

They further tested the robustness of that finding and even in areas up to 2,000 population per square mile they found no statistically significant data to suggest a negative impact. They have not specifically defined a point at which they found negative impacts to begin, as the sensitivity study stopped checking at the 2,000-population dataset.

Where they did find negative impacts was in high population density areas that was largely a factor of running the study in Massachusetts and Rhode Island which the study specifically cites as being the 2nd and 3rd most population dense states in the USA. Mr. Lang in conversation as well as in recorded presentations has indicated that the impact in these heavily populated areas may reflect a loss in value due to the scarce greenery in those areas and not specifically related to the solar farm itself. In other words, any development of that site might have a similar impact on property value.

Based on this study I have checked the population for Morven CCD, Brooks County, which has a population of 4,645 for 2022 based on HomeTownLocator.com and a total area of 91.08 square miles. This indicates a population density of 51 people per square mile which puts this well below the threshold indicated by the Rhode Island Study.

I therefore conclude that the Rhode Island Study supports a finding of no impact on adjoining properties for the proposed solar farm.

Morven Division Data & Demographics (As of July 1, 2022)

POPULATION		HOUSING	
Total Population	4,645 (100%)	Total HU (Housing Units)	2,081 (100%)
Population in Households	4,517 (97.2%)	Owner Occupied HU	1,555 (74.7%)
Population in Families	3,626 (78.1%)	Renter Occupied HU	290 (13.9%)
Population in Group Quarters ¹	128 (2.8%)	Vacant Housing Units	236 (11.3%)
Population Density	51	Median Home Value	\$156,710
Diversity Index ²	51	Average Home Value	\$209,502
		Housing Affordability Index ³	143

INCOME		HOUSEHOLDS	
Median Household Income	\$52,823	Total Households	1,845
Average Household Income	\$65,715	Average Household Size	2.45
% of Income for Mortgage ⁴	16%	Family Households	1,164
Per Capita Income	\$26,148	Average Family Size	3
Wealth Index ⁵	51		