



CITY OF ALBANY

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RICHARD J LAJOY
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April 7th, 2021

Honorable Mayor Sheehan
Honorable Corey Ellis
Honorable Richard Conti
Honorable Kelly Kimbrough
Honorable Joseph Igoe
Honorable Michael O'Brien
Honorable Dorcey Applyrs
Honorable Owusu Anane
Honorable Ginnie Farrell

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, 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.

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

Table 1: Vacant Buildings (1st Quarter 2021)

Building Fee Categories	# of properties known to be vacant	# of Registrations newly filed	Total Registered Vacant Properties	% of Known to be vacant properties registered
1-3 Residential Units	891	50	230	26%
4-6 Residential Units, and mixed commercial & residential units of 1-3 units	35	1	7	20%
7+ residential units	5	0	2	40%
Nonresidential	89	2	8	9%
Total	1020	53	247	24%

* For the purposes of this report, numbers in these categories are estimates based on Property Classifications from the City Assessor's Office

Table 2: Vacant Buildings by Historic District (1st Quarter 2021)

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	0	1	6%
Broadway & Livingston Avenue	1	0	0	0%
Center Sq / Hudson Park	35	2	4	11%
Clinton Ave / N Pearl / Clinton Sq	65	3	21	32%
Downtown Albany	15	0	2	13%
Elberon Triangle	1	0	0	0%
Lark Street	14	0	0	0%
Lexington Avenue	4	0	0	0%
Mansion	30	0	8	27%
Pastures	4	0	1	25%
Rapp Road Community	4	1	1	25%
South End-Groesbeckville	81	3	15	19%
Upper Madison Avenue	1	0	1	100%
Washington Park	10	1	1	10%
Total	282	10	55	20%

As seen in Table 1 above, there were 247 buildings registered as vacant in the City of Albany in the first quarter of 2021¹, representing a decrease of one from the fourth quarter of 2020. This number is the second highest number of vacant buildings registered as such with the City of Albany since at least 2017. 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 declared vacant, and the largest chunk of buildings registered as vacant. Table 2 shows the breakdown by Local Historic Districts.

City Court has been mostly closed since March of 2020 due to the pandemic. All of our cases that we are not able to resolve administratively are waiting for the court to reopen. The backlog of unresolved code violation cases (Vacant & Occupied structures) is currently over 400 and counting. [sw1]

¹ The Department of Buildings & Regulatory Compliance had 283 active Vacant Building Registrations on file at the end of Q1, 2021. Thirty-six buildings that had an active registration in Q1 were not included in this report - 12 were duplicates and 24 were no longer vacant at the end of Q1.

Table 3: Overview of Vacant Properties in the City of Albany

Vacant Properties in City of Albany	Count	% of Total
Registered with City	247	24%
Registered with NYS DFS*	103	10%
ACLB Owned	86	8%
Publicly Owned (other than ACLB)	11	1%
Remaining Unregistered Vacant Properties	573	56%
Total Vacant Properties	1020	100%

Table 3 is 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 the 573 Vacant Buildings that remain unregistered into compliance with the City's Vacant Building Registry. It should also be noted that compliance by mortgage servicers with New York State's Zombie Law of 2016 is spotty and inconsistent, and the number provided to us by DFS 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. It should also be noted that public entities such as the Land Bank, Albany Community Development Agency, and others are specifically excluded from registering under the City's Vacant Building Registry.

Table 4: Emergency Actions by Fee Category in Q1 2021 & Q4 2020

Category	# of Emergency Actions, Q4 2020	# of Emergency Actions, Q1 2021
1-3 Residential	6	12
4-6 Residential, or Mixed Commercial	1	0
7+ Residential	0	0
Nonresidential	1	0
Total	8	12

Table 4 provides readers with the total number of Emergency Actions by Fee Category in Q4 2020 & Q1 2021, as required by the recently amended Section 133-78.6 of Article XIA of Part 2 of Chapter 133 of the Code of the City of Albany. Below is Table 5, which provides the total and individual numbers of Emergency Actions by Historic District in Q4 2020 & Q1 2021. As readers of this report can see, the vast majority of the Emergency Actions in Q4 2020 & Q1 2021 were of buildings with 1-3 Residential Units in areas of the City that are not designated as Historic Districts.

Of the eight Emergency Actions in Q4 2020, 2 were stabilizations and six were demolitions. The sole emergency action in a historic district in Q4 2020 was a demolition. Of the twelve Emergency Actions in Q1 2021, one was a stabilization and eleven were demolitions. The sole stabilization in Q1 2021 was not performed in a historic district.

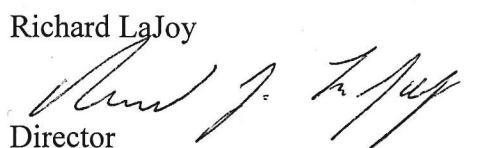
Table 5: Emergency Actions by Historic District in Q1 2021 & Q4 2020

Historic Districts	# of Emergency Actions, Q4 2020	# of Emergency Actions, Q1 2021
<i>Arbor Hill / Ten Broeck Triangle</i>	0	1
<i>Broadway & Livingston Avenue</i>	0	0
<i>Center Sq / Hudson Park</i>	1	0
<i>Clinton Ave / N Pearl / Clinton Sq</i>	0	1
<i>Downtown Albany</i>	0	0
<i>Elberon Triangle</i>	0	0
<i>Lark Street</i>	0	0
<i>Lexington Avenue</i>	0	0
<i>Mansion</i>	0	0
<i>Pastures</i>	0	0
<i>Rapp Road Community</i>	0	0
<i>South End-Groesbeckville</i>	0	0
<i>Upper Madison Avenue</i>	0	0
<i>Washington Park</i>	0	0
<i>None</i>	7	10
Total	8	12

The BRC strives to have as few vacant buildings as possible, and works with owners to assist them in repairing, maintaining, and re-occupying vacant buildings across the City. BRC also 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 prosecuting unregistered vacant buildings over the past few years.

If you would like any additional information or have questions about the information above please let me know.

Richard LaJoy


 Director
 Department of
 Buildings & Regulatory Compliance