of housing affordability or housing for the elderly, those with special needs, and families of low and moderate income. The Trust: Oversees implementation of the Town's Affordable Housing Plan Monitors long term housing affordability for the Town Serves as an advisor to the Town Council The Trust is funded by federal and state grants, gifts and bequests from individuals and corporations. How familiar are you--or have you been--with the mission and resources of the Little Compton Housing Trust? You can check multiple answers.



#	Field	Choice Count
1	This summary is the first I've known about the Trust's work	44.54% 159
2	The summary of the Trust's mission was a helpful review for me	29.41% 105
3	I have known about the mission and work of the Housing Trust.	22.13% 79
4	Other	3.92% 14

Q8.1_5_TEXT - Other

Other

I think the only reason I know about it is by knowing people who are on it!

I knew people had been organizing the housing trust, but I don't know what they are up to

Do you actually do anything for people who aren't wealthy?

I worked on the comp plan and affordable housing issues some 20 years ago.

Like every other organization they want to grab land and keep it tightly controlled for others.

I have served on the board.

I'm just going to say it, I'm not sure the mission of the housing trust has ever been taken seriously in Little Compton

Aware of lack of funding

I am on the housing trust

The Housing Trust after 17 years had accomplished nothing

I have attended virtual meetings.

first significant interaction

See my comment about politicians.

Q8.2 - What is your vision for the future of our town, and what do you think is the best way to achieve it?

What is your vision for the future of our town, and what do you think is th...

inclusive town preserving nature and its special values

My vision is for a community that more broadly represents and includes Socioeconomic and racial/ethnic diversity . Teachers, and trades people who work in the town should also be able to afford to live here and send their children to the local school. That would be fit everyone. I don't want our town to be an affluent enclave unwelcoming to others.

Little Compton needs to organize around the mission of becoming a net carbon sink as soon as possible to avoid the worst case scenario for climate change. This would require drastic reductions in fuel usage in the transportation, construction, housing, and agriculture sectors. We need to use more sustainable farming methods, restore our fragmented ecosystems, and sequester carbon by replanting our forests.

Retain the character of Little Compton, which remains a singular place in the world for NOT having "changed with the times." We do not want or need more retail, numerous multiunit planned housing developments, etc which would serve to just make this town exactly like everywhere else in the world. Little Compton does not need to grow, and everything that can be done to keep it "little" while still allowing for people to both live and work here in our existing industries should be considered. Certainly there is a need for more accessible housing, particularly for the population that lives and works here and upon which the town is reliant to maintain and thrive. Perhaps the way to do that is by starting with ONE carefully-planned neighborhood with opportunity for several multifamily dwellings in various bedroom numbers. This ONE neighborhood would have a zoning variance which would explicitly not immediately leave open the door or loopholes for developers to roll in and capitalize on the "opportunity" to highly develop the area, as has happened time and again in communities like ours which now retain little in common with LC.

A vision of inclusion and diversity

I would like to see some of the Conservation land be used for new housing units.

Totally against eminent domain

For the LC Housing trust to be as active and funded as LC Ag trust and for it to develop and implement plan for affordable housing for the benefit of town and it's inhabitants

to stay a small, rural, close-knit community with a mixture of some seasonal and some full-time residents

Sustainable tiny house clusters

Develop stand alone houses at modest cost for young families

A rural community that is sustainable in all aspects of living with more opportunities and housing for those in lower economy levels and reevaluate the value of building expensive homes that do little for the business or environmental well being of the population that lives here as their primary year round resident.

It is a beautiful part of the world. I hope that it keeps its small town feel while opening to new, young families. I would love to see more businesses in town, but that seems like a longshot.

ENCOURAGE AFFORDABLE LAND AND HOME DEVELOPMENT.

An exemplar of a community that shows fair housing as well as circular economy principles for long-term resilience of our community

What is your vision for the future of our town, and what do you think is th...

It needs to stay a rural community but it needs to have a vision for ensuring farms can remain and the people that work in our community can afford to live here. It is now impossible for regular folks to move into the town, houses are 700K or more.

For it to stay as much the same as possible, focus on agriculture and creating jobs and housing year round. We need public transit to somewhere closer than fish road tiverton.. biking/walking distance from the center. More services for low income people.

Allow moderate growth with business and encourage affordable housing opportunities

A more diverse and inclusive population socio-economically, culturally, racially, and in age. The best way to achieve it is to listen to those populations about what they are looking for in a community and find innovative ways to create the kind of housing, education, and transportation needs that they may have.

I hope it goes back to being a small town with year round residents..not mega houses buying up land with the LCAT supporting them to keep land prices high

Hopefully there will be more affordable options in the future. Achieved by creating affordable housing with more diversity in the town.

Create housing opportunities for existing residents

Appropriate moneys to subsidize housing

A place where locals have a chance to own and afford clean, well cared for housing, and where seniors won't have to move because of mobility or affordability.

I think bringing more attention to the town in general. There's so much beauty, so many small/ local business, and so many things this town has to offer but most people I speak about it with seem to have heard of little Compton but have never gone. In general, I would love to see the community as a whole thrive.

I think LC has to open itself up to more than just older rich white folks, and create a diverse community. We need to improve access to transportation and housing

To be an actual community not just a collection of lots owned by those wealthy enough to have them, diversity is essential. Actual communities are built on the personalities and skills of the people who participate in them. A successful community has room for people who contribute to others in real ways, who interact with one another and share their skills and resources.

Zoning changes

Make it easier for the next generation of locals to build and grow a family here in town

I would like to see more affordable rental options in Little Compton, it is a beautiful town and I would love to see more people enjoying, especially younger individuals who are just starting out in the workplace.

Improving the racial/age/gender diversity in the town is important for the vibrancy of the community. Environmental sustainability issues need to be incorporated into all town planning (e.g., water availability; water quality; noise; air quality; solid waste management; wetlands preservation; etc.)

Hopefully the town will retain its small town feel, yet have a space dedicated to those less fortunate people who deeply wish to remain in the community but simply cannot afford it without living in a school bus.

Allow tiny houses that are architecturally pleasing on people's properties, but there has to be rules in place to ensure they are done right

vision: A thriving, vibrant multi-generational, diverse community, known for caring for its elders, children, disabled, and service-providers, with imaginative resources and a sense of welcoming comfort.

What is your vision for the future of our town, and what do you think is th...

The future of Little Compton should be small and friendly. Support our community, our police and firefighters, our library. Encourage our children, our farmers, and other works that happen in our town for the good of our community. Make public spaces that residents have donated in the community available to the residents as walking paths, community gardens, etc. Educate residents, especially low income residents, about grants available for home improvements, land improvements, farming, business opportunities, etc.

Begin to Explore cluster zoning to minimize subdivisions of LC's farms and open spaces.

The town will continue to dwindle in year round, multi generational families who live and work here full time. People who buy and then live here for 3-4 months a year aren't residents of Little Compton, they're visitors who do little to enhance the place they live. The shared vision for the town should be to welcome more people willing to work to produce goods/services/farms etc. that create jobs in town, make it possible to live AND work here, raise a family, continue traditions that have helped shape the area. High home prices and outsiders aren't going to shape the town for the better.

To remain rural with farms and plenty of open space and careful development to preserve this while allowing for homes for all socioeconomic groups. I have concerns about short term rentals that prevent homes being used for residences (see issues in Tiverton)

My thoughts are not fully developed. I have not lived here long enough.

Maintain and preserving existing quality of life and natural surroundings

Being friendlier to small business owners, not allowing neighbors to dictate what their neighbors do (within reason of course) and allowing residence who BUY LAND IN TOWN to do what we want on our land. ALLOW US TO LIVE, WORK, MAKE A LIVING HERE, AND RAISE A FAMILY. Apparently it used to be possible, but now goodluck living here unless you want to live in a moldy shack or have at least \$1 million in your bank account.

I think families would benefit from relaxed rental policies in LC,

A town where blue collar people can afford to own a home and live here comfortably. Little Compton could easily turn into a bedroom community where only retirees and seasonal visitors can afford to live here. A town needs to have young people and people of different social-economic groups to maintain its sense of community and culture. To achieve this is the tough part. If the town could invest in a parcel of disused farm land say 30-50 acres, that would otherwise be bought by a millionaire from Manhattan. Maybe build a community of not tiny homes but tastefully built smaller homes that could blend with the local architecture. If the small homes could be clustered in say a 5-10 acre area, rather than 2+ acres per home the additional acreage could be used to create a public green space or park for the locals and visitors to enjoy. Trying to avoid the section 8 housing vibes for sure, and I'm sure 3/4 of the town will be chocking on their Raisin Bran just at the thought of subsidized housing in LC. But I think with the right planning and the right people involved it can be done right.

I'd like to see the LCAT do the same as nearby Westport. Westport buys farms and then sells those farms to residents who have qualified through a desire-to-farm application and through a lottery system.

That those who choose to live here can remain for their lifetime.

I would like to see the lot size be reduced to allow for more affordable single family affordable homes to be built. Maybe a development of new homes can be built to be no more than X sq.Ft. Another option is an over 55 condo development for Seniors or snow birds.

Affordable housing for a diverse, creative and cohesive community

no change

Become more inclusive, more community oriented, allow opportunities for families to be able to afford to live here. Get a new town council in place that is transparent and accessible.

What is your vision for the future of our town, and what do you think is th...

I think there is a real opportunity to build something meaningful that would be accessible to more people while keeping in the tradition of LC's rural history. I would love to see more affordable ways for a family to build a small house or turn existing structures into homes. (The major setback being land cost). I think many would choose smaller living spaces if it meant being able to live here affordably. I would like to see multi-family dwellings with a rural perspective- using shared renewable energy for utilities, having shared garden and possibly access to land to farm. There is a community in Vermont called Prickly Mountain that has done something similar. One particular multi-family house called the Dimetrodon comes to mind. I think there is certainly a way to do this while keeping with the character and tradition of our town.

I enjoy the town the way it is which is why we purchased a home here. Please keep this town how it is !

Keep it as is

I would love for our town to remain rural without any change. That's what makes Little Compton so special and beautiful.

Little Compton is one of the last remaining towns of its kind in the country. I'd like to see it stay that way. It's an escape from high taxes(robbery),stop lights, speed cameras, crime, homelessness, etc... I hope Little Compton remains the same. To achieve this, we do nothing, we keep everything the same. We don't need organizations to sit around thinking up ways to make the town better to justify their job and to keep their budget for next year. It's ridiculous! So please stop!

Engaging more community members to help keep it small, preserve more land

It's important to be sure that younger people are able to live here without requiring generational wealth. It is also important that we prevent town properties from moving into private hands.

I generally do not make visionary statements

Don't squeeze out lower and middle class people.

protect its natural environment and limit traffic, noise, pollution. To create most of the housing needed for most of the people who would like to live here, we would need to destroy most of the environment (human and nature) that makes it desirable.

I believe it's important for us to have the opportunity to retain our town roots. As someone who grew up here (a lifetime resident), whose family has been here since the 1600s and someone who has worked hard to have the opportunity to remain here I am concerned with the influx of part time residents and the constant need for changes dictated by others who have not had a vested interest in the history of the town. Change can be good and in many instances necessary. However, there needs to be a limit or we risk losing what makes Little Compton truly unique. I think it's important for those who have this connection to continue to have an opportunity to voice our opinions/concerns and a meaningful and effective forum in which to do so

Little Compton is a gem, and needs to stay little to remain a gem. Part of the charm is the multi-generational nature of the place. Having affordable housing is important for long-term elderly and next-generation continuity. That said, any housing needs to be of a style that fits with the character of the town.

The best way to achieve is to get a very strong council that believes in the rights of young people and old people to be able to find housing in this town, the only way it will happen is on town land. If they take town land and give it to the ag trust then we can't use it. We need low income housing for elder people and younger people where they can start their lives, to stay in town, stay in local jobs. The Republicans in charge of this town do not prioritize the needs of working people, young people, and older people

I think we should have an elderly housing facility in LC. We should have developed the Harvest Restaurant site.

The town should be more supportive of businesses such as: food shops, boutiques and health/wellness studios.

My vision is to keep it affordable for people who do not have a very high income. This town should stop catering to the wealthy. You are losing lifelong residence.

It's a beach and farming community and should stay that way

What is your vision for the future of our town, and what do you think is th...

I would like the town to remain unchanged, with few additional homes built. We have a unique character and I would like to see it kept that way. I think farming is important to Little Compton as is land preservation. Taxes need to remain low so people may age in place.

I believe that anyone who grows up here should be able to afford to live here. That to me is first and foremost. Also, that farmers who farm here on their own land should be able to afford to live in their homw.

Fight the causes of inflation and greed

A community that is affordable for young people

Keep town as is, rural without mandated affordable housing.

LC has always been about being a quiet, seaside town, without a lot of business, and a focus of protection of open space and 2 acre zoning. I think it's important to keep this quality given the historic nature of the Town and its smallness. We're surrounded by larger towns/cities that can house access to business, multi-family units etc. We don't need to do everything here. If we build low-income housing units, elderly housing, we will also need to provide other services like transportation - we don't have public transportation which can be a big issue.

Somehow give lifelong residents and their children some sort of advantage over immigrating residents.

Affordable housing.

Maintain its rural character and a diverse population

re-thinking zoning laws in terms of rental apartments, low income rental cluster rentals and agriculture worker housing on farms.

One key is keep LC little. I also support open space. The offset of these objectives are to support seniors who wish to stay in their homes and need support.

Encourage young families with good education business opportunities and self employment Keep taxes low and promote land preservation. And farming opportunities

Staying a small town

It would be wonderful for those of us who have lived in the area for a long time to be able to remain here for the rest of our lives. This would necessitate a continuing care facility of some sort. See my previous comment

Little Compton has a large number of Seniors who reside in this beautiful town. I think they would benefit greatly from having a Senior Center in their own town of Little Compton.

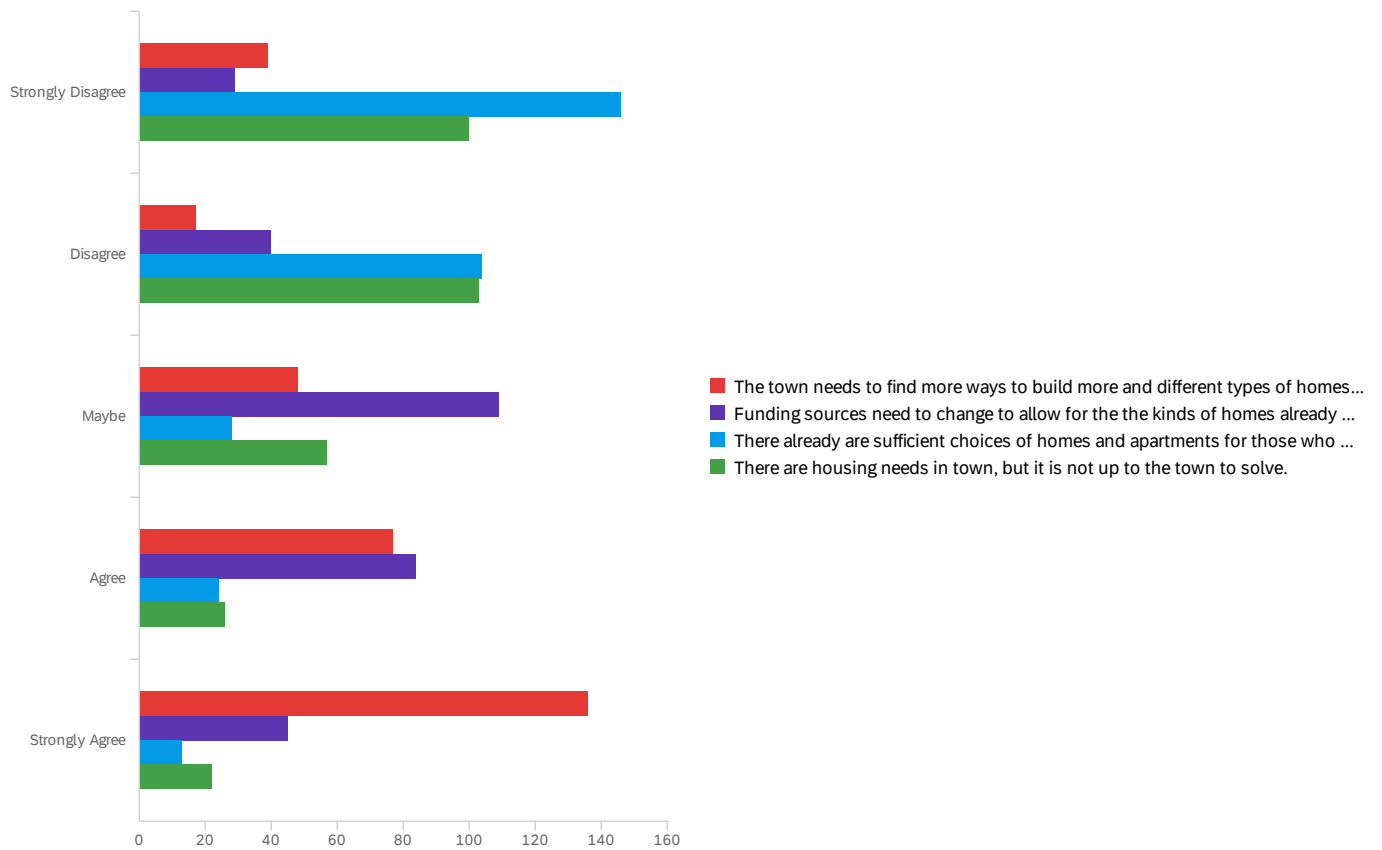
We need a diverse town council with term limits..housing- business-agricultural and preservation collaborative plan as they all effect one another.

More subsidized housing in the Commons

Increase diversity and decrease real estate prices

See previous comments. We must act. Or lose what we value most. Access to LC.

Q8.3 - Please indicate your agreement or disagreement with the following statements.



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	The town needs to find more ways to build more and different types of homes that are affordable to a wider range of people who want to live here.	1.00	5.00	3.80	1.36	1.86	317
2	Funding sources need to change to allow for the the kinds of homes already here.	1.00	5.00	3.25	1.14	1.31	307
3	There already are sufficient choices of homes and apartments for those who work here or would choose to live here.	1.00	5.00	1.90	1.10	1.22	315
4	There are housing needs in town, but it is not up to the town to solve.	1.00	5.00	2.24	1.20	1.43	308

#	Field	Strongly Disagree	Disagree	Maybe	Agree	Strongly Agree	Total
1	The town needs to find more ways to build more and different types of homes that are affordable to a wider range of people who want to live here.	12.30% 39	5.36% 17	15.14% 48	24.29% 77	42.90% 136	317

#	Field	Strongly Disagree		Disagree		Maybe		Agree		Strongly Agree		Total
2	Funding sources need to change to allow for the the kinds of homes already here.	9.45%	29	13.03%	40	35.50%	109	27.36%	84	14.66%	45	307
3	There already are sufficient choices of homes and apartments for those who work here or would choose to live here.	46.35%	146	33.02%	104	8.89%	28	7.62%	24	4.13%	13	315
4	There are housing needs in town, but it is not up to the town to solve.	32.47%	100	33.44%	103	18.51%	57	8.44%	26	7.14%	22	308

Showing rows 1 - 4 of 4

Q8.4 - What other action or strategy do you think best suited to improve housing affordability in Little Compton?

What other action or strategy do you think best suited to improve housing a...

build some apartments

Diversify the membership of the town council and Ag Trust. We need more women , and younger people.

Laws to prevent "flipping" of properties for profit. Taxing short-term rentals to fund affordable housing initiatives. Making existing housing units more available and affordable to minimize new development.

Ban airbnbs that are not owner-occupied. They are a scourge in every conceivable fashion.

A survey of those who work in LC is needed to determine the actual need for housing. Do such workers live in town? Why or why not? Do they want to if housing were affordable?

have state annex south tiverton land adjacent to LC

Consider targeted rezoning and study/survey other towns which might have addressed this issue effectively

i don't know

Since only the wealthy can build in LC, collect a fee from all new homes over 2000 s.f. And put the money in an affordable housing fund (and don't steal the money!)

Retain the character yet find land that can be thoughtfully developed for young family's of diverse backgrounds.

Higher taxes on secondary homes, strategic use of land to creat diverse types of housing and businesses that could provide different tiers to owner ship. Truly eco closed loops in that it address growing & maintaining the culture and environment that is agriculture and environmental

I have not followed the conversation in town, but I know something what shot down. From what I understand, it was a difference between lifer-residents and new incomers.

LIMIT PRESERVATION TRUSTS WHICH RESTRICT DEVELOPMENT OF LAND AND NEWER LOWER COST HOUSING.

Diversity in houding typology. Could houses around the town green be converted to multi-family?

We need a similar plan and funding method as the Ag Trust has.

I'm not sure I'm not knowledgeable in these matters. I'm sure those that are could be encouraged to take action.

Look into federal and state grants that would promote a more diverse community.

Prevent short-term rentals/airbnb

Unsure

What other action or strategy do you think best suited to improve housing a...

The LCACT for real estate closings needs to be revisited and should be divided between conservation and the housing trust.

Instead of, or in addition, to the Ag Trust tax, gather a source of funding for affordable housing development in town.

I'm not very familiar with the market and how it works to be completely honest, however, I do hope it becomes more affordable!

Transportation! At least a bus into Providence

Apportion some land to be developed as affordable housing. Buy houses and land on the market to sell to low income families who will commit to working the land in agriculture.

Advertised open meetings to discuss ways to help moderate income families live here

Lowering rent/cost of homes and providing more housing would allow more people to live in Little Compton, and although some money would be lost in the beginning, overall, landlords etc would benefit in the end as well as home owners.

There is an emphasis on building high-value homes in Little Compton (to some extent serving the second-home market). Little Compton could consider instituting a requirement that builders create one affordable housing unit for every three homes constructed. This could operate in a manner similar to the Little Compton Agricultural Conservancy tax--although this tax would be on businesses operating in town.

Purchase a large house and rent out bedrooms based on a person's income. Community kitchen and bathrooms tend to bring these houses together as almost a family, especially when the building manager lives there too, and can act as a sober moderator for the tenants. I lived in such a home in Florida for years, and grew very close with the other tenants. Any four or five bedroom house should be able to generate its mortgage payment from the bedroom rentals, and the manager could be acquired very inexpensively simply by waiving their rent as partial compensation.

Allow for architecturally pleasing tiny home developments

Finding, funding, building accessible elder and multi-generational housing, especially close to the center of town. Finding suitable housing for young families who want to grow and work here. Looking at what works in other communities.

Grants for construction on undeveloped properties specifically supporting low income families. Grants to help low income families purchase houses requiring major repairs. A housing coordinator who is able to understand and assist low income families seeking affordable housing in LC, preferably without fees.

I am not sure.

Explore cluster zoning.

Consider a better way to make use of protected land in town by allowing people who want to farm a way to purchase and own the land they work on, while be able to live and make a living doing so. Also not conserving land blindly just for the sake of conserving.

Not really sure. Since the pandemic things have gotten out of control, prices have gone through the roof and wealthy people fleeing the city have flooded into town buying up property. It feels out of control and I don't have a solution.

Not sure

No action.

See previous.

What other action or strategy do you think best suited to improve housing a...

I'm not sure how you compete with rising prices right now but shouldn't a portion of the LCAT tax go towards affordable housing in town? Where is all of the public access to these plots of land that are being bought up?

Facilitate the construction of housing deemed affordable on the basis of its cost, regardless of the duration of the agreement that designates it as "affordable".

Be more visible

less government

Seek to become less of a retirement community for the wealthy and become more family friendly. Build truly affordable housing.

Co-operative housing <https://centralvtplanning.org/wp-content/uploads/2012/03/Warren-2019-Town-Plan-adopted-2019-04-23.pdf>

I do not support this effort in anyway! This town is very special the way it is and should remain so.

I don't support that effort

I do not support this effort for affordable housing, it doesn't make sense geographically or practically.

Make childcare affordable, and send these people to trade school. The Peterson School is great and very inexpensive.

Preserving more land

Short term rental review needs to be accomplished as it relates to housing affordability, traffic and infrastructure needs, water supply and tax structure

need to ensure open space preservation

Affordable housing is not a singular issue. Before you increase the availability of affordable housing you need to rectify issues associated with transportation (looking at public transportation in this sense), the availability of occupational opportunities within town as well as services to address the needs of those who may require additional financial assistance (groceries, etc). There are reasons why some areas are better suited to affordable housing vs others (and not due to the fault of any specific town). Infrastructure is a primary concern and changes here in many instances are not feasible from a cost or logistics standpoint.

It's not just about housing affordability. If you're acting in the best interests of the residents of Little Compton, the changes you're planning on making will be subtle. If you put the interests of others above those of the citizens, you'll ruin this town. Increasing services will increase tax rates, driving lower income residents out.

getting a town council that will push for something like this. Getting the town council involved an in favor

I would like to see one assisted living home built in town and made affordable for the elderly to stay in town as their needs increase.

If you cannot afford to live here, you should look elsewhere.

The people in charge of this town should figure this problem out. The town council is made up of mostly business owners, or people who can benefit from the rich. Working class people should be deciding what goes on in this town.

Get over it, it's a beach and farming community

What other action or strategy do you think best suited to improve housing a...

I think it is not up to the Town. The market will bear what it will bear and those who can afford to live here will. Making a house affordable does not mean that the person can afford to leave here. There are other costs to keep in mind. Why set people up for failure and/or disappointment.

Change the code to help residents develop existing properties for the next generation to be able to stay.

limit the size of homes to keep resources safe

Set up an affordable home building zone? Would this require a septic system/network for more intensive housing in a smaller area?

Create incentives for young families to move here. Not just low cost housing but investment value for lower income conservation buyers. Financial benefits for local business

Please see my previous comments.

N/A

It has been my experience as a "transplant" that change comes hard and slowly in LC. Perseverance, grassroots movement and tenacity are key to moving forward with any new ideas; but especially those with 'social change' as a focal point.

Consider seasonal and or year round boarding house/ apartments ie efficiencies, shared kitchens , studios . Example..for workers on farms..workers in landscaping, home repair, summer child/ adult day care. Have these rooms/ homes be " permitted" for x amount of people for safety, hygiene, impact on the land they are staying. Allow a land owner with extensive acreage to offer space for campers and or temporary housing for agriculture/ landscaping.

Allow for tiny house options and for in-laws/ multiple family dwellings

Open minds actively seeking viable solutions.

Keep working to find some creative solutions !

Not really sure but we could see what other communities have found successful.

Allow the construction of barns or outbuildings that incorporate living quarters/apartment. This approach does not require high-density development or zoning changes which the town's water/septic capacity cannot support.

Keep taxes low

Cluster zoning with significant open space; set aside small portions of ag trust land for housing/farm storage for farmers adjacent to the land to be farmed.

Encourage builders to build some moderate priced housing

Authorize some acreage to be zoned for "cluster housing".

I'll leave that up to your group to figure out options.

Low-interest mortgages made available for family land development.

A small, thoughtful, and harmonious development of affordable & elder housing close to the Commons could be helpful.

What other action or strategy do you think best suited to improve housing a...

Not sure. Aside from elder housing, which would not be difficult or controversial, most solutions will be very divisive. To legislate that some parts of town are zoned differently from others (my preference, viz. Martha's Vineyard) would create havoc. Many so-called affordable housing schemes create housing which becomes unaffordable when the original owner sells. So, either the town keeps building more houses (not desirable in my view) or ultimately returns to the original problematic situation.

There are many homes empty through most of the year along the coast, winterize and rent? Better paying jobs, more jobs, make it easier to start new business

deliberate action to create affordable housing for workers

This area has been known to be a special place and should remain that way! There are plenty of lower end options not far from LC should someone not be able to afford living in LC. Not all places need to be the same nor should people try to lower standards to fit the needs of those unwilling or unable to work hard and earn the necessary income to live in elite areas such as Little Compton.

What is considered "the kinds of homes here"? (Second question above) We certainly do not need more massive homes that are used two months of the year.

This survey is a good start. The mission and authority of the Housing Trust, as defined, is not sufficient to meet the town's housing needs, which have been exacerbated by escalating real estate costs. The challenge is not unique to Little Compton, but Little Compton's policies with regard to meeting the challenge are out of balance. There needs to be an honest public discussion about whether the mission of the Little Compton Agricultural Conservancy Trust should be amended and/or clarified to explicitly provide for housing in certain circumstances. Town officials have shied away for such discussions.

I wish I knew! But I appreciate that you are trying to figure this out.

Changing the landscape of Little Compton to to unemployed individuals will not be a positive point. On the other hand, allowing these LLC's buying up the land is not good either. There has to be a medium.

Build more affordable housing.

I think the town should amend zoning laws for cluster housing. A non-profit organization, perhaps an expansion of the the LC Agricultural Trust could work with the town government and private citizens to use the income from sale of huge estates to buy land near the villages because land is the major expense.

Housing is only part of the problem. Good income for a family of 4 say 100/120k needed. If you bring in more families you will need more schools and supporting infrastructure.

Allow cluster housing for elderly and provide housing for individuals willing to donate their existing property for affordable housing.

Considering employment opportunities and lack of public transportation I'm not sure more affordable housing is necessary.

A town council that truly engages its constituents and some new Town Council members with fresh perspectives.

Nothing, I think Little Compton is doing a wonderful job and we absolutely love living here.

As there are many who "live" in Little Compton as their second home, or are part time residents, there is much unused accommodation in the winter months. The possibility of a strong network of homeowners with available space could be built if the housing trust was providing incentive. IE Tax breaks, etc. The big problem is competing with dollar figures that can be captured by these same property owners that rent through Airbnb/VRBO/HomeToGo.

Culture change, realtors advertising locally not to ny market. Start thinking of housing not as a commodity but as shelter in a community.

What other action or strategy do you think best suited to improve housing a...

The housing marketplace today is the most fair to homeowners and potential buyers, and this determines affordability. Potential housing buyers will assess affordability in different areas of RI and beyond to determine where they will live. Little Compton has relatively low taxes which helps with affordability.

Property should be donated from a trust. Structures should be eco-friendly and blend in with the architectural style of the area. They should be in several parts of town to avoid the denigrating label of "a project". Transportation may be an issue and needs to be available. Local businesses or individuals could be involved in furnishing and decorating the units.

To sustain the town we need more business and job availability..

Build a tiny house village.

Have an open mind to new ideas. Little Compton would benefit from more diversity in its population

Regulate Air B&B

Community is responsible, like Block Island

(tax) incentives for owner occupied housing, (tax) penalties for house flipping, zoning laws that limit buyers ability to create their 'dream home' at the expense of their neighbors and neighborhood - this only rubs salt in the wound, disincentives or surcharges for empty houses, disincentive or surcharges for construction beyond a reasonable number of square feet per unit, a fund for absolving student loan debt so the current generation can actually afford to expend a reasonable share of income on housing, attractive housing for seniors or the less able so they can sell homes they can no longer manage and still stay here, educate so many town residents who haven't the understanding and therefore the sympathy and political will to help those who would be here but can't afford it, subsidized fixer upper loans so young people with the will can afford to restore dilapidated properties, construction and letting of rental units in 'walk-to' commercial districts, perhaps these are owner occupied as two-family units. Two family side by side houses create terrific neighborhoods and work well in 'country' towns. (Three family units, stacked, create future blight) access for private citizens to some financial support when they choose to take in their neighbors, yes, this happens here. a conservation-development project to see if more density might be feasible/desirable in a suitable location in town, some bad press, or even realistic stories, that temper all the market hype about LC being a paradise. Dark and quiet and no services are not to the liking of everyone, and yet this is the niche for LC. The industry has created a fever that isn't going to improve Little Compton, it's just going to exclude those who want to be part of its future. the best strategies for LC will be 'free market' approaches - but to be honest, those are how we got into this mess, it's time to push back on that. perhaps a review of our planning and zoning practices for small tweaks that might produce big gains?

Really, the market dictates prices, so we are at the market's mercy!

funding opportunities that give kids/elders that are from town priority in funding assistance

I understand there are zoning laws that make mixed and or lower income housing difficult to achieve

The town should buy some homes and make them into affordable housing.

I believe clustered housing with shared well and septic is the best use of the environment.

I'm not sure there's anything that can be done. Zoning rules, acreage minimums and a general lack of interest by townspeople to expand the population of the town or heaven forbid outsiders move in. I don't see it happening.

Buy small houses with lots for young farmers to lease as a start-up mechanism and to keep this a farming community. Work in tandem with the town's Ag Trust. For elderly- variety of housing options (cluster of small single units, or single-level apts) with connections to services.

Allow for farms to be able to have a barn or outbuilding rental apartment. This will allow another source of income for the farm. Unfortunately our town is not suitable for families that do not have their own transportation & the town does not have the support system as you would find in a city area. This is actually acceptable since every town In The state does not need to be exactly the same. If a family needs more support then maybe this town is not the correct fit. As stated above it is acceptable for each town in the state to have different levels of affordability & resources. This allows a potential resident & the current residents to personally determine if the town is the best place for them to live.

What other action or strategy do you think best suited to improve housing a...

I think the Town should finance and build affordable housing. We need housing for caregivers and for people willing to work in construction and agriculture.

Not my area of expertise, but I believe a mix of income levels and diversity of residents is important for any community.

Sorry, but did not really understand the second question. There should be some guidelines/rules and regs regarding Air BnB's and summer rentals. Unfortunately the all mighty dollar runs the show rather than compassion and consideration.

None. Affordable housing means you live in what you can afford. The wealthy out at Sakonnet Point live in the mansions they can afford. I live in what I can afford. If I can't afford a Mercedes, then I drive a VW. When I first came to America, I lived in a tenement in Fall River. that is what my parents could afford. We moved up as we could through education and better jobs. Everyone needs to take responsibility for their lives and live within their means. I don't expect the government to give me a house and a car and pay my student loans. We need to take charge of our lives. Subsidized housing and freebies from the government is not the answer. Improve our economy. Bring jobs back to America. Educate our students instead of indoctrinating them. Give all people the tools and opportunity to choose how their want to live and where they want to live. Americans deserve opportunity, not elite-guilt charity.

Relax zoning, designate a wider business district, LCACT type tax on sales, also use a portion of LCACT to Housing.

Make sure housing does not create ghettos.

stop putting up McMansions and put up regular 3/4 bedroom homes.

Be cautious about taking property off the tax rolls for conservation -- for example, there had been discussions about the Pontes land as a possible location for affordable housing but that we nixed early on. We need more conversations with the land preservation folks because their participation and support is critical -- I would rather them not be competitive -see above comment

review of zoning code for multi family dwellings / apartments

Low income housing so LC teachers, police officers and firefighters, to name a few, can afford to live in the town the work in. Educate the general public about who would live in these houses. This town as a whole is not a fan of outsiders and I believe this is one of the reasons any talk of low income housing has always been met with resentment and distrust.

I am not sure if there is a minimum build size of a property in Little Compton, but smaller homes that are affordable would be good. (Tiny homes up to 1,000 sq ft).

Should work with the Agrtrust to develop small pieces of land being purchased to develop for affordable housing. Small carve outs of land purchased with the taxes collected on RE sales can be then turned into opportunities for housing.

So many voluntary attempts have been made to address this problem. It will take the will of the people demanding actions to support affordable housing planning and implementation by the Town Council, using adequate funding of and guidance from the Housing Trust, the Agricultural Conservancy Trust and the LC Conservation Commission as outlined in the Comp. Plan.

Finding ways to subsidize renovations of existing properties, especially when those properties are able to conform to newer building codes, safer living conditions, and updating decades of deferred maintenance on Little Compton dwellings.

Examine housing & guest cottages in Little Compton that are rarely used or used part time.

It would require considerable federal and/or state subsidies to offset the enormous current rise in housing prices. Also, how can we strike the right balance between preserving open space and the construction of multiple dwellings?

Funding, and modification to the comprehensive plan. Educate the Town's people and bring ideas to the forefront. This survey is a great start and informal meetings would help. Understanding the problem is the first step. More need to be aware there is a need, once identified we can work on a solution.

What other action or strategy do you think best suited to improve housing a...

Maintain our low tax rate.

I answered maybe for three questions above as there was no choice for I don't know - more education is needed on my part. That to me seems to be one course of action that is needed - to find ways to educate those about this organization (I was unaware until a neighbor sent me this survey) and more information on what the housing situation is in Little Compton. I don't feel educated enough to comment on what action or strategy I think is best but I am very interested in becoming more educated. Right now, I would say that local, state and federal funding would be needed to develop programs to assist those with lower incomes as I sense housing in Little Compton would not be very affordable.

Encouraging private ownership, care and maintenance of affordable housing, on land set aside by the town, for that purpose.

More homes that are affordable for everyone other than out of state residents coming into town and building and buying the homes that everyone else can't afford.

more densely spaced smaller condo/rental units surrounded by open space and using cluster septic systems and community wells

Work with Church Community Housing to acquire lots and build more affordable housing.

Would like to see affordable options for people who have spent their lives here, and also for young people who grew up in town to find a way to own and live in Little Compton.

None. The unique beauty of Little Compton will be destroyed forever once the land is used up for affordable housing. Due to the mismanagement of the infrastructure of our cities and subsidized housing (see Middletown and Newport for example) those living spaces do not offer necessary needs for families.

Somehow limit the amount of income properties/summer rentals in town. Open up year round affordable rental options. Make affordable housing needs public, start a conversation in town, try to destigmatize the phrase "affordable housing"

A fund to help pay the rent for elderly? Tax incentives for landlords.

2 acre zoning needs to be amended for affordable cluster housing.

Develop ways to use homes that are not occupied by people. Some houses remain empty most of the year or the entire year. Raise taxes on real estate to finance new construction. Built smaller homes.

Nothing. The government should stop creating solutions to problems that don't exist, and focus on the ones that do— over burdensome taxes, stagnant economy and job market, over regulation, too much interference in individuals lives, failing education system, slave to teachers unions, too many people dependent on the state, abuse of social benefits, unsustainable Medicare/Medicaid, etc

Find an appropriate location for higher-density building with access to necessary services; better regulate short-term & Summer rentals so housing stock isn't snapped up by profiteers

The market decides the price of homes. Trying to force communities to fit a cookie-cutter ideal does not work. Place "affordable homes" in areas rich with resources (eg urban areas).

Special zoning in town center or on farms of a certain size for denser housing or combination barn and home. Problem is how to keep summer people from buying up anything affordable that becomes available.

I think it is good to raise these issues, to see how strongly Little Compton needs new and different ways to provide housing, and for whom.

Support small business and get the government out of it

What other action or strategy do you think best suited to improve housing a...

Public and quasi public housing efforts should be focused on solving tangible problems (ie "no available farm staff") in town. NOT: - to create inventory of less expensive options for general use - to house commuters who work elsewhere - for "other benefits" (diversity, social equity, etc) Public expenditure for housing must be focused on addressing specific LC market objectives

Zoning and Conservation restrictions have created de facto Town policy that fosters economic segregation and facilitates the housing issue. It's monied second home owners and recent retirees building for their short term (>10 year) gain at the broader expense of quality of life for the rest of the Town. Two acre zoning has created a recipe for suburbanization. The Ag Trust has removed property from the tax rolls that favors view sheds for a wealthy few. Consider flexible acreage zoning, with areas requiring more than two acres to preserve larger land tracts, and areas where cluster zoning is permitted.

Provide quality, long-term housing (with caregiving in place) for the town's elderly population who can no longer live by themselves. Currently, they have to leave town for that kind of care.

I think this is an important strategy: to get residents talking and thinking about the need for increased housing.

cluster housing

Please act sooner rather than later or Little Compton will be an exclusive colony like Malibu, CA.

It's now more challenging with such a hot housing market, but buying houses at the low end of the market, in conjunction with Church Community Housing, for low income housing.

In my opinion, the town may need to adopt special zoning regulations in a couple of areas in north LC where the land is less expensive. Perhaps also where public land could be sold to the Housing Trust. These plots could be used to develop/build more densely sited housing units (and therefore more affordable) only for sale or rent to low-income families that have existing ties to the town. It seems to me that single family homes in LC on separate plots of land are no longer a viable social housing strategy, given the high prices.

Changing the zoning laws and helping developers build units

Concentrate on converting existing housing into affordable housing for seniors and young families

Consider changing zoning to allow farm housing as an accessory use. Partner with the Ag Trust to buy land with housing, permanently protect the land from development, and resell at ag value (Westport land conservation Trust is doing this). Increase incentives for year round rental properties.

It appears that the Town boards understand the problem and actually seem sympathetic to the problem. However, given the lack of ordinance or master plan to address the need, trying to accomplish anything is almost impossible!

Reallocating money from the Ag Trust Tax to use for affordable housing. Zoning to allow for farm staff housing.

Community lad trust could be an interesting option to explore. Also multi-unit options.

Control the US Border. Then we would not have a housing problem in Little Compton, or any other city in the State. It's simple.

I honestly do not have any clue how to remedy this.

Redirect the transfer tax to affordable housing. Allow the construction of a farmer's house on parcels of land that have been protected for agricultural use.

Focus on our elderly. It is sad that they should have to seek assisted living and nursing homes far away from the only town they have ever lived in.

Taxes need to go up in order to lower property values. There are also pretty much zero municipal services - residents basically have to fend for themselves.

What other action or strategy do you think best suited to improve housing a...

We need to get funding sources from outside LC because if we raise taxes to accrue money for affordable housing it will force some long time residents out. This is absolutely not what we want.

Need to keep our elderly and life long residents here.

Maintain open space and provide options the options for year round residents to stay in town

Build smaller houses

There are no transportation services here for folks who don't own cars. The bus used to come from Providence. There is no gas station or affordable grocery store. Few year round jobs so how practical is it to develop housing when there is no infrastructure. No public utilities. Very little suitable land for developing a community. I've always thought an attractive trailer park with its own community center and gardens would be nice and could be designed thoughtfully with walking trails and playground. Multigenerational.,

denser development in areas like Adamsville and the Commons; subsidized housing for folks who work in town; some public transit to connect with Fall River, New Bedford Westport, and Providence; cluster developments like the Muse Way project in Tiverton.

They need more apartments at reasonable rates

I like the idea of accessory units, as I think some towns on the Cape have implemented this to help with seasonal workers to some success. (I would not have the funds to build one.) Is it possible to divide the AgTrust tax on sales with an Affordable Housing fund? Would more housing guidelines - size, acreage, style - be simply restrictive or help to temper the housing prices? How can Little Compton manage its allure in a way that doesn't drive the housing market sky high?

I think more senior housing and more lower income housing (options for both) need to be built. Both Tiverton and Westport have found ways to do that. Granted the needs and resources are greater in both of those towns, but if I understand correctly, seniors in Little Compton now have to go to either of those towns, moving from their support base, to find more affordable, maintainable housing.

A percentage of the ag trust tax on home sales should be allocated to the LC housing trust; and/or the town may consider imposing a tax (1% – 2%) on all home/land sales over \$2,000,000. Many luxury homeowners live out of state where property taxes and living costs are 10x higher than in LC and such a tax on sales may likely not cause any hardship or barrier to sales in the \$2 million + price range. This tax would also allow luxury homeowners to support the services they need for their Little Compton properties by providing opportunities for the next generation of workers and their families to live locally, alleviating the workforce shortage, which cause long lead times on getting projects, repairs, and maintenance completed. Also, the Town of Little Compton could establish a voluntary program for residents to donate to the Housing Trust with the incentive of an annual recognition and thank you celebration of some sort.

The town should approve zoning for new, year-round occupied accessory dwellings (not AirBnB short term rental units). The town should build elderly housing units on land near the Commons, clustered together, like Tom Arkins has along Willow Ave. Two acre zoning for house lots is turning Little Compton into just another suburb. Zoning should put a premium on keeping open space open, even if that means more clustered housing near the Commons. Little Compton should commit to meeting the state mandate about the percentage of its housing stock that should be within reach of people of limited means.

1. Petition State to remove deed restriction requirement for privately funded housing. 2. Prepare and maintain a prequalified candidates list of people who want to live in Little Compton, so when a property becomes available the opportunity can be immediately acted upon.

I think the housing market is not something the Town can control. Individual home- owners and landowners set their prices. It is not up to the Town to provide housing, but rather up to individuals to live where they can afford and work hard to save funds to buy/rent where they choose.

The Municipal Land Trust has, as its charter states, a responsibility to acquire land for purposes of sustaining agriculture in our community and for other purposes like recreation and other community needs. Affordable housing should be front and center in the Land Trust's goals for the coming years, as it's sitting on considerable funds to make purchases for affordable housing. The land is the biggest hurdle, after convincing the Trust and the community of the benefits affordable housing will have on our community. The NC and the SPA can work with the Trust to get this done.

Maybe Work with the age trust to build farm housing..

What other action or strategy do you think best suited to improve housing a...

Housing "affordability" is controlled by current market values. Supply and demand. Cities or Towns don't control market values, Capitalism does.

Keep politicians and other "do-gooders" to themselves. Keep Little Compton little.

developing low-moderate income housing, "starter homes," anti-flipping regulations, incentives for affordable housing accessory dwelling units, local land trusts working to secure housing and infrastructure for farmers and working people, development of senior housing, a tax penalty for diminishing housing stock (if a person purchases two or more homes and turns them in to one, thereby diminishing housing stock they should pay a tax to the affordable housing trust)a short-term rental regulation or tax that goes into the housing trust

Q8.5 - Is there anything else we should know?

Is there anything else we should know?

We need more public beaches

If left to the whims of the market, the community of Little Compton will be chopped up and sold to the highest bidder looking for their vacation/investment property, and the town itself will cease to be a nourishing community for future generations. The town of Little Compton, the state of Rhode Island, and a diverse group of non-profit organizations need to partner together to address this massive issue while we still can.

Lately, all homes in LC have increased tremendously in value to the point that only the very wealthy can afford them. The town needs to decide its willingness to address the issue of affordability for its workers and others who provide services for the town residents. Is the Town willing to increase the density of housing by perhaps developing a parcel of land that might be set aside as Conservation Land?

Thank you and please Keep going! We need to have a wide range of housing options to keep our town cohesive and prevent us from becoming further polarized. We need to preserve both the rural character and the diversity of inhabitants so as not to become a suburban bedroom community.

no

Existing architecture of the past is distinctive and quaint but does not address climate change or the energy crisis. Small, solar-powered homes become affordable when utility costs go way down. Cheap homes are not the same as low cost housing. Smart, modest homes in clusters will become more and more affordable as the climate crisis deepens.

The banks only favor the wealthiest, we need to have other sources.

Nope thanks so much for providing an outlet for feedback.

As renters in LC, we are concerned that if our house is sold we may no longer be able to afford to live here. We appreciate the work the Housing Trust is doing to address these important issues for families like ours.

We currently have an Inlaw apartment used by family but would need to charge a reasonable rent on it to keep property maintained. Property is currently farmed with minimal income produced.

Nope:) thank you! Hope my input helps!

It would be beneficial for Little Compton's town government--including volunteer entities such as the Agricultural Trust--to have greater diversity among employees (racial, age, gender).

This is a beautiful place, but it's pricing itself right out of its own labor force. Before long, there won't be anyone left to do the dishes, or mow the lawns or deliver the food.

Nice places to live are always going to be more expensive than crappy places, so it's almost impossible to make LC affordable.

The two acre minimum is good for Little Compton, don't break it for the sake of affordability.

Not at this point.

Land prices in town have risen 200% over a 20 year period. When my parents built in LC in 1990, their two acre parcel cost \$60k. Nowadays, a buildable two acre lot is going for \$200k plus. Makes living here unattainable for the vast majority of residents who grew up here, and will continue on this trajectory because of the habits and efforts of organizations like the Ag Trust.

Is there anything else we should know?

I love this town. My family has been coming here for generations, we have now been residents for 45 years, it is hard to watch the changes and it will be tricky to improve the housing situation while preserving what makes this town special. I will be interested to watch your next steps.

There are plenty of affordable housing options in neighboring towns that also have greater employment potential. To add affordable housing to a town with no industry or jobs is as useful as tits on a bull.

I really appreciate this inquiry and hope something or someone will begin to look at the policies and politics within the town and make LC a place where good people can live, work and feel apart of a community that cares.

No but good luck!

When and if LC decides to do an affordable housing development please look at the Tiverton "Arts Community"(behind the Tiverton Library) to see what NOT to do. The people do not take care of their homes or landscaping. There should be strict rules in any development to combat the above.

This town is very special to me and my family, We searched far and wide for a place like little compton to raise a family. To change the town would truly be a shame.

I think instead of finding affordable housing for people, you should instead make child care affordable. Also, there is a huge shortage of plumbers, electricians, and refrigeration mechanics. Instead of affordable housing, make childcare affordable, and use remaining funds to send these people to a trade school for employment. These trades earn \$40-\$50 an hour and much more if they run their own business. Then they'll be able to afford housing in LC.

Don't change LC

We can use funding & policies to increase our population, noise, pollution to achieve socially acceptable demographics or we can allow market forces and conservation policies to keep our community manageable & desirable and a goal for our children to strive for.

If we are looking at making LC more affordable I would hope our focus would be on initiatives associated with assisting the local youth of Little Compton vs outsiders (and I know I sound elitist here but...). Would be nice to see our local kids have the opportunity to stay home in the town they grew up in if they so choose. I worked hard to be able to do so myself..

This community is not designed to accommodate large numbers of low income people with significant dependencies on others for support. Families should take care of families.

We have a guest house which we are making available for free for an Afghani refugee family. Another thing to note: There was a property in the center of town that was donated to the town that would have been a perfect opportunity for low income housing, and it was promised to the town to be a site for low income housing for seniors. However, when the deal was going through, the President of the Town Council Bob Mushen- who lives next door to that lot- gave the property to the Agriculture Conservancy Trust for open space without making any housing as was promised to the town. This was a travesty and a missed opportunity.

I do not support the develop of low income housing for any reason other than local elderly housing.

Little Compton is not a suitable place for those who have affordability issues. That's ok and not our problem to address or solve.

The people in charge of this town should figure this problem out. The town council is made up of mostly business owners, or people who can benefit from the rich. Working class people should be deciding what goes on in this town. You could say the town council is made of working class people but their incomes are far higher than most. From what I have seen they do not have to worry about bills or putting food on the table, or childcare.

Horrible survey btw

The Town should not be in the housing business. That is an individual's person business and should remain as such. It is also not the taxpayer's responsibility to pay for other people's housing.

Is there anything else we should know?

It's hard to provide affordable housing solutions when your competition is better funded through the towns open space policy's. And collects a tax on all property's sold over a certain threshold.

protect open space by carefully placed cluster housing. Zoning laws need to be re-considered.

The town should consider incentives to promote affordable housing but stay out of housing business.

N/A

I'm a realist so I'll just say that the mention of affordable housing in and around our town has never been readily embraced by a large percentage of our more upper income level residents, summer or year 'round. I've seen at least 3-4 families of color live here for a few short years then move out as the community never embraced their presence. I've even heard people say that we may be 'sending the wrong message' if we have affordable housing as it may encourage lower income families and an unattractive element to live here! Truth!

Na

Price of everything up when priced in US dollars, price of everything down when priced in Bitcoin. Probably nothing.

I am opposed to turning a farming community into a suburb

No

Yes, I believe it would be very helpful and instructional for the Town to publish a study of the nature and economics (value, distribution of sales prices, average mortgage liens etc.) This is a very charged topic; all would benefit by having actual and reliable information with which to form views and evaluate proposals and their effects.

I have lived in Little Compton my entire life; my family has been here since the start of this town. I work for the town and I only want to live in this town, but it is difficult keeping up with bills and mortgages, and the house we purchased was on the low end of housing prices in this town.

There is a growing number of upper income retirees in Little Compton, squeezing out lower/middle class families. I'm an example of someone who epitomizes that trend, having bought a long-time working family's home. On the other hand, I am someone who plans to "Age-in-Place" and hope that expanded services will be available. An expanded Center of Activity for people like me - single female. Shuffle Board league, bridge for people who don't belong to the Golf Club, etc.

There could be a community outreach program made for struggling families.

Please just don't make it ugly.

I'm glad you're working on this.

Thank you for putting this together, hoping it will be helpful in finding solutions.

Elderly residents should have a reduction in real estate taxes by 50% in my opinion.

I have never agreed or supported trying to be everything to everyone! Embrace what each unique community offers and keep Little Compton keep little.

Please have a discussion that includes a diverse group. Thanks

Is there anything else we should know?

The legal mission/authority of the Housing Trust, as created by ordinance, is confused and confusing. It is not really a non-profit corporation. I don't believe that the Town Council, by ordinance, can willy-nilly create such independent legal corporations without consent of the voters. The Housing Trust might encourage the creation of a separate corporation or trust, independent of the town, to develop some affordable housing, consistent with state law. Doing so would be a considerable challenge, economically and organizationally, but it may be more likely to achieve some concrete results than the Housing Trust has proven to be.

The developing an in-law apt. question was an interesting one and I think of it more to support an aging parent. I don't want to be a landlord to someone else. I hope we can think out of the box with ideas like cluster housing - where treed land is preserved and houses are built in closer proximity. This two acre zoning where people clear lots and plop a house in the middle doesn't seem to meet the needs of nature or people. Don't give up on the quest and hope to hear more from your group about how this survey went and possible solutions. Thanks!

No

My husband and I were on the original housing committee when the state mandated such groups in the 80s... issues were the same only the cost of land has increased tremendously. LC should be more than a rich people's gated community. Happy to be on a committee if one is formed.

We support your effort!

We came to LC as recent college grads, rented various houses for 12 years, working hard to build up our bank account. We finally found a house to buy, and paid 11% mortgage interest. It was not easy, it was hard work, raised two children, they graduated URI, and have good lives. Get a skill and work hard.

Racism is alive and well in LC. Much of it stems from the total lack of exposure to other cultures for centuries. Fortunately, some groups in town are working to improve this issue, but sadly the town is not as supportive as it could be. People from other cultures moving to LC will need a lot of emotional support.

Yes, while trying to maintain rural feel we need to be open to ideas and businesses most people have to leave town to work and make above living expenses or they need secondary positions

State mandates should not be broadly followed when towns across RI have varying populations and challenges. LC is not serviced adequately by the state for transportation needs and that will always negatively affect the LC housing situation.

I really appreciate your conducting this survey. It will be critical to keep up the fight, even if the current market deflates and the pool of current would-be Little Compton residents all find a place to live here. This need isn't going away anytime soon.

no

I don't know if any taxes (like ag trust) can be incurred on those building mega mansions (that sit unused) all over town

The youth of this town are leaving, they can't afford to live here and the offerings of activities are non-existent in the winter. The school is no longer excellent and the isolation mentality is hurting the town.

I'm encouraged by this survey. This subject has been discussed without action for too long.

The Stay At Home organization is a perfect fit for this town. Residents & potential new residents need to evaluate what they personally need & should not expect for each town to have every solution to every need. This financially is not realistic. The wording in many questions in this survey were awkward & sometimes confusing.

The Little Compton town government needs to create affordable housing. Affordable housing will benefit our community. 1. Enabling young people to live in town 2. Help with the shortage of workers in town.

No

Is there anything else we should know?

Previous question re. In-law apartment: zoning rules in LC will not allow for building of an extra unit on our land, therefore it is a moot point.

I am strongly against the State dictating to any Town that they should be forced to provide Section 8 housing in their Town. Working in property management, I am appalled at the so called low income people in what they get away with and how they do not respect the property they are in at all and having the judicial system in their favor when they cause fires or other severe property damage.

Transportation has become a major issue --- RIPTA used to run a daily bus service -- I loved it. A a hub and spoke service to the Portsmouth RIPTA stop or with a flyby the Viti Park and Ride for the X bus.

Please keep in mind the rural nature and conservation of farm and other space as managed by the Agricultural Conservancy, Sakonnet Preservation & The Nature Conservancy.

Thank you for putting this survey together. I hope it lays the groundwork for action to address this serious problem eroding the community character of our Town.

I think the comprehensive plan should focus on rehabilitating the structures that Little Compton already has as opposed to building new homes and developing open space. Has an average age of all recorded homes in Little Compton been taken? How many of those homes are built to today's energy standards?

-Beach accessibility is big here in town. Affordability of housing should be examined along side making sure that working class families also have a beach to enjoy. South Shore beach is run like a business without regard to the fragile coastal environment or accessibility to the working class families already here in town. -Environmental conservation should not be pitted against affordable housing. We are a town with great resources. It should not be save Almy Creek OR have affordable housing. We can do better. We can have both.

Using an online survey, by its very nature, skews the results because many older and lower-income persons may not have access to the internet/or the necessary computer literacy skills. A better solution might be to mail a questionnaire to each household with free return. The survey should also spell out precisely what the state's "goals and needs" are and the number of units that would be required to meet these goals in Little Compton.

I am willing to supply you with any data I have available. Only once has a person from the trust asked my office, the Tax Assessor, for any information. I knew of properties that could have been obtain if the funding was available at a cost that was prohibitive. That opportunity has unfortunately gone by. We need to pool our resources.

Having been a landlord , as well as an attorney (and thus been involved in many landlord tenant issues and evictions), I would not want to create an accessory family dwelling unit on my property and rent to third parties. The laws are slanted in favor of tenants and that became even more apparent during the pandemic with the moratoriums on evictions. I would not want to be a landlord in today's society.

We are a second generation, young family that is only able to live in town because of opportunities our family gave us to build on their land. I think this option is true for many young families in town, and is the only reason that there is a younger generational presence at all in town currently.

Whatever is done should maintain the character and aesthetic appeal of Little Compton.

The future of the town should not be decided by academics who do not live here. Ideals should be left in text books. Stop forcing socialism down our throats and solve actual problems, like why does the state continue to tax, regulate and spend like drunken sailors and wonder why people are moving to affordable, flourishing states (eg FL, SC, TX).

Leave Little Compton alone.

Yes stop applying urban Philosophy to Rural areas

Remember that the market is an immutable force. Attempts to fight economic laws (supply and demand, etc.) always fail.

no

Is there anything else we should know?

It's too little, too late.

Thank you for addressing this issue. Real estate and rent costs are out of reach for most hard-working people. Hopefully you can help rebalance this supply of affordable housing.

I am willing to support this initiative in any way I can.

It is crucial to bring young families to LC to ensure the Town thrives and the School survives

Too many missed opportunities signal lack of commitment by Town leaders

As an example, I spent almost 1/2 million dollars on land to add to my farm - hoping to be able to create 2 housing units as well as additional barn/equipment storage space. I believe that it will eventually occur - but the results will be much more expensive and space consuming than they should be. A young farmer will never be able to afford this as a result.

Thanks for looking into this issue.

I did not like the way the questions were offered. They were leading questions which were suggesting a certain type of outcome. This town spent millions protecting its open space and environment over the past 30 years. Changing the law now would just negate all of those efforts. There are affordable homes in other areas within just 15 miles such as Fall River or Swansea. When I purchased my home here I had saved for years to be able to afford it, and I did not look at it as my right to be able to live here affordably, just because my parents were from here. Additionally, all of the activist people who were burning Providence 2 years ago and their Progressive party feel that everything should be given to them. Nothing is free. This town has been well managed over the years, and much of that has been the town's foresight to plan and control costs.

I think you will need to evaluate and understand people's resistance to affordable housing in this town. That resistance is only going to increase as wealthy summer people continue to move in. Three houses have sold in my neighborhood this year, all to summer people. The resistance to affordable housing is unbiased fear that is racially and social-economically based. We NEED tradespeople, caregivers, and young families in this town. ALL of us need them in order to make this community viable for year-rounders. It's now or never, and education of the community to overcome the fear base is vital.

We should see if we can use some Ag Trust land or land that the Town already owns to cut costs.

Increase minimum ecorage requirements for building

Less is more.

I need help I'm scared

I worry that LC is becoming a destination for the very wealthy and will resemble the Cape, in that there will not be year rounders who can farm and fish and and landscape and the town will only have seasonal workers, and an exclusive enclave. Thank you for your work on this important issue.

Is there anything else we should know?

Other communities across the country are and have been for years experiencing affordable housing shortages. There have been some solutions to address this issue including micro communities that provide starter homes/rental units, family homes/apartments, duplexes, etc. These living units would be on small lots (¼ acre or even less) so there would have to be infrastructure development for water, sewer, waste, etc. This has been done effectively but it takes committed long-term support and action by the Town, State, and volunteers. Awareness of the toll that lack of housing takes on everyone would have to be increased so that all can understand the impact on not just the town but all of us. Any successful program would have to have the support of its full and part-time residents. This would change the character of Little Compton from an aging, dying, shrinking population to one where there is energy and opportunity for the next generation. The tax base of Little Compton largely comes from high-end part-time and retired families who may not necessarily be aware of the eroding population caused by the Ag trust and other land programs for donated/designated acreage for non-development, which has the effect of being exclusionary, discriminatory and acts as a barrier for low cost housing all in the name of keeping Little Compton from growing and addressing the needs of people needing a place to live and work locally. The rainbow signs and heart signs residents display don't mean anything if actions don't follow rhetoric. The dam that is holding back development will break if there is not proactive planning; when that happens, the Town and its residents will lose control and development could be rampant. I can tell you I've seen it happen in a once small, undiscovered town (now Austin, Tx) and it is scary, polarizing and unstoppable once momentum takes hold by the private business sector. We must take the reins and accept that affordable housing in LC will mean many changes and require forward thinking. I am very passionate about this. I did move to LC for the quiet expanses of open space, privacy, serenity and renewal I sought. But I feel a responsibility to support housing opportunities for future families and must embrace, promote and be open to the enrichment that socio-economic diversity will bring to our community for the next century. We must eliminate the obstacles to growth in LC.

Too much land is being locked up as private open space for rich people. Why don't we let young families farm that land and live on it and enroll their kids at Wilbour school?

It is not the Town's or the taxpayers' responsibility to provide housing. There will always be someone who can pay a higher price for a property. People need to be responsible for themselves and do what is necessary to obtain those things that they desire. Hard work and responsibility go a long way, as does making good choices throughout life.

I am a member of Dream Little Compton, a small but active organization in the town that has been meeting for almost two years now to talk about social justice issues. A major hurdle, our group feels, to having a healthy community, one that welcomes all people to live here, is access to affordable housing. Peter Rowley

It would be good to advertise how many affordable housing units there are and how long they've been occupied. And perhaps what standard you use to fill those spaces...

I have many issues with the concept of affordable housing. I was able to purchase the home I currently occupy because I got a good education, worked hard and saved my money. Made solid financial decisions and put my family in a position where we were able to afford and buy a home in Little Compton. I have issues with those who think their "entitled" to live in a particular community because they "grew up here" or feel they can live in whatever community they choose because that's their choice. So their given government assistance to help with a down payment, perhaps a favorable financing rate. They get a mortgage payment that's consistent with their salary. What happens when the furnace breaks, or the septic system or the roof needs to be replaced? Does the government step in and subsidize that too? The key to home ownership in the community for your choice is to get a good education, get a good paying job, work you butt off, save your money. Then move to a community in which you can support yourself based on your salary. Not the community of your "choice".

There are too many outsiders making decisions for this town. It is none of your business how old I am or how much money I make. How do you know the answers to this survey are truthful?

Housing and land affordability is at the heart of the sustainability of a community. We are going to lose our young families, our agriculture an aquaculture, our school, our year-round economy and the heart of our community if we don't have places for working people, young people, people with disabilities, elders to live. People in this town think (or hope) that if they do things the same way they've always done them, nothing will change. The truth is that by doing nothing, we are allowing the town to change and slip away forever. It will become solely a haven for the wealthy and lose all of its heart and character. We need to increase-- and permanently protect --affordability so that new people can join our town, and that those new people will bring in heart, diversity, an a commitment to the community and the surroundings, not just think of it as a sweet vacation spot.

End of Report

