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## **Dakota Partners closes on ninth project in Connecticut: Cedar Pointe, consisting of 108 units of multifamily housing units**

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Newington, CT Since 2014, Dakota Partners has been collaborating with the state of Connecticut to create affordable housing for residents from Hartford to New Milford, Suffield and Griswold. Eight new affordable housing communities are now home to more than 500 residents, allowing families the security and safety of new homes at a price they can afford. Affirming its commitment to delivering affordable housing to Connecticut, Dakota Partners closed on Cedar Pointe, Phase 1, its ninth project in the state. Upon completion of all phases, the new apartment community will contain a mix of income restricted and market rate units.

These transit-oriented residences are located near a newly constructed CTfastrack station and help fulfill the town's desire to create more affordable housing in the surrounding area since the town is currently beneath the state's 10% threshold. Cedar Pointe 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 separate phases. In Phase 1, Dakota will construct 72 units within two, three-story garden style buildings and a community building. The units will consist of one and two-bedroom apartments built to Passive House standards. Residents will enjoy several benefits from Passive House-living, 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 superior insulation. Phase 2 of construction is expected to begin by early 2023 under separate financing and will provide an additional 36-unit residential building.

The property is listed on the Connecticut Brownfield; all environmental contaminants will be mitigated before the apartments are built. All original buildings have been demolished and the site is currently vacant and ready for development.

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