

TOWN OF BLOOMFIELD
NOTICE OF PUBLIC HEARING

The Bloomfield Town Council will conduct a public hearing on **Thursday, September 25, 2025, at 6:00 p.m.** via Zoom. Attendees can join the meeting via the Zoom meeting platform:

https://bloomfieldct.zoom.us/webinar/register/WN_C3i5IA88R2a-RyhCSPw0Fw

This meeting will also be streamed live to You Tube at:

<https://www.youtube.com/live/TUEk1vZB9dc>

The purpose of this public hearing is to solicit public input regarding the **Tax Abatement request at the Arbella at Blue Hills proposed housing development.**

A copy of the proposal is available in the Town Clerk's Office for public inspection.

Dated at Bloomfield, CT 15th day of September 2025.

Latonia Y. Tabb
Clerk of Council

UBH Senior, LLC

300 JORDAN ROAD, TROY, NY 12180 | (518) 687-7300

September 2, 2025

Jonathan Colman
Director, Building & Land Use
Town Bloomfield
800 Bloomfield Avenue
Bloomfield, CT 06002

Re: Proposed Tax Fixing Agreement (CGS Section 12-65b)
The Arbella at Blue Hills Active Adult Rental Community
871 Blue Hills Avenue, Bloomfield, CT

Dear Jon:

The Arbella at Blue Hills (“Arbella”) will be a new construction 164-unit Active Senior rental housing project that will revitalize a blighted site in a key location and provide critical senior housing options for Bloomfield residents, including certain Affordable Housing units (the “Project”).

The United Group of Companies, Inc. (“United”) has a 52-year history of developing and managing senior housing communities and will utilize a newly formed entity – UBH Senior, LLC – to own and operate the new community.

The Arbella will be managed by the United’s affiliated management company – United Plus Property Management, LLC (“UPPM”). UPPM has developed its nationally-recognized and award winning lifestyle program – The SUN® Program (Senior Umbrella Network), which is outlined and presented in Attachment 1.

The Arbella has received approval from the Town Planning and Zoning Board for the required Special Permit and Site Plan Application.

The Arbella represents an exciting and impactful new senior housing opportunity for Bloomfield that will benefit many residents and provide significant and important economic, lifestyle and community benefits for the Town and as such, is qualified for consideration for a Fixed Property Tax Agreement pursuant to CGL Section 12-65b, with the relevant criteria outlined as follows:

1. Economic Benefit

a. Significant Capital Investment

- i. Project Direct Capital Investment - \$72,000,000.

The Arbella is a new construction project representing over \$72,000,000 in capital investment.

ii. Residential Homes Sale Economic Impact of \$13,246,000

Per estimates by the National Association of Realtors, it is estimated that homes sales in the market by future residents of the Arbella would have an initial \$13,000,000 economic impact (\$116,200 benefit per unit x 114 generated in-market home sales).

Based on the Developer's experience with numerous similar projects and industry standards, the great majority of residents of the Arbella will come from the local market area and will be selling homes (+/- 70%), as opposed to regular market rate apartments, where residents typically move from other apartments. In addition, the Active Adult lifestyle provides a currently unavailable option, allowing seniors to downsize out of their single-family homes at an earlier age, thus facilitating more home sales than would otherwise happen.

b. Provides Highly Valued Products and Services

- i. Senior Housing – the project meets a significant need in the Town for active adult senior housing.
- ii. Affordable Housing – the Town Planning and Zoning Board approved a “Housing Affordability Plan” in September 2024, which provided that 17-units will be made available at 80% of AMI and will be proportionately distributed among units. In addition, the Town can prioritize the affordable units for Bloomfield residents and other valued resident groups.
- iii. Generates Single Family For-Sale Product – homes sold by Arbella residents make houses available in the market for new home buyers, which would otherwise not be available.

c. Positive Benefits vs Projected Costs

- i. Increase Taxes with No Impact on Schools – The Arbella will pay school taxes but will not add to school enrollment.
- ii. New Development with Low Traffic Impact – seniors are generally off-peak travelers, so are unlikely to be driving vehicles during high traffic/commuting periods (i.e., 7:00am – 9:00am or 4:00pm to 6:00pm).
- iii. Foster Senior Citizen Community Engagement with no Cost - the Arbella will operate a shuttle van for residents, which not only reduces the number of vehicle trips by residents, but also increases the engagement by residents with local shopping, events and activities, which the Town and businesses seek to promote.

2. Wages Exceeding Median Wages in Hartford Labor Market

a. Construction Jobs – during the construction period of approximately 22 months, the project will generate 80 to 100 construction jobs.

b. Permanent Jobs – the project will provide new jobs: 5 full-time and 2 part-time:

• Property Manager	\$90,000
• Assistant Manager	\$60,000
• Leasing Manager	\$65,000
• Maintenance Manager	\$70,000
• Maintenance Technician	\$55,000
• Porter (part-time)	\$30,000
• Driver (part-time)	\$30,000

3. Employment Goals

The United Group's Human Resources Department has significant experience in identifying and recruiting workers and staff from prioritized and targeted groups and will employ a substantive and formal hiring plan to achieve the following Employment Goals:

a. 20% of Permanent Jobs Bloomfield Residents

b. 20% of Permanent Jobs Minorities

In addition, the United Group has worked extensively with its general contractors to engage targeted subcontractors, workers and businesses and will have implemented a formal program to identify and hire identified businesses to achieve the following Goals:

c. 10% of Construction Work by Bloomfield-based Minority Businesses

4. Type of Business

a. Desirable Use:

- Senior Housing - active adult senior housing is highly needed in the Town. The Arbella will largely attract residents from the immediate area, so it will provide a valuable use that will directly benefit many Town residents.
- Affordable Housing

b. Stimulate the Economy

- Revitalizes Vacant and Blighted Site – the property has been vacant for over 50-years, due in large part to the challenges created by the traffic conditions, where adjacent roads and intersections are overburdened. As a result, other, high-traffic

generating uses, such as retail or commercial office, have difficulty getting approval due to road-system challenges in accommodating the additional traffic. As a senior housing use, the Arbella provides a Class A use that has minimal traffic impact while producing a new, vibrant, needed and positive project that will directly impact many Town residents.

- 200± Residents – seniors tend to shop local, and the Arbella residents will be actively spending at local retailers, restaurants, entertainment venues and professional businesses.
- Residential Home Sales – as noted earlier, the Arbella will promote home sales and additional related economic activity, while making homes available for new buyers looking to move into the Town.
- Establishes High Profile Use in Gateway District – the Arbella location is a high-profile use along Cottage Grove Road on the southeast part of the Town, consistent with the goals of the Town’s Gateway District’s zoning.

c. Positive Impact on Quality of Life

- Keep Residents in the Community – As an Active Adult community, the Arbella will provide many current senior residents of the Town with a lifestyle option that meets their living needs and desires, which is not currently available, and thus allow them the opportunity to relocate to an appropriate new home while staying within the Town. Without such an option, many residents would sell their current home, but would need to move away from Bloomfield to find appropriate housing. Once residents move into the Arbella, the community design, features, programs and services allow residents to age gracefully in place for many years.
- Revitalize a Blighted Site – the project site is currently a vacant eyesore with very limited opportunities for development. The Arbella provides a Class-A use that conforms to Town requirements and fits appropriately and comfortably in the location, while also creating an iconic and attractive property in a visible gateway location into Town.

5. Increase Existing Tax Base

- a. Significant Property Tax Increase over Current Amount – the current property pays approximately \$12,800 per year in property taxes. Under the proposed Tax Fixing Agreement, the new property will pay a higher amount from the inception with a schedule that will increase substantially over time.
- b. No Impact on Schools – while significantly increasing property taxes, the Arbella will not add enrollment or other burdens to the schools.

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- c. Highest and Best Use of the Property – as noted, the property faces redevelopment challenges that have caused the site to go undeveloped for over 50-years. The Arbella, as a Class A senior housing community, represents the highest potential use for the property and therefore maximizes the potential property tax revenue for the Town.

6. Sustainable Design

a. Green Technology

Sustainable MEP Design Features include:

- HVAC will be provided with high-efficiency, electric (non-fossil fuel) heat pumps.
- In the apartments, outdoor ventilation air will be pre-heated and pre-cooled using high-efficiency heat recovery units.
- High efficiency, low water usage type plumbing fixtures will be utilized.
- Interior and exterior lighting controls will be provided throughout the property.
- High efficiency LED lighting will be provided throughout property.
- Energy Monitoring will be provided in apartment buildings.
- Automatic receptacle control will be provided in the clubhouse, where applicable.
- Solar ready provisions will be provided in all buildings.
- Electric vehicle charging stations will be provided at apartment and community buildings.

b. Green Design Goals

- Building Envelope (comprising of siding, windows, roof, insulation, etc.) exceeds Energy Code requirements by 11% to 15%.
- Siding Materials utilize recycled materials and sustainable practices.

7. Fixed Assessment Terms and Schedule

a. Abatement Period

The seven (7) year abatement period shall commence with the taxes due on the first assessment year following the issuance of a final certificate of occupancy for the Project

b. Abatement Schedule

The percentage of abatement of the increase in assessment related to improvements constructed over the Town's valuation prior to issuance of Building Permits for the Project shall be as follows:

Year 1	75%	Year 5	55%
Year 2	70%	Year 6	50%
Year 3	65%	Year 7	45%
Year 4	60%		

UBH Senior, LLC

c. Assessed Value

Actual Assessed Value will be established following the final Certificate of Occupancy, which value will incorporate both market rate and Affordable rents.

d. Construction Period

The Assessed Value during the construction phase will be fixed under the Town's valuation process prior to issuance of Building Permits for the Project.

8. General Requirements

The Arbella will comply with all General Requirements of Section 12-65b, including:

- a. The Agreement will not be assigned, transferred or sold without Bloomfield Town Counsel consent.
- b. Construction will start within 12 months and finish within 30-months after Town Council approval.
- c. Defaults are recognized as:
 - Leave Town of Bloomfield or reduces its business by 50% or more;
 - Reduces employment by 50% or more;
 - Becomes delinquent in any local taxes or fees;
 - Closes its operation; or
 - Declare bankruptcy.
- d. The Arbella will enter into an appropriate Compliance Agreement to ensure that all aspects of the Agreement are appropriately followed and fulfilled.

We look forward to establishing the Arbella at Blue Hills as a quality, supportive and dynamic home for seniors in the Town of Bloomfield that will also benefit the greater community for many years.

We appreciate your consideration of our application for a Fixed Property Tax Agreement with the Town and look forward to discussing the review and approval process with you.

Very truly yours,



Jeffrey R. Smetana
Chief Development Officer
The United Group of Companies

TOWN OF BLOOMFIELD, CONNECTICUT

Summary of Tax Revenue Projections

- September 24, 2025 -

Arbella at Blue Hills

(871 Blue Hills Avenue)

- Active Senior Rental Housing (164 units)
- Developer: United Group of Companies, LLC
- \$72,000,000 capital investment
- No use of Federal or State Funding

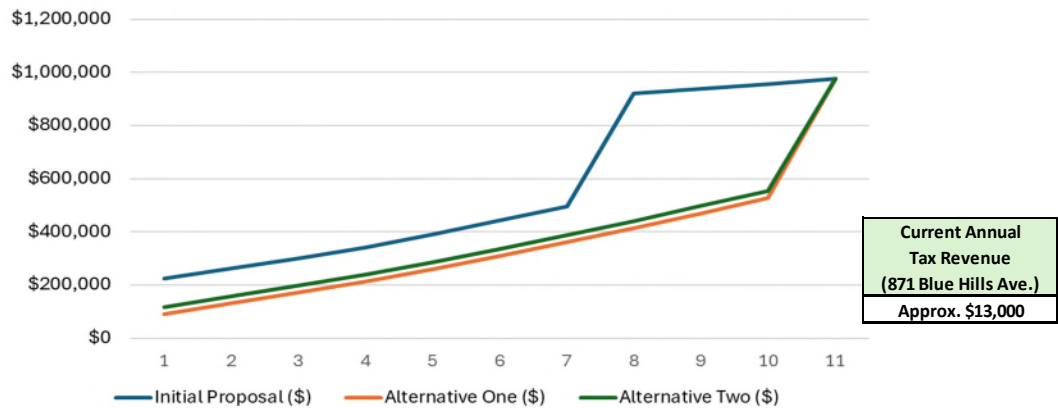
Capital Investment:	\$72,000,000
Permit Fees Paid:	\$1,000,000+
Annual Inflation Adjustment:	2.0%
Improvement Adjustment:	50% (\$36,000,000 market value at Year One)
Assessed Value at Completion:	\$25,200,000 (70% of market value)

	<u>Initial Proposal</u>	<u>Alternative One</u>	<u>Alternative Two</u>
Abatement Term:	7 Years	10 Years	10 Years
Abatement %:	75% Year One Declining by 5% Annually	90% Year One Declining by 5% Annually	87% Year One Declining by 5% Annually

Mix of Affordable Units

One Bedroom:	8	12	8
Two Bedroom:	8	8	10
Townhome:	<u>1</u>	<u>1</u>	<u>1</u>
# of Affordable Units:	<u>17</u>	<u>21</u>	<u>19</u>

Proposed Arbella at Blue Hills Tax Revenue Projection
(2024 Revaluation Phased-In Mill Rate Estimate, then Constant)



Mill Rate (Estimated)	32.88	31.78	31.78	31.78	31.78	31.78	31.78	31.78	31.78	31.78	31.78
Year	1	2	3	4	5	6	7	8	9	10	11
Initial Proposal (\$)	207,144	245,062	291,624	339,950	390,093	442,105	496,042	919,932	938,330	957,097	976,239
Alternative One (\$)	82,858	122,531	166,642	212,469	260,062	309,473	360,758	413,969	469,165	526,403	976,239
Alternative Two (\$)	107,715	147,037	191,638	237,965	286,068	336,000	387,814	441,567	497,315	555,116	976,239

	TOTALS at		
	7 Years	10 Years	11 Years
Initial Proposal (\$)	3,331,950	5,227,378	6,203,617
Alternative One (\$)	2,397,927	2,924,330	3,900,569
Alternative Two (\$)	2,633,120	3,188,236	4,164,475