



The International Hostel (Hostel Buffalo) 667 Main Street

The renovation of the former Norban's Department Store into Buffalo's first downtown hostel was HCN's first renovation project, completed in 1998. The project saved an architecturally interesting, small commercial structure and has brought international travelers into the heart of the City.

The Watkins 170 West Chippewa Street

Completed in 2000 at a cost in excess of \$400,000 as 6 market rate, 2-bedroom rental units. Prior to the city deeding this property to HCN, this turn of the century building had been abandoned and was occupied by vagrants, creating serious security and quality of life issues for the residents of Georgia-Prospect and the students at Hutch-Tech High School, located across the street. This was one of the pioneering, downtown market-rate rental projects that have since been followed by a series of very successful, privately developed units throughout the downtown core.



60 College Street Single-family home

This property, at a highly visible intersection in the heart of Allentown, was in the hands of an absentee landlord. It had fallen into disrepair and had become a fire hazard due to the excessive amount of "collectables" stored in the house. In 2001, HCN conducted an extensive renovation of this 1880's home, using a combination of Wendt, LISC, NYS HOME funds and a Fannie Mae grant. The original buyer put the house on the market and it recently sold for \$128,000. The Allentown Association and Kleinhans Community Association view this as a very successful project that has served to stabilize the entire block. Two other recent sales on this block of College have been in excess of \$100,000, well above their assessed value. This is even more remarkable given the average assessment on this block is only \$44,320.



294-302 Hudson Avenue

The Hudson Project consists of reintroducing 2 multi-family apartment buildings on a currently vacant site. The total of eight units, with off-street parking and newly landscaped rear yard will fill in the hole in the existing street scape. In close proximity to the Allentown Historic District, the design is sensitive yet contemporary, elegantly responding to neighborhood context.