



**Town of Little Compton
Town Hall
P.O. Box 226
Little Compton, RI 02837**

TOWN OF LITTLE COMPTON, RHODE ISLAND

REQUESTING THE RHODE ISLAND GENERAL ASSEMBLY AND THE EXECUTIVE OFFICE OF HOUSING TO RECOGNIZE THE UNIQUE CHALLENGES FACING THE TOWN OF LITTLE COMPTON IN THE DEVELOPMENT OF AFFORDABLE HOUSING AND TO PROVIDE SUPPORT TO ADDRESS THESE OBSTACLES

BE IT RESOLVED BY THE LITTLE COMPTON TOWN COUNCIL AS FOLLOWS:

WHEREAS: The Rhode Island Low and Moderate Income Housing Act (RIGL Chapter 45-53) seeks to expand affordable housing opportunities across the State; and

WHEREAS: The Town of Little Compton has long supported the goal of ensuring access to safe, high-quality housing for residents of all incomes; and

WHEREAS: Little Compton faces extraordinary barriers to the development of affordable housing, including extremely limited availability of developable land due to open space preservation, exceptionally high land acquisition costs, and the absence of municipal water and sewer infrastructure that restrict density and increase development costs; and

WHEREAS: As a result of these constraints, Little Compton has the lowest percentage of affordable housing in the State of Rhode Island, at just 0.65 percent; and

WHEREAS: Little Compton is experiencing significant demographic changes, including an increasing aging population and a declining population of children under the age of 18, trends that threaten the long-term viability of the Town's K-8 public school and alter the fabric of the community; and

WHEREAS: Little Compton also has the third highest median single-family home price in the State of Rhode Island, further contributing to the prohibitive cost of developing affordable housing in the community; and

WHEREAS: These conditions make affordable housing projects financially prohibitive and significantly more challenging than in municipalities with access to public utilities, lower land costs, greater density, public transportation, and other urban resources; and

WHEREAS: The Little Compton Housing Trust has its first five LMIH projects in pre-development and will be applying for grant funds; and

WHEREAS: Little Compton will be unable to compete for grant funding if decisions are based primarily on per-unit cost comparisons with municipalities possessing lower land costs and public utility infrastructure; and

WHEREAS: The State's newly enacted Non-Owner-Occupied Property Tax will be levied on property owners in Little Compton to a far greater extent than in most other Rhode Island communities, with Little Compton's estimated tax liability to be in excess of four million dollars annually, ranking fifth highest in the State; and

WHEREAS: The Town seeks recognition of its significant contribution to this new tax meant to support the development of low- and moderate-income housing (LMIH), and partnership with the State to support the Town's efforts to meet its statutory housing goals within the constraints of local conditions; and

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE COMPTON, RHODE ISLAND AS FOLLOWS:

SECTION 1: The Town of Little Compton respectfully requests that the Rhode Island General Assembly and the Executive Office of Housing recognize the Town's unique development limitations, including high land costs, limited land availability, the absence of municipal water and sewer systems, and the Town's rural character, which together create significant obstacles to the development of affordable housing and result in higher per-unit costs than in other communities.

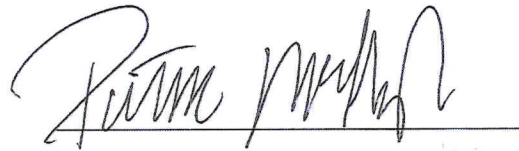
SECTION 2: The Town further requests that the Rhode Island General Assembly support Little Compton's efforts to create much-needed low- and moderate-income housing by encouraging the Executive Office of Housing to approve the Town's applications for grant monies to fund LMIH projects. The Town asks that the Executive Office of Housing recognize Little Compton's limitations and allow higher per-unit costs for Little Compton in its scoring parameters, such that the Town's applications are scored favorably.

SECTION 3: The Town Clerk is directed to forward copies of this resolution to the Governor, the Speaker of the House, the President of the Senate, Little Compton's legislative delegation, the Rhode Island League of Cities and Towns, the Executive Director of Rhode Island Housing and the Secretary of Housing.

SECTION 4: This resolution shall become effective immediately upon its passage by the Little Compton Town Council.

Motion made by Councilor Mataronas, receiving a second by Councilor Talbot.

Adopted this 20th day of August, 2026 by the Little Compton Town Council.

A handwritten signature in black ink, appearing to read "Patrick McHugh", written over a horizontal line.

Patrick McHugh, Town Council President

Attest:

A handwritten signature in blue ink, appearing to read "Heather J. Cook", written over a horizontal line.

Heather J. Cook, CMC, Town Clerk