



*Building & Land Use
Department*
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MEMORADUM

To: Town Plan and Zoning Commission
From: Jon Colman, Director of B&LU
Date: 17 October 2025
Subject: Arbella at Blue Hills
Affordable Housing Application Preference

As part of its approval of the development Arbella at Blue Hills the TPZ approved Arbella's proposed Housing Affordability Plan for the proposed 17 units of affordable housing units to be included in the development.

Arbella has increased the number of affordable housing units to 19 units, comprised of 8 one-bedroom units, 10 two-bedroom units, and one townhome.

Section VIII D of the Housing Affordability Plan, Prioritization of Applicants for Initial Rental, provides for the TPZ to establish preferences or priorities for the applicants for the affordable housing units.

The preferences/priorities could be, for example, for Bloomfield residents, Bloomfield town employees, military veterans, resident first responders and so forth.

At the time of its approval of the site plan/special permit for the Arbella development, the TPZ deferred establishing any preference/priority for the affordable housing units.

It would be appropriate at this time if the TPZ wishes to revisit this matter and for the TPZ to determine if and what preferences/priorities it would like to establish for the affordable housing units at the Arbella at Blue Hills.