

# QUONSET DEVELOPMENT CORPORATION

## Solicitation for Expressions of Interest (EOIs) Developer of Workforce Housing within the Quonset Gateway District 2023-011

The Quonset Development Corporation (QDC) is seeking Expressions of Interest (EOI) from entities interested in the opportunity to develop workforce housing within the Quonset Business Park (the “Park”). QDC has identified a site in the Park’s Gateway District, comprising a total of 6.8 acres. Located at the entrance to the Park, the Gateway District provides a grocery store, hotel and retail center, as well as Rhode Island Public Transit Authority bus service and direct vehicular access to Routes 1, 4, and I-95. The selected site is ideally suited to serve employees both working at the Park and throughout Rhode Island. The selected developer will provide workforce housing in the form of studio- and one-bedroom rental units, as that unit type is the most in need, and the units must be priced to be affordable for the average worker at the Park.

QDC requests interested entities submit an Expression of Interest (EOI) for QDC’s consideration. The EOIs will be evaluated and ranked by a panel of QDC personnel based on the following criteria:

- Experience developing rental housing projects with greater than 60 units.
- Experience with developing housing at densities greater than 12 units per acre.
- Experience developing and managing studio- and one-bedroom rental units.
- Experience developing and managing statutorily defined Low- and Moderate-Income Housing Units.
- Approach to and understanding of the project, including an understanding of the appropriate amenities that could be provided within the development.
- Financial ability of the developer to ground lease the site, construct the development project, and manage the project for a minimum term of twenty (20) years.

Interested entities may obtain an electronic copy of the proposal documents by emailing a request to [info@quonset.com](mailto:info@quonset.com). Interested parties must submit their EOI to QDC at the address listed below, no later than 4:00 P.M. Eastern Standard Time on **Thursday, May 11, 2023**:

Quonset Development Corporation  
Attn: Chelsea Siefert, Director of Planning & Development  
95 Cripe Street, North Kingstown, RI 02852

The respondent assumes responsibility for submissions submitted by mail or commercial delivery service. Facsimile and email submissions will not be accepted. EOIs misdirected to other State locations, or which are otherwise not present in the QDC offices at the time and date listed above for any cause will be determined to be late and will not be considered.

This advertisement does not constitute an offer on the part of QDC; rather it is placed in order to solicit Expressions of Interest. QDC reserves the right to reject any and all EOIs received, to waive any formalities in the EOIs received, and to accept those EOIs which, in its sole judgment, best serves the interest of QDC.