



CITY OF ALBANY

KATHY M. SHEEHAN
MAYOR

DEPARTMENT OF BUILDINGS & REGULATORY COMPLIANCE
200 HENRY JOHNSON BLVD. – SUITE 1
ALBANY, NEW YORK 12210
PHONE (518) 434-5995 FAX (518) 434-6015
WEBSITE: WWW.ALBANYNY.GOV

RICHARD J LAJOY
DIRECTOR

January 7th, 2020

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 (4th Quarter 2020)

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	920	57	230	25%
4-6 Residential Units, and mixed commercial & residential units of 1-3 units	38	2	10	26%
7+ residential units	5	1	2	40%
Nonresidential	88	1	6	7%
Total	1051	61	248	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 (4th Quarter 2020)

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	18	0	2	11%
Broadway & Livingston Avenue	1	0	0	0%
Center Sq / Hudson Park	35	0	4	11%
Clinton Ave / N Pearl / Clinton Sq	70	5	22	31%
Downtown Albany	15	2	2	13%
Elberon Triangle	1	0	0	0%
Lark Street	14	0	0	0%
Lexington Avenue	4	0	0	0%
Mansion	32	5	8	25%
Pastures	4	0	2	50%
Rapp Road Community	4	0	0	0%
South End-Groesbeckville	86	2	13	15%
Upper Madison Avenue	1	0	1	100%
Washington Park	10	0	1	10%
Total	295	14	55	19%

As seen in Table 1 above, there were 248 buildings registered as vacant in the City of Albany in the fourth quarter of 2020, representing an increase of twenty over the third quarter. This number is the 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 – this is provided in anticipation of forthcoming changes to the Vacant Building Registry.

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.

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