



## DEPARTMENT OF BUILDINGS & REGULATORY COMPLIANCE

MAYOR: KATHY M. SHEEHAN

DIRECTOR: RICHARD J. LAJOY

March 23<sup>rd</sup>, 2023

Honorable Mayor Sheehan  
Honorable Corey Ellis  
Honorable Ginnie Farrell  
Honorable Kelly Kimbrough  
Honorable Owusu Anane  
Honorable Edward Hyde-Clark  
Honorable Meghan Keegan  
Honorable Gabriella Romero

RE: Vacant Building Registry Quarterly Report

Good Afternoon,

Per Albany City Code Section 133-78.6 I have attached the required information that contains the requested numbers on vacant building registrations for the fourth quarter of 2022, and have included a brief analysis of them. 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) with assistance from Corporation Counsel's office. We would like to thank Corporation Counsel's office for their assistance.

The numbers requested in subsections A. and B. of 133-78.6 can be found in Table 1 below.

**Table 1: Vacant Buildings by Building Fee Categories (4<sup>th</sup> Quarter 2022)**

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	855	260	30%	50	6%
4-6 Residential Units, and mixed commercial & residential units (1-3)	40	7	18%	0	0%
7+ Residential	1	1	100%	0	0%
Nonresidential	98	15	15%	2	2%
<b>Total</b>	<b>994</b>	<b>283</b>	<b>28%</b>	<b>52</b>	<b>5%</b>

**Tables 2 & 3: Vacant Buildings by Locally Designated & Nationally Designated Historic Districts (Q4 2022)**

Locally Designated Historic Districts	# of properties known to be vacant	# of Registrations newly filed	Total Registered Vacant Properties	% of Known to be vacant properties registered
Arbor Hill / Ten Broeck Triangle	17	1	4	24%
Center Sq / Hudson Park	36	5	10	28%
Clinton Ave / N Pearl / Clinton Sq	55	2	10	18%
Downtown Albany	13	0	4	31%
Elberon Triangle	1	0	0	0%
Lafayette Park	1	0	0	0%
Lark Street	15	0	1	7%
Lexington Avenue	3	0	0	0%
Mansion	24	0	12	50%
Pastures	4	1	2	50%
South End-Groesbeckville	78	1	27	35%
South Lake Avenue	0	0	0	N/A
South Pearl Street Commercial Row	0	0	0	N/A
Upper Madison Avenue	1	0	0	0%
Washington Avenue	0	0	0	N/A
Washington Park	6	0	0	0%
<b>Total</b>	<b>254</b>	<b>10</b>	<b>70</b>	<b>28%</b>

Nationally Designated Historic Districts	# of properties known to be vacant	# of Registrations newly filed	Total Registered Vacant Properties	% of Known to be vacant properties registered
Arbor Hill / Ten Broeck Triangle	17	1	4	24%
Broadway & Livingston Avenue	2	0	1	50%
Center Sq / Hudson Park	36	5	10	28%
Clinton Ave / N Pearl / Clinton Sq	55	2	10	18%
Downtown Albany	13	0	4	31%
Knox Street	0	0	0	N/A
Lafayette Park	1	0	0	0%
Lustron Houses of Jermain Street	0	0	0	N/A
Mansion	24	0	12	50%
Pastures	4	1	2	50%
Rapp Road Community	3	0	0	0%
South End-Groesbeckville	78	1	27	35%
Washington Park	6	0	0	0%
<b>Total</b>	<b>239</b>	<b>10</b>	<b>70</b>	<b>29%</b>

As seen in Table 1 above, there were 283 buildings registered as vacant in the City of Albany fourth quarter of 2022. This number increased by 70 buildings from the third quarter. The number of known vacant properties increased by 20 from the previous quarter. The number of known vacant properties has decreased by roughly 6% since we began tracking our current inventory in 2018. Compliance with the Vacant Building Registry has increased by 228% since the 1<sup>st</sup> Quarter of 2017, when we had 124 buildings registered as vacant. Of the four Building Fee Categories spelled out in Section 133-78.3E(2), buildings with 1-3 units represent the vast majority of buildings identified as vacant. Tables 2 & 3 show the breakdown by Local & National Historic Districts.

**Table 4: Overview of Vacant Properties in the City of Albany (Q4 2022)**

Vacant Properties in City of Albany	Count	% of Total
Registered with City	283	28%
Registered with NYS DFS*	45	5%
ACLB Owned	54	5%
Publicly Owned (other than ACLB)	12	1%
Total Vacant Properties	994	

**Table 5: Quarterly Overview of Vacant Properties in the City of Albany**

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

Tables 4 & 5 are provided to give readers of this report a larger perspective on vacant buildings in the City of Albany. The Department of Buildings & Regulatory Compliance is actively working to get all unregistered vacant buildings into compliance with the City's Vacant Building Registry.

## **The Code Enforcement Process**

Previous reports have noted that 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. The traditional code enforcement process succeeds when all three parties responsible for its implementation (BRCC, Corporation Counsel, and City Court) are aligned in having the capacity to carry out their duties.

**Table 6: Quarterly Overview of Code Enforcement Cases**

2022	New Cases produced by BRC	Cases referred for Prosecution	Cases filed by Corp Counsel	Cases referred but not yet filed
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 7: Quarterly Overview of City Court Caseloads**

2022	Cases heard by Albany City Court	Court Days	Cases per Court Day	# of days a new case has to wait for initial appearance	# of days until next available trial slot
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

Tables 6 & 7 are meant to provide a data-driven look at the legal capacity for enforcing building code violations on non-compliant owners. Table 6 shows that the Department of Buildings & Regulatory Compliance referred 232 more cases for prosecution than were filed<sup>1</sup> with the Court in Q4. Table 7 shows that the cases that were filed waited an average of 73 days before they made an initial appearance in court. Cases that advanced past initial hearings in Q4 and need to go to trial are waiting an additional 123 days until the next available trial slot. **Given that most non-emergency code enforcement cases are given at least 35 days for compliance before they are referred for prosecution, this means that these properties are in violation for an**

<sup>1</sup> Filing a case involves multiple steps, including gathering and assembling all relevant discovery documents (photos, records, etc), drafting charging court documents, verifying and researching proper owner information, printing and combining charging & discovery documents & assembling them for BRC signature & review, re-reviewing after receiving BRC signatures, transmitting the documents to court, mailing out court paperwork to defendants (oftentimes to multiple addresses), and tracking & re-mailing any returned mailings.

**average of 108 days, or nearly four months, before a judge is able to see the case. With the additional wait of 123 days before a case goes to trial, the entire code enforcement process from start to finish can take more than 231 days in total.**

Table 7 also shows a significant decrease in cases heard by the Albany City Court, with only 584 cases in Q4 compared to 1,086 in Q3. There were four fewer court days in Q4 due to holidays. If there had been the full 13 court days, the pace at which cases were being heard would've resulted in roughly 840 cases heard in Q4. New cases referred for prosecution by BRC at the end of 2022 were scheduled for initial appearances in court in February 2023. Cases advancing to trial at the end of Q4 were scheduled for trials in May 2023, after likely being referred for prosecution at the end of Q2. Table 7 shows the impact of the surge in cases filed in Q3, which resulted in wait times for a trial increasing by nearly thirty days in Q4.

**The impacts of these delays cannot be understated.** Given that there currently is no mechanism for complainants to get updates on a case without continuously reaching out to BRC or Corporation Counsel, most have a poor experience when they call code enforcement. Complainants see code enforcement arrive, witness officers entering violations into the system and taking photos, but then wonder what happens over the course of the next 4-8 months as no repairs are made by non-compliant owners. **This disconnect causes residents to lose faith in code enforcement and view the department negatively. In turn, affected residents make fewer complaints, and building code issues go unaddressed for longer periods of time, often becoming worse in severity and causing additional issues within the building and the neighborhood.** The Department of Buildings & Regulatory Compliance generally lacks a meaningful way to get non-compliant property owners into compliance during this period, barring emergencies and without legal backing from a judge. **Properties with non-compliant owners almost certainly deteriorate even further while the legal process plays out.** The Department of Buildings & Regulatory Compliance is providing more information to the public on these cases through the recent implementation of a public database of code violations, though this database will not solve for the delay between a case being filed and its first appearance in court.

Due to the large caseloads, the court previously attempted to implement an unofficial cap of 60 code cases per court day, or approximately 720 cases a month. Despite the unofficial cap, Albany City Court, has heard an average of 72 cases per court day over the last four quarters for an average of 886 cases each quarter. In order to get through these caseloads City Court must get through each appearance, and potentially make decisions on them, in three and a half minutes per property. In reality, the time per case ends up being much lower given the four to five cases scheduled for hearings or trials per session. If all cases ready for prosecution were to be heard in court each month, the court would hear roughly 80 cases per court day, or 1,040 cases per quarter.

**Chart 1: Code Cases Created v. Cases Referred for Prosecution over time**

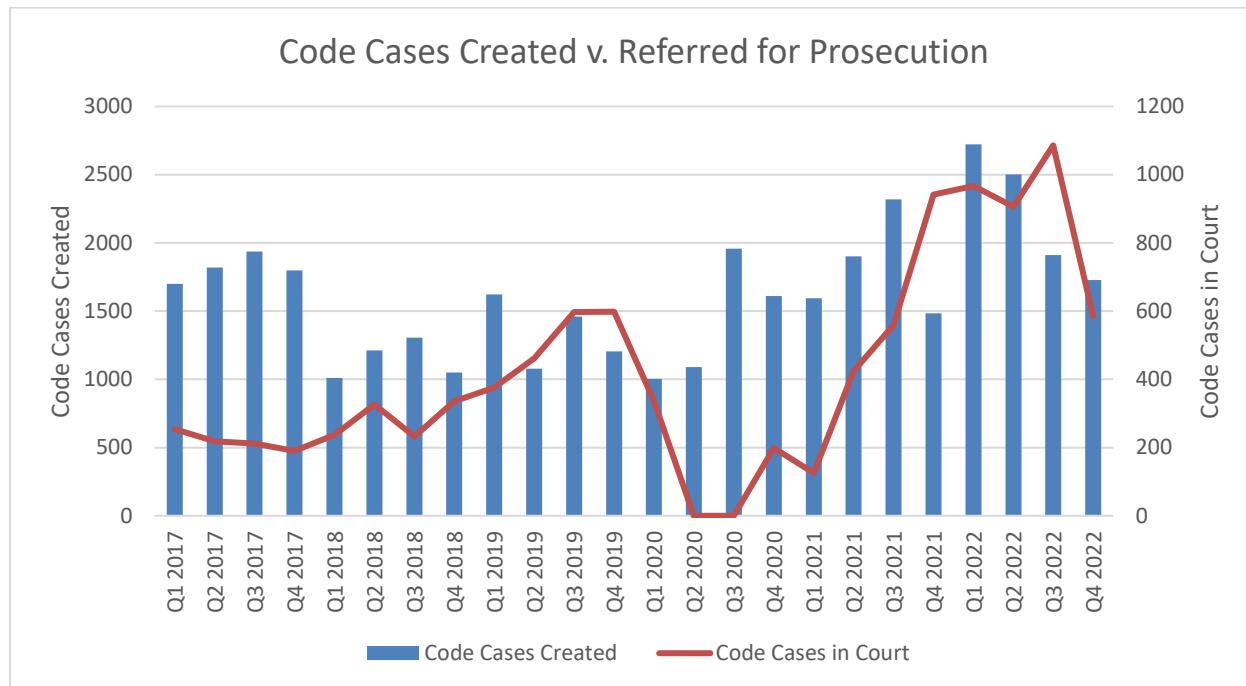


Chart 1<sup>2</sup> shows the caseload for the Department of Buildings & Regulatory Compliance, along with the caseload for the City Court over time. Caseloads for both were starting to rise in 2019 before the COVID-19 pandemic, after which both caseloads surged. While the COVID-19 pandemic certainly contributed to the rise in caseloads following 2020, two other trends also pushed caseloads higher:

1. A stronger focus on proactive inspections by the Department of Buildings & Regulatory Compliance (BRC)
2. Improved coordination between BRC & Corporation Counsel's Office, along with dedicated staffing in Corporation Counsel's Office

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 1,800 proactive inspections of unregistered vacant & rental properties and is continuing those efforts.

<sup>2</sup> See Appendix for source data

The volume of cases that the Department of Buildings & Regulatory Compliance & Corporation Counsel's Office produces has resulted in the City Court reaching its capacity in what can be meaningfully prosecuted, despite the judge's best efforts. The Department of Buildings & Regulatory Compliance strives to be more proactive in fighting blight, vacancy, preserving historic structures, and improving the quality of our built environment. To that end, we are routinely asked if adding code enforcement officers would improve our efforts and outcomes. While we would welcome that investment, it is our observation that an additional judge and/or additional court hours would have a greater impact on our ability to carry out our mission. This observation is also a key recommendation of Albany County's Blight to Betterment 2021 task force report<sup>3</sup>. On October 20th 2022, Mayor Sheehan sent a letter to the New York State Office of Court Administration requesting an increase in court resources. A copy of that letter is attached at the end of this report. As a result of the Mayor's letter, City Court increased the aforementioned caseload cap of 60 cases to 70 cases, and allocated an additional 30 minutes of court time per session. Corporation Counsel is also implementing pre-court conferences for defendants in a final attempt for case diversion.

### **Other Processes**

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 Tables 4 & 5) 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.

We are also currently working on using 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 four separate zombie actions against noncompliant banks & servicers using the 2016 NYS Zombie Law, and staff are communicating with other municipalities across upstate NY about additional joint lawsuits.

Public entities such as the Land Bank, Albany Community Development Agency, and others are specifically exempt from the registration fee under the City's Vacant Building Registry. The Albany County Land Bank's inventory continues to be affected by the moratorium on evictions & foreclosures during the COVID-19 pandemic, as Albany County was under a foreclosure moratorium from March 2020 to January 2022. County officials reported to us that the NYS

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<sup>3</sup> This report can be found at:

<https://www.albanycounty.com/home/showpublisheddocument/16814/637680824862600000>

Office of Court Administration held the enforcement of tax liens until May of 2022, four months past the ending of the foreclosure moratorium. The foreclosure process has reportedly been restarted in June, with judgments expected to be signed by September and filed by October. As those legal processes play out, we eagerly await a large increase in Land Bank inventory in 2023 as Albany County works to catch up on their backlog of tax foreclosures.

**Table 8: Emergency Actions by Fee Category, Q4 2020 through Q4 2022**

Category	# of Emergency Actions Q4 2020 - Q4 2021	# of Emergency Actions, Q1 2022	# of Emergency Actions, Q2 2022	# of Emergency Actions, Q3 2022	# of Emergency Actions, Q4 2022
<i>1-3 Residential</i>	52	4	3	5	3
<i>4-6 Residential, or Mixed Commercial</i>	2	0	3	1	2
<i>7+ Residential</i>	1	0	4	0	0
<i>Nonresidential</i>	8	1	0	2	1
<b>Total</b>	<b>63</b>	<b>5</b>	<b>10</b>	<b>8</b>	<b>6</b>

**Table 9: Emergency Actions as a Result of Fire, Q4 2020 through Q4 2022**

Emergency Actions Taken as a Result of Fire?				
Quarter	Yes	No	Total	% Result of Fire
<b>Q4 2020</b>	<b>1</b>	<b>7</b>	<b>8</b>	<b>13%</b>
<b>Q1 2021</b>	<b>3</b>	<b>9</b>	<b>12</b>	<b>25%</b>
<b>Q2 2021</b>	<b>3</b>	<b>16</b>	<b>19</b>	<b>16%</b>
<b>Q3 2021</b>	<b>4</b>	<b>13</b>	<b>17</b>	<b>24%</b>
<b>Q4 2021</b>	<b>0</b>	<b>10</b>	<b>10</b>	<b>0%</b>
<b>Q1 2022</b>	<b>2</b>	<b>3</b>	<b>5</b>	<b>40%</b>
<b>Q2 2022</b>	<b>3</b>	<b>8</b>	<b>11</b>	<b>27%</b>
<b>Q3 2022</b>	<b>2</b>	<b>6</b>	<b>8</b>	<b>25%</b>
<b>Q4 2022</b>	<b>1</b>	<b>5</b>	<b>6</b>	<b>16%</b>
<b>Total</b>	<b>19</b>	<b>77</b>	<b>98</b>	<b>19%</b>

**Table 10: Occupancy Status at time of Action, Q4 2020 through Q4 2022**

Occupancy Status at time of Emergency Action						
Quarter	Vacant	% of Total - Vacant	Occupied	% of Total - Occupied	Lot	Total
<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>Total</b>	63	66%	30	31%	3	96

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:

- One in five emergency actions from Q4 2020 to Q4 2022 are the result of a fire. Going back further in our records to 2017, that number has been as high as 30-40% in some years. More work on this data is needed on the neighborhood level, where data could tell us if fire prevention efforts by the Albany Fire Department & BRC would be best focused on particular neighborhoods. There does not appear to be a strong trend in any historic districts for fire-related demolitions.
- 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.

Of the six Emergency Actions in Q4 2022, five were demolitions and one was a stabilization. One demolition occurred in the Clinton Ave/N Pearl/Clinton Sq historic district, the other five were not in a historic district. One of the demolitions was the result of a fire. It should be noted that the use of Emergency Demolitions has significantly declined since 2017. Table 11 shows the number of Emergency Demolitions by year dating back to 2017.

Table 12 shows the number of properties that have been removed from the vacant building inventory since 2017, and the reason why they have been removed. 68% of the over 700 vacant

buildings removed from the inventory have been rehabilitated and are currently occupied, with the other 32% being demolished<sup>4</sup>. Astute readers will notice that the total number of demolitions in Table 11 does not match the number of vacant buildings removed by demolition in Table 12 – this is likely due to the trend seen in Table 10, where roughly 30% of all demolitions from Q4 2020 – Q4 2022 were of occupied structures.

**Table 11: Emergency Demolitions, 2017 through Q4 2022**

Year	Emergency Demolitions	Difference from previous Year	Difference from 2017
2017	76	N/A	N/A
2018	64	-19%	-19%
2019	71	10%	-7%
2020	64	-11%	-19%
2021	49	-31%	-55%
2022	23	-113%	-230%

**Table 12: Vacant Buildings removed from Inventory, 2017 – 2023**

Reason for Removal	Number	% of Total
Demolition	231	32%
Rehabbed & Re-Occupied	483	68%
<b>Total</b>	<b>714</b>	<b>100%</b>

<sup>4</sup> While the overall number of buildings removed is significantly lower, these percentages stand in stark contrast to the few other municipalities who have kept track of these numbers, such as South Bend, Indiana. South Bend, over the course of removing 1,000 buildings in three years, demolished 61% of the vacant buildings removed from their inventory while rehabilitating only 39%. See South Bend's report here: <https://southbendin.gov/wp-content/uploads/2018/05/VA-Community-Update-Presentation.pdf>

**Table 13: Emergency Actions by Locally Designated Historic District from Q4 2020 to Q3 2022**

Locally Designated Historic Districts	# of Actions, Q4 2020 - Q4 2021	# of Actions, Q1 2022	# of Actions, Q2 2022	# of Actions, Q3 2022	# of Actions, Q4 2022
Arbor Hill / Ten Broeck Triangle	1	0	0	1	0
Center Sq / Hudson Park	1	0	0	0	0
Clinton Ave / N Pearl / Clinton Sq	1	0	0	0	1
Downtown Albany	0	0	0	0	0
Elberon Triangle	0	0	0	0	0
Lafayette Park	0	0	0	0	0
Lark Street	0	0	0	0	0
Lexington Avenue	1	0	0	0	0
Mansion	0	0	0	0	0
Pastures	3	0	0	0	0
South End-Groesbeckville	2	1	3	3	0
South Lake Avenue	0	0	0	0	0
South Pearl Street Commercial Row	0	0	0	0	0
Upper Madison Avenue	0	0	0	0	0
Washington Ave Ext/Historic RR Embankment	0	0	0	0	0
Washington Park	0	0	0	0	0
<i>None</i>	57	4	8	4	4
<b>Total</b>	<b>66</b>	<b>5</b>	<b>11</b>	<b>8</b>	<b>5</b>

**Table 14: Emergency Actions by Nationally Designated Historic District from Q4 2020 to Q3 2022**

Nationally Designated Historic Districts	# of Actions, Q4 2020 - Q4 2021	# of Actions, Q1 2022	# of Actions, Q2 2022	# of Actions, Q3 2022	# of Actions, Q4 2022
Arbor Hill / Ten Broeck Triangle	1	0	0	1	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	0	0	1
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	0	0
Pastures	3	0	0	0	0
Rapp Road Community	1	0	0	0	0
South End-Groesbeckville	2	1	3	3	0
Washington Park	0	0	0	0	0
<i>None</i>	57	4	8	4	4
<b>Total</b>	<b>66</b>	<b>5</b>	<b>11</b>	<b>8</b>	<b>5</b>

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

Director  
Department of  
Buildings & Regulatory Compliance

## Appendix

**Table 15: Code Violation Cases in City Court, 2012 – 2022**

<b>Code Violation Cases in City Court</b>							
	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	<b>Total</b>	<b>Average cases heard per Court Day (4-5 hours)</b>	<b>Court Days</b>
<b>2022</b>	967	906	1086	584	3543	72.3	49
<b>2021</b>	125	424	559	942	2050	43.6	47
<b>2020</b>	337	0	0	199	536	21.4	25
<b>2019</b>	376	461	597	598	2032	44.2	46
<b>2018</b>	237	326	232	336	1131	32.3	35
<b>2017</b>	254	218	212	190	874	25.0	35
<b>2016</b>	324	288	125	185	922	26.3	35
<b>2015</b>	235	405	238	644	1522	46.1	33
<b>2014</b>	No data	No data	No Data				
<b>2013</b>	642	550	337	No data	1529	40.2	38
<b>2012</b>	No data	No data	No data	634	634	57.6	11

**Table 16: Code Cases created by BRC, 2017 – 2022**

<b>Code cases created</b>	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	<b>Total</b>	<b>Average # of Cases per quarter</b>
<b>2022</b>	2722	2502	1911	1727	8862	2216
<b>2021</b>	1594	1901	2318	1483	7296	1824
<b>2020</b>	1004	1089	1958	1610	5661	1415
<b>2019</b>	1623	1078	1461	1205	5367	1342
<b>2018</b>	1011	1211	1306	1050	4578	1145
<b>2017</b>	1699	1819	1937	1798	7253	1813
<b>Average</b>	<b>1608.8</b>	<b>1600.0</b>	<b>1815.2</b>	<b>1478.8</b>	<b>39017</b>	<b>9754</b>