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October 7th, 2020

Honorable Mayor Sheehan
Honorable Corey Ellis
Honorable Richard Conti
Honorable Kelly Kimbrough
Honorable Joseph Igoe
Honorable Michael O'Brien
Honorable Dorsey 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 (3rd 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	877	78	213	24%
4-6 Residential Units, and mixed Commercial & Residential of 1-3 Units	33	2	8	24%
7+ Residential Units	7	1	1	14%
Nonresidential	89	1	6	7%
Total	1,006	82	228	23%

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

As seen in Table 1 above, there were 281 buildings registered as vacant in the City of Albany in the third quarter of 2020. 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. There are some discrepancies from 2nd quarter to the 3rd quarter in the categories larger than 1-3 Residential Units. These discrepancies are mostly the result of misclassification errors in the creation of the 2nd Quarter report.

Table 1 shows a slight decrease in the number of vacant buildings registered from the second quarter. Similar to the 2nd Quarter, this decrease is likely due to several factors related to COVID-19, including lower number of inspections, lower number of complaints, and less compliance from building owners. It is also important to note that 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 about 400.

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