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Dakota Partners completes 48-unit Phase 1 of Brookside Terrace

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East Greenwich, RI Dakota Partners has completed Phase 1 of its newest affordable housing community, Brookside Terrace. Prior to this project, there was virtually no affordable housing in town. Brookside Terrace will now provide safe and comfortable homes to individuals and families who might otherwise be priced out of this neighborhood.

“The need and demand for rental housing options is strong in East Greenwich, where less than 5% of the town’s housing stock is considered affordable,” said Carol Ventura, executive director of RIHousing. “We’re excited to see Phase 1 of Brookside Terrace come to fruition, as it provides much-needed affordable homes in a highly desirable community with only limited affordable apartment options.”

Built on a formerly vacant 17.2-acre site, Brookside Terrace’s contemporary buildings and open spaces for residents to enjoy are a welcome addition to the area. The community is accessible from Rte. 2 (South County Trail) and located near the area’s downtown restaurant and shopping district.

Consisting of two phases, Phase I includes the construction of two three-story residential buildings

with 48 total units and a single story community building. Phase II, currently under construction, will also include 48 affordable rental units in two additional three-story apartment buildings. All of the buildings are garden-style walk-up structures with a mix of one and two-bedroom, open-concept style apartments.

Both phases of Brookside Terrace were designed and built to Passive House standards, which utilizes super insulation, airtight building envelope and heat-recovery ventilation systems to reduce overall energy consumption. Dakota began implementing these principles into communities in 2017 and is now one of the nation's most active Passive House developers of affordable housing.

As a real estate developer and builder, Dakota Partners develops affordable, workforce and market-rate housing communities across New England, New York and the mid-Atlantic states. According to Affordable Housing Finance, Dakota is the 40th largest affordable housing developer in the United States. At the core of every project is Dakota's mission to create housing that matters – to residents, the community, and the environment.

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