

September 14<sup>th</sup>, 2023

Honorable Mayor Sheehan  
Members of the Albany Common Council

RE: Vacant Building Registry Quarterly Report

Good Afternoon,

The following pages of this document contain the required quarterly reporting on the Vacant Building registry for Quarter 1 and Quarter 2 of 2023. That reporting represents the hard work of city employees in the Department of Buildings & Regulatory Compliance, Neighborhood & Community Services, and Corporation Counsel's Office and has been provided to the Council every quarter for nearly three years as of this report.

We have noticed that each quarterly report often repeats similar messaging and data as the previous one, due to the fact that the data on the vacant building registry (and vacant buildings themselves) does not drastically change on a quarterly basis. Even though the data in our previous reports does not show huge differences in trends on a quarterly basis, we do still value the opportunity to inform you on issues occurring in the world of vacant buildings and housing. We believe that this data can be viewed over a longer period of time, as that would be more appropriate to the collected data and be a more efficient use of staff time. We propose providing data to the Common Council twice a year in Q2 & Q4 (instead of quarterly) with the other two quarters being reserved for an exploration of specific topics that staff in Neighborhood & Community Services are researching and working on, such as tax foreclosures, estates and vacant buildings, or housing court.

Given that we have not seen this data be so compelling as to produce significant changes to city policy, we believe this new format would be more useful to the Common Council. Please feel free to reach out to us with any questions or thoughts you may have. We are eager to hear your feedback.

## **Members of the Albany Common Council,**

Per Albany City Code Section 133-78.6 we have attached the required information that contains the requested numbers on vacant building registrations for the first and second quarters of 2023, and have included a brief analysis of them. The numbers requested in subsections A. and B. of 133-78.6 can be found in the appendix. This document is not meant to be an encompassing report of vacant buildings in the City nor of the City's efforts to fight blight.

This report is currently produced on a quarterly basis by staff from the Department of Buildings & Regulatory Compliance (BRC) and Neighborhood & Community Services with assistance from Corporation Counsel's office. We would like to thank Corporation Counsel's office for their assistance. A discussion of the numbers and tables below follows an update on tax foreclosures, city court, and zombie lawsuits.

### **Tax Foreclosures in year-long moratorium following the U.S. Supreme Court decision in Tyler V. Hennepin County**

Back on May 25<sup>th</sup>, the US Supreme Court made a ruling in the Tyler V. Hennepin County case that has had severe ripple effects on state tax foreclosure systems, national land bank efforts, and historic preservation efforts across at least a dozen states including New York. While the number varies from year to year, roughly 30-40% of all vacant buildings in the City of Albany are delinquent on their property taxes every year, and thus a significant number of them go through the tax foreclosure process. Below is a brief description of the case from the Center for Community Progress<sup>1</sup>, a national leader in the fight against blight and vacant buildings:

In the case, 94-year-old Geraldine Tyler stopped paying taxes on her condominium after moving to assisted living. Hennepin County, Minnesota repeatedly warned Ms. Tyler that she could lose her property and offered payment plans and resources to assist her. The property also had unresolved liens in the form of mortgage and HOA fees. After more than five years of not paying property taxes (during which she accrued \$15,000 in unpaid taxes, interest, and fees) the County foreclosed on and took possession of the property, sold it at auction roughly fifteen months later for \$40,000, and retained the excess \$25,000 from the sale. The Supreme Court ruled that by allowing the County to keep the surplus from the property sale, Minnesota law violates the "takings clause" of the Fifth Amendment of the U.S. Constitution.

The Court has now made clear that state tax foreclosure processes must provide an opportunity for property owners to recover any "excess value" in their property that might exist beyond the amount of unpaid taxes, interest, fees, and costs at the conclusion of the foreclosure. Minnesota will have to amend its statute to provide that opportunity, which may require it to subject all properties to a public auction at the conclusion of the

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<sup>1</sup> <https://communityprogress.org/blog/tyler-hennepin-future-property-tax-foreclosure/>

tax foreclosure or to appraise or otherwise value the property and then include a mechanism to return excess amounts, if any, to the property owner.

There are many different forms of tax foreclosure across the nation (you can read the Center for Community Progress's report on those systems<sup>2</sup>). What's important to know is **that Albany County (and most of NY State) utilizes a very similar form of tax foreclosure**, which the US Supreme Court just ruled as unconstitutional. When a property owner in the City of Albany fails to pay their taxes, they can have their property seized by Albany County, who in turn gives the property over to the Albany County Land Bank for sale to a new owner, with some exceptions. Any proceeds from that sale are kept by the Land Bank, who often uses the proceeds to fund their operations.

**This form of tax foreclosure has been an important tool for municipalities and land banks across the State**, allowing localities to acquire control over problematic properties without significant legal constraints and to utilize the excess value from certain sales to subsidize properties that are “upside-down” or “underwater” and need more money in repairs than they are worth on the open market. Here in Albany, **the Albany County Land Bank has used the “excess value” from the sale of properties in Colonie and Loudonville to subsidize the rehabilitation of historic properties in neighborhoods such as Albany’s South End. That practice is now unconstitutional according to the US Supreme Court’s ruling.**

The New York State Legislature reacted to the news by placing a one year moratorium on all tax foreclosures across the State (Senate Bill S7549A<sup>3</sup>, Assembly Bill A7763<sup>4</sup>) back in June. **While a temporary pause on foreclosures until a better system is worked out may sound like a good thing, it can have a disastrous effect on properties that are currently in the tax foreclosure pipeline.** As Assemblywoman Pat Fahy noted for the Times Union<sup>5</sup> when she voted against the moratorium:

“I am concerned that any delays in proceedings could end up to leading to more demolitions, which have been a problem in Albany”

Currently, Albany County has fallen behind on conducting tax foreclosures, which normally is a 3-4 year process. If you stopped paying your property taxes in 2017 you still own your property. This backlog is due in large part to the 2 years of moratoriums New York State placed on foreclosures in response to the pandemic beginning in 2020. The foreclosure procedure itself is a legal process that can take up to a year to proceed through the court system, which meant **that as Albany County was moving forward with its first foreclosures since the pandemic this summer, the State Legislature stopped those in their tracks when they imposed a one year moratorium. Ironically, most of the vacant buildings sold by the Albany County Land Bank would not be subject to the Supreme Court’s ruling**, as the sale prices are often lower

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<sup>2</sup> <https://communityprogress.org/publications/reimagine-delinquent-property-tax-enforcement/>

<sup>3</sup> <https://www.nysenate.gov/legislation/bills/2023/S7549>

<sup>4</sup> <https://www.nysenate.gov/legislation/bills/2023/A7763>

<sup>5</sup> <https://www.timesunion.com/state/article/in-rem-foreclosures-hold-despite-local-concerns-18160643.php>

than what the owed taxes were in the first place. This bill has not yet been signed by the Governor, who has until the end of the calendar year to sign it, veto it, or edit it through a chapter amendment process. In the meantime, Albany County had already halted its foreclosure process for the year.

As Assemblywoman Pat Fahy was alluding to in her comments, continued deterioration with no maintenance will eventually lead to buildings falling further and further into disrepair, which will at some point lead to emergency demolitions. Buildings that do make it through this extended foreclosure process will likely have suffered from significant deterioration, making it more expensive and difficult to rehab and save, consequently limiting the pool of people the Land Bank will have to choose from who have the knowledge and money to save these buildings. Vacant buildings do not fix themselves, and localities are often hamstrung by property owner's rights and slow-moving court systems<sup>6</sup> in trying to gain control over these properties to stop the deterioration. The tax foreclosure process was one of our best tools in solving for not only the physical condition of the property, but also the legal ownership of the property. There are also significant implications on the long term health and sustainability of the State's Land Banks, as they all rely significantly on property sales to fund their operations.

**One potential solution resides in Nelson V. City of New York from 1956**, a case where New York City foreclosed upon two properties for unpaid water charges and resold one of the two parcels for an amount that was significantly higher than the owed amount of the unpaid water charges. The Supreme Court in 1956 ruled that since the City of New York notified the previous owners of the surplus funds and gave them a reasonable period of time to collect the funds, which the applicants failed to do, the previous owners were therefore not owed the surplus funds and were not to recover the deeds to the two properties. While today's Supreme Court in *Tyler v. Hennepin* distinguished the Nelson case, they did not directly assess the adequacy of the ruling or of New York City's ordinance.

Today's US Supreme Court did not go as far as some feared in upending the tax foreclosure process utilized by Minnesota and New York, but it still has caused ripple effects that we have not yet fully realized and raised questions as to what comes next. As Community Progress noted in their response,

Most people understand property taxes are a necessary part of the social contract that shapes and strengthens our communities. Indeed, most local governments report that almost all owners pay their property taxes on time.

The problem is what happens when a property owner can't—or won't—pay their fair share and walks away from the property. As the notices, warnings, and fines pile up and the property slides into delinquency and towards tax foreclosure, we ask a very important question: What is the most fair and equitable way to balance the interests of

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<sup>6</sup> <https://www.timesunion.com/news/article/code-violations-albany-delays-17864917.php>

the property owner who has walked away from their obligations, with the interests of the community?

### **City Court adds hours for code enforcement cases**

These reports have previously spoken at length about the issues the Department of Buildings & Regulatory Compliance have had in prosecuting code violations in court, with a particular focus on the significant delays the two departments have in getting these violations heard. It typically takes several months for a code violations case to progress from an initial inspection to being filed for prosecution to being prosecuted in court, with the entire process often spanning two or more quarters. Following our last report in 2022, and the lack of response by the NYS Unified Court System to a letter in October from Mayor Kathy Sheehan, the Albany Times Union published an article on these delays<sup>7</sup> in March. Shortly thereafter, their Editorial Board published a piece calling for more resources<sup>8</sup>, which was joined by multiple community members and organizations who wrote letters to the court system such as Historic Albany Foundation, United Tenants of Albany, and Housing for All, among others.

**The NYS Unified Court System (UCS) subsequently doubled the court time available to the City for prosecuting code violations, bringing the total hours per month from 16 to 32 in the second half of Quarter 2.** In order to do so, UCS brings over a judge from the City of Watervliet one day a week to supplement the two judges we have for civil matters. While it is still too early to fully analyze the effects of this change, the Department of Buildings & Regulatory Compliance and Corporation Counsel have noticed a difference in how many cases are being heard and how quickly they can be brought to prosecution. Corporation Counsel is also implementing pre-court conferences for defendants in a final attempt for case diversion. We expect to have more on housing court for future reports.

This investment in the civil court capacity follows years of investment in code enforcement efforts by the City of Albany to bolster our efforts against blight, vacant buildings, and poorly maintained housing. Following the Cities RISE award in 2019, Corporation Counsel's Office was able to add a grant-funded dedicated attorney for code enforcement matters and began using the same software system as BRC to prosecute & track code enforcement cases, improving coordination and the "hand-off" between the two departments. Adding a dedicated code enforcement attorney resulted in an annual increase of \$265,000 a year in collections from judgments won in code enforcement cases, proving that investing in the traditional code enforcement process creates a positive return on that investment. Corporation Counsel's office then added an additional staff member in 2022, further increasing the legal capacity to prosecute code enforcement cases. Since 2021, BRC has also conducted over 2,100 proactive inspections of unregistered vacant & rental properties and is continuing those efforts.

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<sup>7</sup> <https://www.timesunion.com/news/article/code-violations-albany-delays-17864917.php>

<sup>8</sup> <https://www.timesunion.com/opinion/article/editorial-lopsided-courts-17889136.php>

### **Zombie Property Lawsuit results**

We are utilizing the 2016 NYS Zombie Law (RPAPL 1308) to prosecute noncompliant mortgage servicers to the fullest extent of the law, which in 2021 included simultaneous lawsuits against Ocwen Financial Services & PHH Mortgage with the Cities of Schenectady & Troy. Corporation Counsel's Office is currently litigating seven separate zombie actions against noncompliant banks & servicers using the 2016 NYS Zombie Law, and have settled an additional two actions since December 2022. Staff have communicated with other municipalities across upstate NY about additional joint lawsuits. As previously noted in this report, **Corporation Counsel's Office, in coordination with BRC, has brought in an additional \$300,000 in fines collected from our efforts in prosecuting zombie properties over the last three years. Further investment in these efforts will likely bring in even more revenue and hold mortgage servicers accountable for their poor maintenance of zombie properties.**

It should be noted that compliance by mortgage servicers with New York State's Zombie Law of 2016 is spotty and inconsistent, and the numbers provided to us by the NYS Division of Financial Services (included in Table 7) should be considered more of a ballpark figure than an exact total. Even though the 2016 law specifically exempts mortgage servicers from registering zombie properties with local municipal vacant building registries, many servicers still comply with these local laws across the state, and thus there is some double counting in this category. We are working with a variety of non-profit agencies, such as United Tenants of Albany and the HomeSave Coalition, to increase awareness of the assistance available for homeowners and landlords facing foreclosure and tenants facing eviction in order to prevent future vacancy.

### **Vacant Building Numbers – a decrease in 2023**

**The number of vacant buildings in the City of Albany as of Q2 of this year has dropped to 921 (Table 2). This number represents a 13% decrease in our vacant building stock since Q4 of 2020 and a 7% drop from Q1 of this year.** This drop was in part due to increased efforts at reviewing our vacant building stock with AFD's Fire Investigation Unit (FIU), which revealed a number of mostly 1-3 residential buildings had been recently rehabilitated. Looking at Tables 1 & 2, the number of 1-3 residential unit vacant buildings dropped by 73 from Q1 to Q2.

Consequently, **compliance with the Vacant Building Registry has increased to 33% of all vacant buildings, the highest compliance rate since Q4 of 2020.** The Department of Buildings & Regulatory Compliance has also stepped up our efforts again at getting remaining unregistered vacant buildings registered with the city, issuing over 270 violations in the first half of 2023 to owners of vacant buildings for failing to register their vacant building with the city (Table 7).

### **Emergency Actions**

Table 8 provides readers with the total number of Emergency Actions by Fee Category from Q4 2020 to Q4 2022, as required by Section 133-78.6 of Article XIA of Part 2 of Chapter 133 of the

Code of the City of Albany. Also included are Tables 9 & 10, which provides more information on those emergency actions. Tables 13 & 14 provide information on those emergency actions through the lens of the City's Local & National Historic Districts. Some consistent patterns that emerge from this data include:

- Nearly one in four emergency actions from Q4 2020 to Q4 2022 are the result of a fire. **This trend has been increasing in recent quarters, with that percentage reaching 31% in Q1 of 2023 and 39% in Q2 of 2023.** In total, eleven buildings have been destroyed by fire in the first half of 2023.
- Just over 30% of emergency actions occurred at properties that were occupied at the time of the action. The majority of these are the result of fires, with the remaining properties the result of unsafe conditions that put residents and neighbors at significant and serious risk to their health and well-being.
- The vast majority of emergency actions occur in buildings with 1-3 Residential Units in areas of the City that are not designated as Historic Districts.

### **Q1 2023 Emergency Actions**

Of the thirteen emergency actions in Q1 2023, eleven were demolitions and one was a stabilization. Another demolition was of a small garage structure only. Three demolitions occurred in the South End-Groesbeckville historic district and one occurred in the Mansion historic district and the Clinton Ave/N Pearl/Clinton Sq historic district. The remaining other seven demolitions were not in a historic district. Three of the demolitions were the result of a fire, as was the stabilization.

### **Q2 2023 Emergency Actions**

Of the 18 emergency actions in Q2 2023, sixteen were demolitions and two were stabilizations. Four of the demolitions occurred in the Mansion historic district and one each occurred in the Clinton Ave/N Pearl/Clinton Sq historic district and the South End-Groesbeckville historic district. Both stabilizations occurred in the Clinton Ave/N Pearl/Clinton Sq historic district. Seven of the demolitions were the result of a fire, which includes the four in the Mansion historic district.

The Department of Buildings & Regulatory Compliance strives to reduce the number of vacant buildings as much as possible, and we work with owners to assist them in repairing, maintaining, and re-occupying vacant buildings across the City. BRC works hard to enforce NYS & City building codes, requiring owners to register their buildings as vacant and bringing negligent owners to court if they fail to comply. The Department of Buildings & Regulatory Compliance has increased our efforts in identifying, recording, and prosecuting unregistered vacant buildings over the past few years.

If you would like any additional information or have questions about this report, please let me know.

Richard LaJoy

A handwritten signature in black ink, appearing to read "Richard LaJoy", written in a cursive style.

Director  
Department of Buildings & Regulatory Compliance



## Appendix

**Table 1: Vacant Buildings by Building Fee Categories (1<sup>st</sup> Quarter 2023)**

Building Fee Categories	# of properties known to be vacant	Registered Vacant Properties	% of Total Vacant Properties Registered	Newly Registered Vacant Properties	% of Total
1-3 Residential Units	844	281	33%	50	6%
4-6 Residential Units, and mixed commercial & residential units (1-3)	41	6	15%	2	5%
7+ Residential	3	3	100%	2	67%
Nonresidential	102	19	19%	6	6%
<b>Total</b>	990	309	31%	60	6%

**Table 2: Vacant Buildings by Building Fee Categories (2<sup>nd</sup> Quarter 2023)**

Building Fee Categories	# of properties known to be vacant	Registered Vacant Properties	% of Total Vacant Properties Registered	Newly Registered Vacant Properties	% of Total
1-3 Residential Units	771	274	36%	46	6%
4-6 Residential Units, and mixed commercial & residential units (1-3)	43	9	21%	3	7%
7+ Residential	4	4	100%	1	25%
Nonresidential	103	21	20%	7	7%
<b>Total</b>	921	308	33%	57	6%

**Tables 3 & 4: Vacant Buildings by Locally Designated & Nationally Designated Historic Districts (Q1 2023)**

<b>Locally Designated Historic Districts</b>	<b># of properties known to be vacant</b>	<b># of Registrations newly filed</b>	<b>Total Registered Vacant Properties</b>	<b>% of Known to be vacant properties registered</b>
<b>Arbor Hill / Ten Broeck Triangle</b>	14	1	4	29%
<b>Center Sq / Hudson Park</b>	34	3	12	35%
<b>Clinton Ave / N Pearl / Clinton Sq</b>	54	2	11	20%
<b>Downtown Albany</b>	13	0	5	38%
<b>Elberon Triangle</b>	1	0	0	0%
<b>Lafayette Park</b>	1	0	0	0%
<b>Lark Street</b>	14	0	1	7%
<b>Lexington Avenue</b>	3	0	0	0%
<b>Mansion</b>	22	2	13	59%
<b>Pastures</b>	3	1	2	67%
<b>South End-Groesbeckville</b>	77	5	30	39%
<b>South Lake Avenue</b>	0	0	0	N/A
<b>South Pearl Street Commercial Row</b>	0	0	0	N/A
<b>Upper Madison Avenue</b>	1	1	1	100%
<b>Washington Avenue</b>	0	0	0	N/A
<b>Washington Park</b>	3	0	0	0%
<b>Total</b>	240	15	79	33%

<b>Nationally Designated Historic Districts</b>	<b># of properties known to be vacant</b>	<b># of Registrations newly filed</b>	<b>Total Registered Vacant Properties</b>	<b>% of Known to be vacant properties registered</b>
<b>Arbor Hill / Ten Broeck Triangle</b>	14	1	4	29%
<b>Broadway &amp; Livingston Avenue</b>	1	0	0	0%
<b>Center Sq / Hudson Park</b>	34	3	12	35%
<b>Clinton Ave / N Pearl / Clinton Sq</b>	54	2	11	20%
<b>Downtown Albany</b>	13	0	5	38%
<b>Knox Street</b>	0	0	0	N/A
<b>Lafayette Park</b>	1	0	0	0%
<b>Lustron Houses of Jermain Street</b>	0	0	0	N/A
<b>Mansion</b>	22	2	13	59%
<b>Pastures</b>	3	1	2	67%
<b>Rapp Road Community</b>	4	1	0	0%
<b>South End-Groesbeckville</b>	77	5	30	39%
<b>Washington Park</b>	3	0	0	0%
<b>Total</b>	226	15	77	34%

**Tables 5 & 6: Vacant Buildings by Locally Designated & Nationally Designated Historic Districts (Q2 2023)**

<b>Locally Designated Historic Districts</b>	<b># of properties known to be vacant</b>	<b># of Registrations newly filed</b>	<b>Total Registered Vacant Properties</b>	<b>% of Known to be vacant properties registered</b>
<b>Arbor Hill / Ten Broeck Triangle</b>	14	1	5	36%
<b>Center Sq / Hudson Park</b>	32	1	12	38%
<b>Clinton Ave / N Pearl / Clinton Sq</b>	48	4	13	27%
<b>Downtown Albany</b>	14	3	5	36%
<b>Elberon Triangle</b>	1	0	0	0%
<b>Lafayette Park</b>	2	1	1	50%
<b>Lark Street</b>	14	2	3	21%
<b>Lexington Avenue</b>	3	0	0	0%
<b>Mansion</b>	22	2	14	64%
<b>Pastures</b>	4	0	2	50%
<b>South End-Groesbeckville</b>	72	5	32	44%
<b>South Lake Avenue</b>	0	0	0	#DIV/0!
<b>South Pearl Street Commercial Row</b>	0	0	0	#DIV/0!
<b>Upper Madison Avenue</b>	1	0	1	100%
<b>Washington Avenue</b>	0	0	0	#DIV/0!
<b>Washington Park</b>	3	0	0	0%
<b>Total</b>	230	19	88	38%

<b>Nationally Designated Historic Districts</b>	<b># of properties known to be vacant</b>	<b># of Registrations newly filed</b>	<b>Total Registered Vacant Properties</b>	<b>% of Known to be vacant properties registered</b>
<b>Arbor Hill / Ten Broeck Triangle</b>	14	1	5	36%
<b>Broadway &amp; Livingston Avenue</b>	0	0	0	#DIV/0!
<b>Center Sq / Hudson Park</b>	32	1	12	38%
<b>Clinton Ave / N Pearl / Clinton Sq</b>	48	4	13	27%
<b>Downtown Albany</b>	14	3	5	36%
<b>Knox Street</b>	0	0	0	#DIV/0!
<b>Lafayette Park</b>	2	1	1	50%
<b>Lustron Houses of Jermain Street</b>	0	0	0	#DIV/0!
<b>Mansion</b>	22	2	14	64%
<b>Pastures</b>	4	0	2	50%
<b>Rapp Road Community</b>	5	1	2	40%
<b>South End-Groesbeckville</b>	72	5	32	44%
<b>Washington Park</b>	3	0	0	0%
<b>Total</b>	216	18	86	40%

**Table 7: Quarterly Overview of Vacant Properties in the City of Albany**

<b>Vacant Properties in City of Albany</b>	<b>Q4 2020</b>	<b>Q1 2021</b>	<b>Q2 2021</b>	<b>Q3 2021</b>	<b>Q4 2021</b>	<b>Q1 2022</b>	<b>Q2 2022</b>	<b>Q3 2022</b>	<b>Q4 2022</b>	<b>Q1 2023</b>	<b>Q2 2023</b>
<b>All Vacants</b>	1051	1020	1012	988	967	963	977	974	994	990	921
<b>Registered Vacants</b>	248	247	228	243	227	236	225	213	283	309	308
<b>New Vacant Registrations</b>	61	53	45	72	56	59	54	48	52	60	57
<b>Land Bank Owned</b>	N/A	86	87	85	83	65	58	55	54	49	48
<b>Publicly Owned</b>	N/A	11	10	10	10	12	12	13	12	7	12
<b>Registered w/ NYS DFS</b>	N/A	103	101	106	N/A*	67	54	48	45	37	39
<b>Remaining Vacants</b>	<b>742</b>	<b>520</b>	<b>541</b>	<b>472</b>	<b>591</b>	<b>524</b>	<b>574</b>	<b>597</b>	548	528	514
<b>Violations Issued for Failure to Register as Vacant</b>	108	115	96	65	31	39	48	80	39	136	136

**Table 8: Quarterly Overview of Code Enforcement Cases**

<b>2023</b>	<b>New Cases produced by BRC</b>	<b>Cases referred for Prosecution</b>	<b>Cases filed by Corp Counsel</b>	<b>Cases referred but not yet filed</b>
Q1	2079	348	271	77
Q2	1741	406	450	-44
Q3	N/A	N/A	N/A	N/A
Q4	N/A	N/A	N/A	N/A
Total	3820	754	721	33

<b>2022</b>	<b>New Cases produced by BRC</b>	<b>Cases referred for Prosecution</b>	<b>Cases filed by Corp Counsel</b>	<b>Cases referred but not yet filed</b>
Q1	2722	208	79	129
Q2	2502	229	152	77
Q3	1911	265	340	-75
Q4	1727	390	158	232
Total	8862	1092	729	363

**Table 9: Quarterly Overview of City Court Caseloads**

<b>2023</b>	<b>Cases heard by Albany City Court</b>	<b>Court Days</b>	<b>Cases per Court Day</b>	<b># of days a new case has to wait for initial appearance</b>	<b># of days until next available trial slot</b>
Q1	912	14	65	147	102
Q2	959	17	56	138	55
Total	1871	31	60	N/A	N/A
Average	936	16	61	143	79

<b>2022</b>	<b>Cases heard by Albany City Court</b>	<b>Court Days</b>	<b>Cases per Court Day</b>	<b># of days a new case has to wait for initial appearance</b>	<b># of days until next available trial slot</b>
Q1	967	13	74	78	91
Q2	906	13	70	85	85
Q3	1,086	14	78	114	95
Q4	584	9	65	73	123
Total	3543	49	72	N/A	N/A
Average	886	12	72	88	99

**Table 10: Emergency Actions by Fee Category, Q4 2020 through Q2 2023**

<b>Category</b>	<b># of Emergency Actions Q4 2020 - Q2 2022</b>	<b># of Emergency Actions, Q3 2022</b>	<b># of Emergency Actions, Q4 2022</b>	<b># of Emergency Actions, Q1 2023</b>	<b># of Emergency Actions, Q2 2023</b>
<i>1-3 Residential</i>	59	5	3	12	16
<i>4-6 Residential, or Mixed Commercial</i>	5	1	2	0	1
<i>7+ Residential</i>	5	0	0	0	0
<i>Nonresidential</i>	9	2	1	1	1
<b>Total</b>	<b>78</b>	<b>8</b>	<b>6</b>	<b>13</b>	<b>18</b>

**Table 11: Emergency Actions as a Result of Fire, Q4 2020 through Q2 2023**

<b>Emergency Actions Taken as a Result of Fire?</b>				
<b>Quarter</b>	<b>Yes</b>	<b>No</b>	<b>Total</b>	<b>% Result of Fire</b>
<b>Q4 2020</b>	1	7	8	13%
<b>Q1 2021</b>	3	9	12	25%
<b>Q2 2021</b>	3	16	19	16%
<b>Q3 2021</b>	4	13	17	24%
<b>Q4 2021</b>	0	10	10	0%
<b>Q1 2022</b>	2	3	5	40%
<b>Q2 2022</b>	3	8	11	27%
<b>Q3 2022</b>	2	6	8	25%
<b>Q4 2022</b>	1	5	8	13%
<b>Q1 2023</b>	4	9	13	31%
<b>Q2 2023</b>	7	11	18	39%
<b>Total</b>	30	97	129	23%

**Table 12: Occupancy Status at time of Action, Q4 2020 through Q2 2023**

<b>Occupancy Status at time of Emergency Action</b>						
<b>Quarter</b>	<b>Vacant</b>	<b>% of Total - Vacant</b>	<b>Occupied</b>	<b>% of Total - Occupied</b>	<b>Lot</b>	<b>Total</b>
<b>Q4 2020</b>	6	75%	2	25%	0	8
<b>Q1 2021</b>	8	67%	4	33%	0	12
<b>Q2 2021</b>	14	74%	5	26%	0	19
<b>Q3 2021</b>	9	53%	5	29%	3	17
<b>Q4 2021</b>	8	80%	2	20%	0	10
<b>Q1 2022</b>	3	60%	2	40%	0	5
<b>Q2 2022</b>	5	45%	6	55%	0	11
<b>Q3 2022</b>	6	75%	2	25%	0	8
<b>Q4 2022</b>	4	67%	2	33%	0	6
<b>Q1 2023</b>	11	85%	2	15%	0	13
<b>Q2 2023</b>	12	67%	6	33%	0	18
<b>Total</b>	86	68%	38	30%	3	127

**Table 13: Emergency Actions by Locally Designated Historic District from Q4 2020 to Q2 2023**

<b>Nationally Designated Historic Districts</b>	<b># of Actions, Q4 2020 - Q1 2022</b>	<b># of Actions, Q3 2022</b>	<b># of Actions, Q4 2022</b>	<b># of Actions, Q1 2023</b>	<b># of Actions, Q2 2023</b>
Arbor Hill / Ten Broeck Triangle	1	1	0	0	0
Broadway & Livingston Avenue	0	0	0	0	0
Center Sq / Hudson Park	1	0	0	0	0
Clinton Ave / N Pearl / Clinton Sq	1	0	1	1	3
Downtown Albany	0	0	0	0	0
Knox Street	0	0	0	0	0
Lafayette Park	0	0	0	0	0
Lustron Houses of Jermain Street	0	0	0	0	0
Mansion	0	0	0	1	5
Pastures	3	0	0	0	0
Rapp Road Community	1	0	0	0	0
South End-Groesbeckville	6	3	0	3	1
Washington Park	0	0	0	0	0
<i>None</i>	69	4	4	0	0
<b>Total</b>	<b>82</b>	<b>8</b>	<b>5</b>	<b>5</b>	<b>9</b>

**Table 14: Emergency Actions by Nationally Designated Historic District from Q4 2020 to Q2 2023**

<b>Nationally Designated Historic Districts</b>	<b># of Actions, Q4 2020 - Q1 2022</b>	<b># of Actions, Q3 2022</b>	<b># of Actions, Q4 2022</b>	<b># of Actions, Q1 2023</b>	<b># of Actions, Q2 2023</b>
Arbor Hill / Ten Broeck Triangle	1	1	0	0	0
Broadway & Livingston Avenue	0	0	0	0	0
Center Sq / Hudson Park	1	0	0	0	0
Clinton Ave / N Pearl / Clinton Sq	1	0	1	1	3
Downtown Albany	0	0	0	0	0
Knox Street	0	0	0	0	0
Lafayette Park	0	0	0	0	0
Lustron Houses of Jermain Street	0	0	0	0	0
Mansion	0	0	0	1	5
Pastures	3	0	0	0	0
Rapp Road Community	1	0	0	0	0
South End-Groesbeckville	6	3	0	3	1
Washington Park	0	0	0	0	0
<i>None</i>	69	4	4	0	0
<b>Total</b>	<b>82</b>	<b>8</b>	<b>5</b>	<b>5</b>	<b>9</b>