



HBI HISTORIC
BOSTON
INCORPORATED

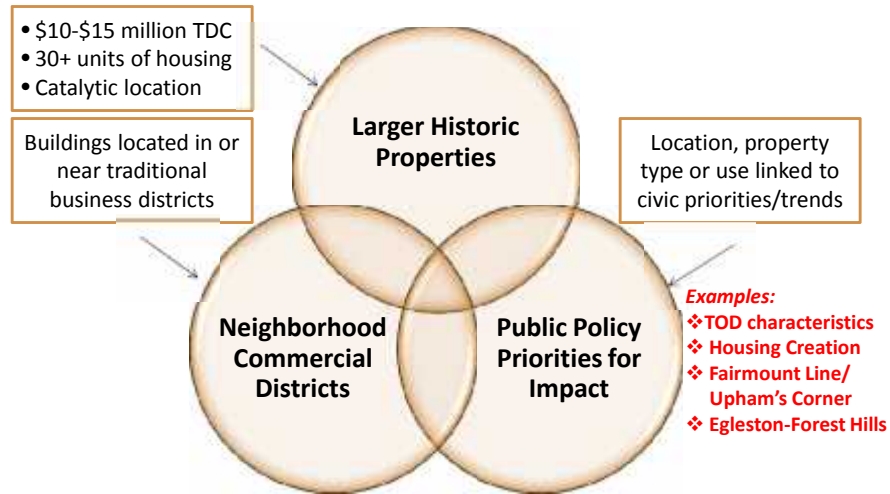
HBI Project Identification Strategy

HBI's 2015 - 2020 Planning Goals



- To **identify historic properties** whose redevelopment HBI will pursue over the **next five years** based on current and future human and financial resources.
- Consensus on **the goals of HBI projects** and activities, project selection criteria, financing criteria, and measurements for **how we will know if we've reached those goals**

Landmark Commercial Buildings



Three Neighborhoods: Allston Village, East Boston, and Upham's Corner

Neighborhood	Policy Opportunity
Allston Village (Cambridge Street at Harvard Avenue)	<ul style="list-style-type: none"> • Fine building stock • Cluster of underutilized buildings and space • Overlooked area of Allston and Allston Village • Near Harvard Expansions & New Balance • Planned transit improvements • National Register District • New district business for HBI
East Boston (Maverick and Central Squares)	<ul style="list-style-type: none"> • Land gateway to East Boston waterfront development • TOD Oriented Square (Blue Line) • New district business for HBI
Upham's Corner, Dorchester	<ul style="list-style-type: none"> • Center for Fairmount Line (TOD) developments • Focus on arts and culture • HBI presence at Comfort Station

Three Neighborhoods: Allston Village, East Boston, and Upham's Corner

Why select specific neighborhoods?

- Develops a network of contacts & connections to owners
 - Main Street organization and other neighborhood community leaders
 - Current HBI presence + new neighborhoods
 - Leverages other community connections (i.e. TACC)
- Establishes focus on existing & potential historic districts / properties
- Align with Civic & Mayoral agenda
 - Main Streets program
 - City owned distressed property
 - Transportation Oriented Development (TOD) corridors
 - Middle income housing
 - Micro-business and entrepreneurial economic development
- Align with civic & other community urban planning studies / initiatives

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Why select specific neighborhoods?

- Align with private market development activity – partnering
- Following initial financial and market indicators
 - Market driven developers working in the area
 - Upper story vacancies
 - Long time owners with little or no debt on the property – seeking exit strategy
 - High income owners – seeking tax credits against income
 - Adjacent land for coupling with new development to cross subsidize
 - Solid or emerging retail / commercial business district