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How Canisius College turned 10 homes into Hamlin Park assets

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A decade-long initiative by Canisius College to help create new levels of homeownership within Buffalo's Hamlin Park neighborhood has reached its goal.

Canisius' "Hamlin Park Initiative," created under college president John Hurley, has put the last of 10 rehabilitated homes on the real estate market. The circa 1915 era, 1,645-square-foot, four-bedroom house at 41 Hughes Avenue has been listed at \$189,900.



CANISIUS COLLEGE

Inside a home at 41 Hughes Avenue, which was purchased and renovated by Canisius College and is now being put up for sale.

Once the sale of 41 Hughes is completed, the 10 homes will have netted approximately \$707,000 in sales, although Canisius invested more than

\$500,000 in renovations.

The intent was not to make a profit but help stabilize the Hamlin Park neighborhood. Each of the buyers had to agree to remain in the house for at least 15 years.

“We created value by doing the renovations,” Hurley said. “We were at risk with trying to sell the houses without the renovations. Our intent was to give something back to the neighborhood.”

Canisius had acquired the homes on such streets as Glendale Avenue, Humboldt Parkway and Eastwood Place over a period of years. Some were used for student housing. Others were off-campus offices.

Hurley said his concern was if Canisius sold the homes, investors may have purchased the houses and maintained them as student housing but with absentee landlords — a scenario that could have damaged property values in Hamlin Park and elsewhere near the college.

The initiative turned what could have been a liability in Hamlin Park into an asset.

“It was our way to make things right in the neighborhood,” Hurley said. “We are returning these houses in better shape than when we found them.”

In addition to 41 Hughes other properties in the Hamlin Park Initiative include:

- 6 Glendale
- 13 Glendale
- 16 Glendale
- 17 Glendale
- 49 Glendale
- 57 Glendale
- 231 Humboldt
- 83 Meech
- 46 Eastwood



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