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## **Dakota Partners awarded tax credits for Cedar Pointe**

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Newington, CT Dakota Partners has been awarded \$1,982,271 in tax credits for Cedar Pointe. This transit-oriented apartment development is located near a newly constructed CTfastrack station and helps fulfill the town's desire to create more mixed use and affordable housing in the surrounding area. Newington currently has less than 10% affordable housing, so this community will fill a critical void for residents who might otherwise be priced out of the area.

Cedar Pointe consists of 108 units of multifamily housing, which will be constructed in two phases. For this first phase, Dakota Partners will construct 72 units within two, three-story garden-style buildings and a community building. The units will consist of a mix of one- and two-bedroom apartments and will be built to Passive House standards.

There are several benefits that residents will enjoy from living in a Passive House community, including savings in monthly utility bills from reduced energy use, high indoor air quality due to excellent ventilation, and a sound-proof home due to air tightness and heavy insulation.

The property is listed on the Connecticut Brownfields and previously contained an auto dealership, which created an environmental situation that will be mitigated before the apartments are built. All original buildings have been demolished and the site is currently vacant and ready for development. Construction is scheduled to start in early fall 2021.

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