

OLD SAYBROOK

THE COMMUNITY INVESTMENT ACT SUCCESS STORIES

No
319



The development of **Ferry Crossing** entails new construction of 16 rental apartments in five buildings facing a common green space. All units will be targeted to households earning at or below 80% of area median income. The project will provide for deeper affordability than other multifamily developments in the region, and will include some units for families below 25% of area median. This will help address the needs of struggling families, young adults and seniors who wish to live in town.

Ferry Crossing involves a unique cooperative working relationship between the project sponsors and the Town of **Old Saybrook**. The Town owns the site and will execute a 75-year ground lease for the project to the local non-profit HOPE Partnership. Old Saybrook was the first town in Connecticut to adopt the Incentive Housing Zone Regulations as part of their overall zoning standards, and this project will be the first of its kind completed in the state.

The goals for this project were to design an affordable housing community whereby the

buildings would fit into Old Saybrook's overall historic character and also create a sense of pride, ownership, and community within its own micro-neighborhood. The architect designed a linear cluster of "farmhouse scale" one, two and three bedroom residences with front porches that share and face a common Community Green.



Ferry Crossing will protect and preserve the existing wetlands along the property. There are several locations adjacent to these areas where residents can walk and enjoy the natu-

ral beauty of the area, which is located at the mouth of the Connecticut River at Long Island Sound. The landscape plan has been developed using species native to the Connecticut shoreline with the intention of improving and enhancing the natural coastal environment.

With technical assistance from the **Community Investment Act (CIA)**-funded Housing Connections program, Ferry Crossing is serving as a model to other towns who wish to bring well planned, attractive, affordable housing to their communities.

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The Community Investment Act, enacted in 2005, stimulates private investment to protect our natural, agricultural, and historic resources, and to assist affordable housing. CIA funds come from a surcharge on real estate document recording fees. They are then invested in agriculture viability, dairy farm support, historic preservation, open space, farmland, affordable housing, Local Capital Improvement Projects and Town Clerk records management.