Acknowledgements

The Community Builders, Inc. would like to thank all of those involved in the development of the plan for Arbor Hill. There were many people and organizations that played a vital role in the development of this plan. Without their contributions, completion of the plan for the future of Arbor Hill would not have been possible. Many of those involved, including Mayor Gerald Jennings, the Neighborhood Advisory Committee, residents, officials from the City of Albany, and representatives of various stakeholder organizations, provided hours of their time and offered numerous valuable suggestions and recommendations for the plan for Arbor Hill.

The Community Builders would also like to thank Behan Planning Associates for the important work that it performed in the planning process. As an experienced urban design and planning firm, Behan played a critical role in all stages of the development of the plan.

Finally, we would like to thank the many residents and individuals who may not be listed but who also made valuable contributions to the planning process. The involvement of these residents and concerned individuals allowed this effort to become a truly comprehensive planning process. These contributions were made in many ways including comments at meetings of the Neighborhood Advisory Committee and participation at public meetings for the planning process, including the hand-on design workshop.

Arbor Hill Neighborhood Advisory Committee
Committee Co-Chairs:
Pastor Donald Stuart, New Covenant Christian Fellowship
Anders Tomson, Community Preservation Corporation

Committee Members:
Reverend Beresford Bailey, Star of Bethlehem Missionary Baptist Church
Honorable Betty Barnette, City Treasurer
Vaughn and Delia Baptiste, Residents
Helen Black, Ten Broeck Triangle Association, Resident
Honorable Michael Brown, Common Council, 3rd Ward
Brian Buff, Ten Broeck Mansion
Paul Cohen, Ten Broeck Mansion & Resident
Sister Kate Crispo, Center for Community Collaboration
Honorable Sarah Curry-Cobb, Common Council, 4th Ward
Ghouse Farooqui, HSBC Bank and Arbor Hill Development Corporation
Tyrone Ferguson, Charter One Bank
Barbara Fiddemon, Resident
Elizabeth Griffin, Historic Albany Foundation
Johertha H. Lynah, Resident
Roger Markovics, United Tenants of Albany
Jack Nielsen, Commissioner, City of Albany, Department of Public Safety
Bob Rogers, Arbor Hill Community Credit Union
Mayra Santiago, Albany Center for Economic Success
Jim Sinkoff, Whitney M. Young Health Center
Charlie Touhey, Touhey Associates
Hon. Wanda F. Willingham, Albany County Legislature

Other Public Officials and City Staff
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David Casciotti, City of Albany, Department of Development & Planning
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Kate Frank, City of Albany, Department of Development & Planning
Gary Hallock, Albany Housing Authority
Lori Harris, City of Albany, Department of Development & Planning
George Leveille, formerly ALDC, now Consultant
Joe Montana, City of Albany, Albany Community Development Agency
Jeffrey Neal, County of Albany
Darren Scott, Albany Housing Authority
Georgette Steffens, The Albany HomeStore
Carol Sweet, City of Albany, Albany Community Development Agency
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Aileen Simon, Resident
Alie Kamara, Resident
Allen London
Arlene Barnes, Resident
Badava Diagne, Resident
Barbara Cohen, Resident
Beverly Padgett, Resident
Carlos A. Rovito, C.A.R. Body Shop
Caroline Mason, Historic Albany Foundation
Carolyn Blanchard, Resident
Cassandra Guice, Resident
Cathany Carter, NCCS
Cheryl Smith, Resident
Clare Yates, Historic Albany Foundation
Clemsford A. Pollydore, Resident
Cocco Rabaan-Williams, Resident
Conrad Isiah, Resident
Conrad Teimb, Resident
David Cohen, Resident
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Edwin Bowman, STEP
Eleanora Sander, Resident
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Fred Pfeiffer
George Spencer Jr., Resident
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Hortence Artis-Bur, ELK's
Howard Stoller, Council of Albany Neighborhood Associations
Isla Roona, Social Capital Development Corporation; Restorative Community Justice Initiative
Jack Moodie, Resident
Jackie Jenkins, City of Albany, NY
James A. Seymour, NCCS
James Ford, Resident
James Waugaman, Resident
Jamie Gilkey, Resident
Appendix A

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Jill Rafferty, Capital Repertory Theatre
Joe Cunin, Lark Street BID
Joseph Bowman, SUNY
Josephine Massaro, The Palms of the Oasis, Inc.
Kate Willyard, Clinton Avenue Apartments
Kathy Quandt, Albany Heritage Area Visitor Center
Kenneth Allen, Resident
Linda Brown, NCCS
Lisa Goode, Resident
Louise A. King, Sr., Resident
Louise McNeill, Capital District Community Loan Fund
Lucy Wong, Resident
Luther G. Godfrey, Resident
Lyn Jerry, Resident
Manuel Alguero, Resident
Mariatu Kamara, Resident
Mario Christaldi, Resident
Marjorie Brazil Davis, Resident
Mary K. Moore, Resident
Mata Ali Walton
McKinley Jones, Resident
Mike Roona, Executive Director, Social Capital Development Corporation
Minnie Wylie, Resident
MJ Cahill, Resident
Nate Davis, W. Haywood Burns
Nebraska Brace, Resident
P. David Soares, Albany County Courthouse
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Peter Chiarella
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Rachel Sears, Ten Broeck Triangle Preservation League
Reverend Joyce Hartwell, ARISE
Richard & Sandra Halbritter, West Hill Neighborhood Association
Richard Tucker, Resident
Rodney Davis, Arbor Hill Environmental Justice
Ruby Hughes, Sheridan Hollow Neighborhood Association
Sal & Mary Franze, Resident
Shamequa Payne, AHA
Tyler Trice, AHA
Velma Fields, Resident
W. McCling, Resident
William Wylie, Resident
Yacob Williams, Resident
Yvonne Travalee, Salvation Army
Appendix B

Arbor Hill Neighborhood

Existing Conditions

City of Albany

October 2002
## EXECUTIVE SUMMARY

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Executive Summary

Arbor Hill is an older urban area located in the northeastern section of the City of Albany. Sheridan Hollow and Ten Broeck Triangle are two smaller neighborhoods within the larger area. There are three neighborhood associations: Arbor Hill Concerned Citizens, Sheridan Hollow, and the Ten Broeck Neighborhood Associations.

Arbor Hill is primarily a residential area with few commercial services and no employment centers. Arbor Hill has several historic districts and outstanding structures and streetscapes in the Ten Broeck Triangle, and along Lark Street and Clinton Avenue.

The southern half (south of Livingston) of the neighborhood is closest to the center of Albany. It was developed in the 19th and early 20th centuries, mostly with one to three family homes on urban lots. What remains of a formerly vital urban neighborhood is a mixed bag of maintained homes, run down structures, vacant buildings, small overgrown lots and too frequent evidence of abandoned real estate.

The northern neighborhood area is more like a new town. It was developed on larger land parcels created under an urban renewal plan of the 1960s. This area contains a fire station, the Whitney M. Young Health Center, Arbor Hill Elementary School, and large housing complexes. Almost half the neighborhood population lives in this northern area.

The 2000 US Census reported a total neighborhood population of 5,491 persons. 77% are black, 14% white, and 7% Hispanic. Indicators of distress in neighborhood demographics include higher rates of unemployment, poverty, and young residents within the population. Most of the housing is rental. The owner occupancy rate is 22%, compared to a citywide rate of 38%.

Arbor Hill has been designated for improvement by social and economic development programs sponsored by federal and state agencies, including the Community Development Block Grant, Enterprise Community, and Empire Zone programs. There have been several attempts at redevelopment and revitalization in the past. The Northern Boulevard Redevelopment Plan (1989), Gateway Commons and Partnership Homes Initiative by the Urban League (c. 1998) and proposed North Swan Street Redevelopment (2001) are examples.
I. Location

A. Arbor Hill Neighborhood Boundary

The Arbor Hill neighborhood covers approximately 200 acres in the City of Albany beginning at Broadway on the east and Henry Johnson Boulevard on the west. The elevation change between central Albany and Sheridan Hollow creates a natural separation between Arbor Hill and areas to the south. Topography, highway and railroad corridors create a natural boundary the north.

B. Context within City of Albany and Capital Region

Arbor Hill is north and north west of the City’s central business district. Central Avenue is a regional commercial spine that begins in Albany and ends in the City of Schenectady. West of Arbor Hill are dense urban residential neighborhoods. Directly north is North Albany with a mixture of industrial and residential uses. East of Arbor Hill is I-787, a regional highway that provides north-south bound traffic between southern Albany and the City of Cohoes. I-787 is located directly west of the Hudson River and serves to separate Arbor Hill and the City in general from the river.

The City of Albany is part of the Capital Region, encompassing four central cities and surrounding communities. The region’s assets include high quality air and water resources, open space and recreational opportunities, a convenient transportation network, excellent educational and cultural facilities, and proximity to other major cities. The economy is primarily rooted in government, wholesaling, retailing, and services. Like other communities across the nation, there has been a gradual shift away from manufacturing to a service-based economy.

The City of Albany is approximately 150 miles north of New York City, 215 miles south of Montreal, 165 miles west of Boston, and 290 miles east of Buffalo.
C. Proximate employment, recreation, shopping, and cultural centers

Albany is the capital of New York State and host to government agencies, legislative operations, and accessory economies. Albany is also a regional center for banking, health care, and manufacturing. The central city of Albany is 1 mile from Arbor Hill. It contains the Empire State Plaza and State Capitol and is a regional center for office space.

Like other neighborhoods in Albany, Arbor Hill does not contain a major grocery store – such stores are located along Central Avenue in the City or on major routes in the suburbs. New York Grocery is a recently opened medium-sized grocery store on Henry Johnson Boulevard that offers a smaller selection of fresh fruit and vegetables, and other convenience items.

The closest large grocery store to Arbor Hill is the Price Chopper on Delaware Avenue in Albany (@1 mile). “Super center” grocery stores are to the west and north. The closest are Westgate Plaza and Hannaford Plaza on Central Avenue (about 2 miles from Arbor Hill). Compare Market on Quail Street in West Hill is also nearby.

Strip commercial retail development is located along Washington Avenue and Central Avenue, beginning just south of Arbor Hill and continuing west. The southern end of Lark Street is another commercial corridor adjacent to Arbor Hill. The closest stores are on Lark Street and Central Avenue (Townsend Park) as near as .25 miles for residents on the south side of Arbor Hill (Sheridan Hollow) and as far as 2 miles for those on the north end. There is strip retail development on Northern Boulevard near Memorial Hospital about 1 mile from residents in the northern edge of the neighborhood. Farther away are neighborhood commercial establishments along Delaware Avenue. The large area shopping malls are 5 or so miles to the west located on the outskirts of Albany.

Businesses in Arbor Hill are limited and are scattered in Sheridan Hollow and along Broadway Avenue. The Albany Center for Economic Success is located on Orange Street and is the only business incubator in the City.

Albany is a center for cultural life and there are cultural outlets - museums, libraries, theatre – near Arbor Hill. Several large public parks are a short drive or a longer walk including Washington Park, Tivoli Park, the Corning Preserve on the Hudson River, and Swinburne Park. Smaller recreational spaces are interspersed throughout the community and provide open space and recreational opportunities to the community.

D. Vehicle and pedestrian linkages to and through the neighborhood

Four roads – Henry Johnson Boulevard, Lark Street, Pearl Street, Broadway, and Clinton Avenue - connect Arbor Hill to other areas of the city including downtown Albany, and commercial and retail destinations.

The Ten Broeck area is easily accessible on foot or by vehicle from downtown Albany. Ten Broeck is adjacent to North Pearl Street and Broadway and you can walk south into the City’s downtown in minutes (less than .5 miles). This puts the neighborhood within walking distance of major employers (State, finance), cultural centers (Palace Theatre, Capital Repertory Company, Quackenbush Square), and the Corning Preserve. Clinton Avenue is a major east/west road with sidewalks on both sides that provides this linkage to downtown and the rest of the city.

Sheridan Hollow is directly north of Central Avenue, a major corridor through Albany. Central Avenue is accessible from Sheridan Hollow by foot and vehicle via Henry Johnson Boulevard.
The Northern portion of Arbor Hill is more remote for an urban area. I-90 forms a northern boundary and cuts off access. The area is 2 miles or more from Central Avenue and downtown Albany. Residents typically need to drive or take public transportation to reach employment and shopping.

II. Neighborhood Description

A. Neighborhood Development History

The name Arbor Hill was given to the area because the land sloped upward from the Hudson River. Most of the neighborhood - north of Clinton Avenue and east of Henry Johnson Boulevard - was developed between 1825 and the turn of the century by the wealthy Van Rensselaer family in a grid street pattern. Arbor Hill served as a home to industrialists, business owners, and lumber barons conducting commerce stemming from the Erie Canal. Later, emergence of the City as a major transfer point for east-west shipping increased the demand for residential and commercial construction. Greek revival and early Italianate predominate as the architectural styles of the neighborhood. Arbor Hill is said to have been a major stopover point for the Underground Railroad in the late eighteenth and early nineteenth century.

The neighborhood’s historic fabric has eroded in the last 50 years as suburbanization, aging structures and facilities, the automobile, and construction of regional highways have taken a toll.

B. Sub-neighborhoods

Two sub-neighborhoods within Arbor Hill have established an independent identity. Sheridan Hollow is the southern side of Arbor Hill encompassing roughly all the area south of Clinton Avenue. It is the area closest to Lark Street and Central Avenue. This area includes the length of Sheridan Avenue and Orange Street within Arbor Hill. Sheridan Hollow got its name from the steep topography on the south separating Arbor Hill from Washington and Central Avenues in Albany. This area has a population of approximately 800. The streets are narrow and in a grid pattern. Development dates to the 19th century. There are still many row structures providing apartments and single unit dwellings. Lark Street is the only area with an historic designation within Sheridan Hollow. The Sheridan Hollow Neighborhood Association represents the interests of this sub-neighborhood.

The Ten Broeck Triangle is another distinct sub-neighborhood in Arbor Hill. This area roughly coincides with the Ten Broeck National Register Historic District and has an outstanding architectural quality. (See Ten Broeck photo, left). Most of the former ornate row house mansions are now multi-unit rental properties. Deterioration is a real threat to many of the buildings. There is a Ten Broeck Triangle Neighborhood Association.
C. Population characteristics: household composition, race, sex, age, income, employment

The boundaries of Arbor Hill overlay with the boundaries of US Census Tract 2. The 2000 census for the area provides a snapshot of population characteristics. (see attached tables as well).

**Arbor Hill Population Character (2000 U.S. Census)**

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total population</td>
<td>5491</td>
<td>4218</td>
<td>814</td>
<td>401</td>
<td>1900</td>
<td>534</td>
<td>$16,222 [vs. $42,935 in Albany County]</td>
<td>34.8% [vs. 10.6% in Albany County]</td>
<td>56.8% [vs. 65.8% in Albany County]</td>
<td>10.4% [vs. 6.8% in Albany County]</td>
</tr>
</tbody>
</table>

The neighborhood population has decreased over the last decade. This is a consistent trend in Troy and Schenectady as well. Arbor Hill has a concentrated minority population where 84.4% are either black or Hispanic. The neighborhood has a high percentage of persons under 18 years of age. Compared to Albany County, Arbor Hill had slightly higher rates of foreign born but not new residents, and residents who moved from elsewhere in New York State in the last 5 years.

The income data describing household characteristics display a population living in poverty in both absolute and relative terms. Neighborhood median incomes are strikingly low compared to the surrounding county, and the poverty rate is very high. The poverty rate is even higher for households with children under 18 at 42.8%.

Unemployment (10.4%) is higher than in the surrounding county (6.8%) but not outstanding. Despite the neighborhood’s proximity to managerial, professional and government jobs in downtown Albany, the 2000 Census portrays neighborhood residents who commute by car or bus to employment elsewhere in Albany County. Neighborhood residents tend to be employed in traditionally lower paying sectors. 30% of residents worked in the service sector (2000 US Census) as compared to 14% of all Albany County employed persons. 25% are professional and managerial, compared to 42% countywide. Only 20% worked in government compared to 28% countywide.

The population data can be broken down further into Arbor Hill’s four block groups. Block group 1 covers everything north of Livingston Avenue. Block group 2 encompasses Second Street to Livingston Avenue. Block group 3 lies between Clinton and Second Street, and Block group 4 lies between Clinton and Sheridan Avenues.

Data displays that half of the neighborhood population lives north of Livingston Avenue in Block group 1—primarily in the Ida Yarborough and Skyline Gardens complexes. In Block group 1, 85% of housing units are rented, which is even higher than in the neighborhood overall (79%).

The highest owner occupancy rate (35%) in Arbor Hill is in the area along Livingston Avenue south to North Second in Block Group 2. This is an area where many affordable infill housing projects were developed in the last 15 years with state and federal subsidies and private development partners. Owner occupancy in Block Group 3 containing the Arbor Hill Historic District (Ten Broeck) is 22%, which is equal to that of the rest of Arbor Hill.
Neighborhood Demographics by Block Group

<table>
<thead>
<tr>
<th>Block Group</th>
<th>Location</th>
<th>Population</th>
<th>Owner Occupancy Rate</th>
<th>Rental Housing Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>North of Livingston Avenue</td>
<td>2534</td>
<td>15%</td>
<td>85%</td>
</tr>
<tr>
<td>2</td>
<td>Second Street to Livingston</td>
<td>730</td>
<td>35%</td>
<td>65%</td>
</tr>
<tr>
<td>3</td>
<td>Clinton to Second Street</td>
<td>1436</td>
<td>22%</td>
<td>78%</td>
</tr>
<tr>
<td>4</td>
<td>(Sheridan Hollow) Sheridan to Clinton</td>
<td>791</td>
<td>23%</td>
<td>77%</td>
</tr>
</tbody>
</table>

D. Land Use

Arbor Hill is primarily a residential area, with commercial uses located along Clinton Avenue, Henry Johnson Boulevard, Lark Street and Swan Street. Most of the area south of Livingston Avenue was developed with one to three family attached, semi-attached and detached residences with lots measuring approximately 25 feet wide by 100 feet deep (2500 sf). Today, many vacant lots disrupt the streetscapes; these are the result of demolition of hazardous structures.

In contrast, the area north of Livingston Avenue has an auto dependent, new town character. Large apartment complexes, an elementary school, and a health center were developed as part of urban renewal plans starting in the 1970’s.

1. Residential

The 2000 US Census reports that Arbor Hill has 2914 housing units. 639 or 28% of those units are vacant due to turn over or abandonment. 42.9% of units were built before 1939 and less than 10% of units were built after 1990. Most housing in the neighborhood is within structures containing 2 to 9 units. Only 17% of units are single family homes within large apartment buildings.

The area south of Livingston Avenue is developed with one to three unit homes. Over the years, many structures have been demolished as they have deteriorated beyond repair. In many cases vacant lots remain. But there have been several infill housing projects that have resulted in new housing construction at an urban density to fill in the voids left by demolition. These rows of housing (1 to 2 family structures) built after 1980 are scattered along Livingston Avenue, Lark Street, First Street and other areas.
North of Livingston Avenue there are 4 large apartment complexes built after 1950. Robert Whalen Homes and Ida Yarborough are traditional public housing complexes managed by the Albany Housing Authority. Capital Woods is a newly reconstructed complex owned by a limited partnership created by the Albany Housing Authority. Skyline Gardens is privately owned. The Housing Authority and Skyline Gardens report a low vacancy rate at these properties.

Seventy historic row buildings on Clinton Avenue, some contiguous, some not, were redeveloped in the mid-80s with public and private funding. This ambitious Clinton Avenue project involved construction of streetscape amenities, off-street infill parking lots, and 216 rental units. The project has had ongoing financial and management challenges evidenced by several bankruptcies and a number of owners over the last 15 years. It is currently rented but the vacancy rate is in the range of 30% and turnover is high. These properties have had substantial renovation in the last five years and more work is planned.

<table>
<thead>
<tr>
<th>Name and Address</th>
<th>Owner</th>
<th>Number of Units/Type</th>
<th>Occupancy Descriptions</th>
<th>Vacancy Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Robert Whalen Homes North Lark Street</td>
<td>Albany Housing Authority (AHA)</td>
<td>108 family units</td>
<td>Public housing</td>
<td>5%</td>
</tr>
<tr>
<td>Ida Yarborough High and Low-rise Livingston Avenue and North Pearl</td>
<td>AHA</td>
<td>353 units family and single adult</td>
<td>Public housing</td>
<td>3%</td>
</tr>
<tr>
<td>Capital Woods (formerly Dudley Heights) Lark Drive</td>
<td>Limited partnership</td>
<td>140 family</td>
<td>Private</td>
<td>0%</td>
</tr>
<tr>
<td>Skyline Gardens Livingston Avenue</td>
<td>Private</td>
<td>80 units family</td>
<td>Private</td>
<td>3%</td>
</tr>
<tr>
<td>Clinton Avenue (70 buildings)</td>
<td>Private (CPC)</td>
<td>216 units</td>
<td>Private</td>
<td>30%</td>
</tr>
</tbody>
</table>
2. Vacant Buildings and Lots

In September 2002, Historic Albany, Community Builders and the City of Albany compiled an inventory of 179 abandoned buildings between Henry Johnson Boulevard, Orange Street, North Manning Boulevard, and Broadway. This is 12% of structures in the area.

Abandoned buildings are scattered in Arbor Hill south of Colonie Street. Most of the buildings are row type structures containing apartments. Only 33 of the buildings had any commercial space in them and one was a church. (See Abandoned Buildings section for more information).

Private individuals owned one hundred thirty-eight (138) of the abandoned buildings. No single private entity was listed as owner of more than three or four properties. Only 7 properties were owned by private mortgage finance companies. Twelve (12) buildings were owned by nonprofits; including five owned by the City’s Albany Community Development Agency. Twenty-nine were owned by Albany County.

A comparison between ownership in September 2002 to ownership in April 2001 found that 74 of the 179 buildings changed hands over that 18-month period. Albany County was a party to forty-one (41) of the transfers. Nineteen of the buildings were sold by the County to private individuals. The County took ownership of 22 buildings over the period, presumably the result of a foreclosure action.

There are 100 to 150 vacant land parcels in Arbor Hill considered to be abandoned. These are suitable for reuse or ongoing maintenance and are not currently used for parking, yard space, or designated for construction. Albany County or private individuals own most of the lands. The vast majority of these properties are classified as unimproved, residential lands. These lots are scattered in all areas south of Colonie Street. Many remain from demolition.

3. Parks and Recreational Facilities

The neighborhood has notable recreational programs including: a City operated Community Center and pool (attached to the New Covenant Charter School built on Lark and First Streets in 2001), and baseball fields run by the Kids Improvement District on North Lark Street (operated by the YMCA in 2002).

<table>
<thead>
<tr>
<th>Name</th>
<th>Programming</th>
<th>Operator</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Center at New Covenant North Lark Street</td>
<td>Pool, gym</td>
<td>City of Albany</td>
</tr>
<tr>
<td>Arbor Hill Community Center North Lark Street</td>
<td>Youth Programs operated by Trinity Institute</td>
<td>Trinity Institute</td>
</tr>
<tr>
<td>Kids Improvement District Manning Blvd. below Lark Drive</td>
<td>Basketball courts, tennis courts, ball fields</td>
<td>City</td>
</tr>
<tr>
<td>Arbor Hill Courts 73 N. Swan Street</td>
<td>Basketball courts</td>
<td>City</td>
</tr>
<tr>
<td>Lark Park</td>
<td>youth baseball leagues, basketball, tennis</td>
<td>YMCA</td>
</tr>
</tbody>
</table>

Recreational Resources Serving Arbor Hill
### Recreational Resources Near Arbor Hill

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Lark Street</td>
<td>courts, ball fields</td>
<td></td>
</tr>
<tr>
<td>Oak Street Playground</td>
<td>Playground</td>
<td>City</td>
</tr>
<tr>
<td>Oak and Second Streets</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bayhill Park</td>
<td>Wading pool, playground</td>
<td>City</td>
</tr>
<tr>
<td>Sheridan and Dove Streets</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Livingston Community Center</td>
<td>Pool, fields, gym, game room, weight room</td>
<td>City</td>
</tr>
<tr>
<td>315 Northern Blvd.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Livingston Ball Field</td>
<td>Fields</td>
<td>City</td>
</tr>
<tr>
<td>Northern Blvd.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Livingston &amp; Lake Playground</td>
<td>Wading pool, playground, basketball courts</td>
<td>City</td>
</tr>
<tr>
<td>Livingston and Lake Streets</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wilkie Playground</td>
<td>Wading pool, playground, and basketball courts</td>
<td>City</td>
</tr>
<tr>
<td>Colonie and Lark Streets</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Playground at Ten Broeck Triangle</td>
<td>playground</td>
<td>City</td>
</tr>
</tbody>
</table>

### Shopping and Services in Arbor Hill (September 2002)

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sanitary Barber Shop</td>
<td>59 N. Swan St</td>
<td>Hair</td>
</tr>
<tr>
<td>V.J. Franze and Sons Market</td>
<td>51-53 N. Swan St</td>
<td>Grocery</td>
</tr>
</tbody>
</table>
A & M Grocery 32 N. Swan St  Grocery
Keith's Bait and Tackle Store 101 1/2 Clinton Ave  Convenience
R & J Grocery and Deli 277 Clinton Ave  Convenience
AKA New York Supermarket 184 Henry Johnson Blvd  Convenience
Stop and Shop 21 Lark St  Convenience
Colonie Market 188 Colonie St  Convenience
The Silver Slipper 97 Henry Johnson Blvd  Bar
Kenneth's Tastebud 177 Henry Johnson Blvd  Restaurant
Roy's Caribbean 185 Northern Blvd  Restaurant
Stewart's 202 Henry Johnson Blvd  Convenience
NU "UZ" Salon 176 Henry Johnson Blvd  Hair
Boulevard Grocery/ Golden Fried Chicken 139 Henry Johnson Blvd  Convenience
Taysha Florist 191 Henry Johnson Blvd  Florist
Clinton Ave Grocery 153 Clinton Ave  Convenience
Star Market 203 Livingston Ave  Convenience
Hair Fashion by Roma 180 Clinton Ave  Hair
Modern Barber Shop 152 Clinton Ave  Hair
Barber Shop (No Name) Eastern Corner of Swan and Livingston  Hair
Corner Store (No Name) 157 Henry Johnson Blvd  Convenience
Dunkin' Donuts 201 Henry Johnson Blvd  Fast Food
Advantage Limo 139 Lark St  Limo Service
Shahnee's Caribbean 127 Lark St  Caterer
Michigan Market 108 Lark St  Convenience
Cell Phone Store (No Name) 275 Clinton Ave  Retail
ARED 273 Clinton Ave  Beauty Supply
Tailorama 178 Clinton Ave  Dry Cleaner
New York Grocery 155 Henry Johnson Blvd.  Grocery

5. Institutional (Healthcare, Education, Childcare, Churches, Social Service Agencies)

a. Healthcare

Healthcare in Arbor Hill is available at Whitney M. Young Community Health Center and Memorial Hospital on the fringe of Arbor Hill. The Whitney M. Young, Jr. Health Center is dedicated to the health and well being of infants, adolescents and adults. The Health Center was founded in 1971 to provide comprehensive health and dental services to the residents of Arbor Hill and North Albany. Providing services to a variety of patients from the cities of Albany, Rensselaer and Schenectady, Whitney M. Young, Jr. Health Center today offers a wide range of health services and special programs on an outpatient basis. The center is on Arbor Drive. There is also a Family Alcoholism & Chemical Dependency Treatment Service (FACTS) on Lark Drive.

Albany Memorial Hospital is a 165-bed facility located at 600 Northern Boulevard. It has been located in Albany since 1868, and at its present location on Northern Boulevard since 1957. Albany Memorial Hospital was recently named as one of the 100 Top Hospitals’ Intensive Care Units.

These healthcare institutions are within walking distance and are also sources of employment for the neighborhood.
b. Education

The neighborhood is within the geographical area served by Arbor Elementary School, a public school at 1 Arbor Drive. School enrollment as of May 31, 2001 was 541 students and 100% of children were free lunch eligible. The 4th grade English passage rate was 21%; the math rate was 36% in 2000 (Source: Times Union School Report Card). The school is composed primarily of students from the immediate vicinity with lower turnover than other elementary schools within the district.

The Albany City School District offers an open enrollment policy for students to attend other elementary schools within the district if parents so choose. The guidelines stipulate that the child going to a different school cannot displace a child from the neighborhood where the school is located, nor upset the racial balance within the school. An estimated 25 requests to move students to a different school under this policy were granted in 2001. This policy will continue with the federally mandated ‘No Child Left Behind’ program set to start in 2002-3. Students from Arbor Hill can also participate in the lotteries used to determine enrollment in the City’s 3 magnet schools. Livingston Middle School (786 students) at 315 Northern Boulevard and Albany High School provide public secondary education for students from Arbor Hill.

Arbor Hill is host to one of the State’s first charter schools. The New Covenant Charter School (see photo) was chartered in 2000 and moved to a new building (50 N. Lark Street) in September 2001. The school provides K-6 education. Enrollment of over 800 is expected in 2002-3. Students from anywhere in the Albany City School District can apply for admission at New Covenant. There is also a second charter school (Brighter Choice) that opened in Albany in the fall of 2002 and neighborhood students can participate in a lottery for those spots as well.

St. Casimir Regional Catholic School at 309 Sheridan Avenue and Blessed Sacrament on Central Avenue are Catholic schools nearby providing K-8 education.

The Albany Public Library main branch is located on Washington Avenue adjacent to Arbor Hill. It is within walking distance for residents of Sheridan Hollow, but far from northern Arbor Hill and the Ten Broeck Triangle.

c. Childcare

Arbor Hill residents rely on family, home care or daycare centers within the neighborhood. Demographics indicate a need among the population for 716 childcare spots. A severe shortage of licensed care, convenient to Arbor Hill, is demonstrated (from an analysis conducted in a 2001 grant application for a daycare center at Capital Woods). Robin and Masterson daycare centers have also recently closed, exacerbating the problem in the area.

<table>
<thead>
<tr>
<th>Daycare Facilities in Arbor Hill</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Daycare Facility</strong></td>
</tr>
<tr>
<td>Beginnings 25 Monroe St.</td>
</tr>
</tbody>
</table>
There were nine family care homes as of 11/30/00. These offer an estimated 221 spaces for infants, toddlers, and pre-k children. There is a full day pre-k program at Arbor Hill Elementary School.

There are several childcare centers south of Arbor Hill in the central part of the city and in downtown available to and used by Arbor Hill families. These families also use childcare around the region depending upon their commuting patterns.

Head Start is a federal program managed by Albany County Opportunity, Inc. for preschool children from low-income families. The program provides comprehensive health, dental, mental health, education and family services. Parent training classes are offered on child rearing, health, and nutrition. Assistance is provided for parents wanting to earn their GED, learn to read, English, or in obtaining job training.

d. Churches

There are a number of churches and storefront ministries in Arbor Hill and nearby West Hill serving neighborhood residents.

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Life Revelation</td>
<td>252 Orange Street</td>
</tr>
<tr>
<td>Victory Christian Church</td>
<td>118 Quail Street</td>
</tr>
<tr>
<td>Triumphant Fellowship Ministry</td>
<td>150 Sherman Street</td>
</tr>
<tr>
<td>Apostolic Gospel Church</td>
<td>101 First Street</td>
</tr>
<tr>
<td>Mount Moriah Baptist Church</td>
<td>269 Spruce Street</td>
</tr>
<tr>
<td>Metropolitan New Testament Missionary Baptist Church</td>
<td>105 Second Street</td>
</tr>
<tr>
<td>Mount Olive Missionary Baptist Church</td>
<td>236 No. Pearl Street</td>
</tr>
<tr>
<td>Bethany Baptist</td>
<td>59 Second Street</td>
</tr>
<tr>
<td>Grace Sweet Pilgrim Baptist Church</td>
<td>Corner Clinton &amp; Ten Broeck Streets</td>
</tr>
<tr>
<td>Christian Memorial Church of God in Christ</td>
<td>381 Sheridan Ave</td>
</tr>
<tr>
<td>The First Church in Albany</td>
<td>110 North Pearl Street</td>
</tr>
<tr>
<td>St. Casimir’s Church</td>
<td>309 Sheridan Ave</td>
</tr>
<tr>
<td>Church of God in Prophecy</td>
<td>57 Lexington Ave</td>
</tr>
<tr>
<td>Arbor Hill Church of God in Christ</td>
<td>40 Lark Street</td>
</tr>
<tr>
<td>Revelation Church of God in Christ</td>
<td>248 Orange Street</td>
</tr>
<tr>
<td>New Covenant Christian Fellowship</td>
<td>165 Clinton Ave</td>
</tr>
<tr>
<td>Sojourner Truth AME Zion Church</td>
<td>351 Livingston Ave</td>
</tr>
<tr>
<td>New Jerusalem Home of the Saved Church</td>
<td>160 Sheridan Ave</td>
</tr>
</tbody>
</table>
e. Social Service Agencies

The neighborhood has many families and individual residents eligible for social services available through State, County, and City governments, non-profits, and institutions. While many of these providers are located in other areas of the City, particularly on Central Avenue, Washington Avenue or downtown Albany, or in a few cases in outlying areas, several service agencies are housed in right in the neighborhood.

**Social Services Agencies Located in Arbor Hill, June 2002**

<table>
<thead>
<tr>
<th>Agency Name</th>
<th>Address</th>
<th>Mission</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arbor Hill Community Center</td>
<td>Lark Street (firehouse)</td>
<td>Youth programs</td>
</tr>
<tr>
<td>Albany Boys and Girls Club Satellite</td>
<td>Ida Yarborough Complex</td>
<td>Youth programs</td>
</tr>
<tr>
<td>Albany County Head Start</td>
<td>Robert Whalen Homes</td>
<td>Early Childhood Enrichment</td>
</tr>
<tr>
<td>United Tenants of Albany</td>
<td>33 Clinton Ave</td>
<td>Tenant Advocacy</td>
</tr>
<tr>
<td>Historic Albany Foundation</td>
<td>81 Lexington Ave (West Hill)</td>
<td>Historic preservation</td>
</tr>
<tr>
<td>Capital District Community Loan Fund</td>
<td>255 Orange Street</td>
<td>Community development financing</td>
</tr>
<tr>
<td>Albany Guardian Society Home</td>
<td>553 Clinton Ave</td>
<td>Adult assisted living home</td>
</tr>
<tr>
<td>Arbor House Day Treatment Program</td>
<td>340 First Street</td>
<td>Case management for women 16-21 involved in legal system</td>
</tr>
<tr>
<td>Arts Councils</td>
<td>19 Clinton Avenue</td>
<td>Assistance to artists and arts organizations, arts advocacy</td>
</tr>
<tr>
<td>Mercy House</td>
<td>12 St. Joseph Terrace</td>
<td>Emergency shelter for women and children</td>
</tr>
<tr>
<td>Circle of Hope</td>
<td>454 N. Pearl Street</td>
<td>Counseling, therapy for troubled adolescents</td>
</tr>
<tr>
<td>Albany County Community Services Board for Mental Health</td>
<td>245 Lark Street</td>
<td>County operated mental health outpatient clinical services</td>
</tr>
<tr>
<td>Employee Ownership Project</td>
<td>340 First Street</td>
<td>Business, legal, and technical assistance to low income entrepreneurs</td>
</tr>
<tr>
<td>Grace and Holy Innocents</td>
<td>498 Clinton Avenue</td>
<td>Food Pantry and Soup Kitchen</td>
</tr>
<tr>
<td>First Church in Albany Food Pantry</td>
<td>110 N. Pearl Street</td>
<td>Food Pantry, counseling, referral</td>
</tr>
<tr>
<td>Healthy Capital District Initiative Covering Kids</td>
<td>315 Sheridan Avenue</td>
<td></td>
</tr>
<tr>
<td>Food Pantries for the Capital District</td>
<td>340 First Street</td>
<td>Coordination of food distribution to shelters</td>
</tr>
<tr>
<td>Hope House Adult Residential Program</td>
<td>261 N Pearl Street</td>
<td>Long term substance abuse treatment</td>
</tr>
<tr>
<td>NAACP</td>
<td>93 Livingston Avenue</td>
<td>Minority rights advocacy</td>
</tr>
<tr>
<td>Everly Cromwell Community Center</td>
<td>Ida Yarborough High Rise</td>
<td>Senior counseling, information and referrals</td>
</tr>
<tr>
<td></td>
<td>260 N Pearl Street</td>
<td></td>
</tr>
</tbody>
</table>
Trinity Institution- Homer Perkins Center 76-82 Second Street Drug treatment residential program, HIV, group and family counseling
Whitney M. Young HIV Program Lark and Arbor Drives Case management, counseling, education
With a Little Help from My Friends 226 Clinton Avenue Furniture, clothing exchange and bartering
Women, Infant, Child Programs (WIC) Lark and Arbor Drives

**Housing Related Institutions**

<table>
<thead>
<tr>
<th>Institution</th>
<th>Address</th>
<th>Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arbor Hill Development Corporation</td>
<td>241 Clinton Avenue</td>
<td>Housing Development Corp.</td>
</tr>
<tr>
<td>Albany Housing Coalition</td>
<td>278 Clinton Avenue</td>
<td>Affordable Housing Development and Management</td>
</tr>
<tr>
<td>St. Joseph’s Housing Corporation</td>
<td>341 Clinton Avenue</td>
<td>Housing</td>
</tr>
<tr>
<td>Albany Community Development Agency</td>
<td>200 Henry Johnson Boulevard</td>
<td>Housing, economic development, neighborhood improvement</td>
</tr>
<tr>
<td>Albany Community Land Trust</td>
<td>341 First Street</td>
<td>Homeownership counseling, purchase/lease opportunities</td>
</tr>
</tbody>
</table>

**E. Existing Regulation Affecting Use of Property**

1. **Zoning**

The zoning in Arbor Hill implies a neighborhood comprised of residential areas served by three primary commercial districts.

The northern section of Arbor Hill is primarily zoned R-3A multi-family low-density residential. Permitted uses include garden apartments, single and two-family detached dwellings, and houses of worship. The central part of Arbor Hill between Henry Johnson Boulevard and N. Swan Street is zoned R-2A. Permitted uses include single and two family detached dwellings and houses of worship.

R-2B- one and two-family medium density residential zoning is located in the southern part of Arbor Hill extending from Henry Johnson Boulevard to N. Pearl Street. R-2B includes R-2A permitted uses and also permits semi-detached dwellings, and single and two-family rowhouses.

An R-4 multifamily high-rise residential district is located between Manning Blvd. and N. Pearl Street bounded by Lark Drive on the north and Livingston Avenue on the south. Principal permitted uses are multifamily/ high-rise dwellings, garden apartments, and two-family rowhouses.

North Swan Street and Henry Johnson Boulevard are designated C-1 Neighborhood commercial districts. C-1 is characterized by mixed-use commercial and residential spaces, with the commercial space meant to primarily serve the surrounding neighborhood.

A C-3 district (central business district) is located on North Pearl Street in the eastern portion of Arbor Hill and includes C-1 permitted uses as well as a number of commercial and office type facilities. A C-M- light industrial
district is located between S. Swan and N. Hawk (east to west boundaries), and Sheridan Avenue and Orange Street (north and south boundaries). Permitted uses include commercial business facilities and light manufacturing.

2. Urban Renewal Designations

Two areas in Arbor Hill have been designated in the past under New York State Law as Urban Renewal Areas to facilitate redevelopment.

Henry Johnson Boulevard (Clinton Avenue to Livingston Avenue), was designed for special attention in 1990 (Northern Boulevard Redevelopment Plan, 1989). The plan for this area was to create mixed-use retail and residential development to line the corridor. It was developed after a participatory community planning process in 1989 where alternatives were evaluated and mixed use, urban style development was chosen.

There has been significant development on the boulevard north of Second Street in the last decade in attempts to bring economic development and retail space. The Dunkin’ Donuts/Rite Aid Building and Stewart’s were retail projects. Gateway Commons, south side between Second and Third Streets, was launched and developed to house a private sector employer. 200 Henry Johnson Boulevard, east side between Third and Livingston, was constructed as office space and now houses the Albany Community Development Agency.

Arbor Hill Project No. 1, 1960’s- Bounded on south by Livingston Ave, west by Henry Johnson Boulevard, east by N. Pearl Street, and north by the railroad tracks. It includes Lark Drive, and Manning Drive. This area has been developed with large land uses including Arbor Hill Elementary School, Arbor Hill Firehouse, Skyline Garden Apartment Complex, Ida Yarborough Housing Complex, Whitney M. Young Health Care Center, and Capital Woods Housing Complex (formerly Dudley Heights). This area covers most of census block group one which had a population of 2534 in 2000.

F. Public Bus Transportation and Pedestrian Safety

1. Public Transit and Bus Shelters

The 2000 Census indicates that over 17% of the population relies on public transportation to get back and forth to work. This is over 3 times the Albany County rate. Arbor Hill is served by the Route 8 bus (Arbor Hill-Mount Hope) that travels north-south and provides access to major transportation hubs (such as Washington and Lark). From these major hubs, an Arbor Hill resident can easily reach work, shopping or other commercial destinations- downtown, Central Avenue, Crossgates Mall, Colonie Center, or adjacent communities such as Menands, Troy, Rensselaer or Latham.

Bus shelters are located at the following locations in Arbor Hill:

- North Pearl Street and Livingston Avenue
- Broadway Avenue and Livingston Avenue
- Clinton Avenue and North Pearl Street
- Broadway Avenue and Livingston Avenue
- Livingston Avenue and North Lake Street
- Livingston Avenue and Northern Boulevard (2)
- Henry Johnson Boulevard and Second Street
2. Streets and Sidewalks Infrastructure

Street and Sidewalk condition for most of Arbor Hill is good to fair. There are a handful of specific locations that were identified as needing repair. For much of the project area maintenance is a problem. Litter, broken glass, and weeds on private property and sidewalks contribute to the conclusion that divestment of property is commonplace.

a. Northern Portion of Arbor Hill (North of Livingston Avenue)

The redeveloped portion of Arbor Hill enjoys newer public infrastructure and sidewalks which are all in good condition. Curbs are fully intact. North Pearl Street between Clinton Avenue and Livingston was completely rebuilt in 2001 and features new brick pavers, sidewalks, curbs and pedestrian lighting. Colonie Street’s (east of Lark Street before it turns into N. Swan) roadways and sidewalks are in poor condition. Maintenance is also an issue.

b. Ten Broeck

Sidewalks and streets in the Ten Broeck area are generally in fair condition, with some instances of asphalt patching or cracked sidewalks. Sidewalks are even, and curbs fully intact. Along Ten Broeck Street and Clinton Avenue decorative pavers are also present. North Swan Street has very poor sidewalk and street infrastructure. Sidewalks are missing in places, or asphalted over. The Lark St/Clinton Avenue intersection is in poor condition with numerous patches, uneven surface. There is a maintenance issue for much of the area. Littering and weeds are present in many parts of the area, adding to a sense of neglect.

c. Sheridan Hollow

Sheridan Hollow generally has fair to poor street and sidewalk conditions. Orange Street (from Chapel Street to Dove Street) has streets and sidewalks in poor condition. Sheridan Avenue from Chapel Street to Henry Johnson Boulevard has generally fair condition street and sidewalks. Maintenance overall is decent here, although there are sections where weeds and litter detract from the appearance of the block.

Henry Johnson Boulevard marks the western boundary of Arbor Hill. The street is in good condition, while the sidewalk is in fair to poor condition. The block between First and Second Street has poor condition sidewalks. Dove and South Swan Street both have fair to poor sidewalk condition. Heavy weeds and blacktop on both sides of the sidewalk are also present.

### Fair to Poor Street and Sidewalk Conditions Identified in Arbor Hill, September 2002

<table>
<thead>
<tr>
<th>Street Segment</th>
<th>Street condition</th>
<th>Sidewalk condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Orange Street (Lark to N. Hawk)</td>
<td>Poor</td>
<td>Poor</td>
</tr>
<tr>
<td>North Swan Street (First to Colonie)</td>
<td>Poor</td>
<td>Poor</td>
</tr>
<tr>
<td>Colonie Street (North Swan to Lark)</td>
<td>Good</td>
<td>Poor</td>
</tr>
<tr>
<td>Livingston Avenue (Ten Broeck to Henry Johnson)</td>
<td>Excellent (Newly repaved)</td>
<td>Fair to Poor</td>
</tr>
<tr>
<td>Dove Street (Sheridan to Clinton)</td>
<td>Fair</td>
<td>Poor</td>
</tr>
<tr>
<td>Sheridan Avenue (Henry Johnson to S. Swan)</td>
<td>Fair to Poor</td>
<td>Fair to Poor</td>
</tr>
<tr>
<td>Lark Street (Second to Colonie)</td>
<td>Fair to Poor</td>
<td>Fair to Poor</td>
</tr>
<tr>
<td>Henry Johnson Blvd. (Sheridan to Livingston)</td>
<td>Fair</td>
<td>Fair to Poor</td>
</tr>
</tbody>
</table>
3. Lighting

Niagara Mohawk is under contract for the supply and maintenance of lighting for the entire City. The main thoroughfares of Clinton Avenue and Henry Johnson Boulevard are both well lit during nighttime hours.

4. Crime and Prevention Tactics

Crime and related issues of drug dealing and gangs are expressed as problems confronting the Arbor Hill community. The Public Safety Department offers general programming and specific initiatives for the neighborhood to address issues such as this. With the combination of law enforcement, fire department resources, and building inspections, the department has made significant improvements in addressing absentee landlords that rent to drug dealers, abandoned houses that are used for criminal activity, and the clean-up of several streets cluttered and littered with debris. The Albany Police Department has also implemented a community-policing program since 1999 that involves the patrol of officers on foot, bike and vehicle on a regular basis through the neighborhood. Creating a visible presence and improving the working relationship between the police department and Arbor Hill residents are primary goals of this program. In addition, the Community Response Unit of the APD (formed in 2000) has been tasked with addressing a wide variety of specific neighborhood problems.

G. Underground Utilities (water, sewer, fiber)

There is no compiled assessment of infrastructure conditions in Albany. The City Water Department reports that the waste and sanitary sewer lines along Livingston Avenue were separated in the 1970s. There is a dedicated storm sewer system and there have not been incidences of breakage or complaints.

The Water Department reports that the neighborhood water system is in good condition and there are major transmission mains in the area. No obstacles to development have been identified in the area of water and sewer utilities.

It is noted that utility repairs and accessing underground infrastructure have left a patched-over uneven surface at many locations on the roadways and sidewalks.

H. Environmental Factors

The land’s natural geography has defined Arbor Hill’s physical form. A ravine on the south creates a natural boundary. The steep slopes north of Clinton Avenue complicate development conditions.

All the land area in the neighborhood has been developed at one time or another. Most of the development has been residential as opposed to industrial or commercial. There are former commercial uses scattered throughout the neighborhood, and former and current commercial and industrial uses with unknown waste disposal or hazardous substance storage facilities.

Arbor Hill has an active environmental advocacy. The mission of the Arbor Hill Environmental Justice Corporation is to serve the community as an environmental and public health advocate, conduct environmental testing, and rehabilitate green and open space. From 1984 until 1994, the State of New York operated a regional trash incinerator in the heart of the Arbor Hill community. Arbor Hill Concerned Citizens was instrumental in closing this incinerator in Sheridan Hollow, and the Arbor Hill Environmental Justice Corporation grew out of the settlement.
There are no wetlands and flood plains in Arbor Hill presented on the NYSDEC Wetland and FEMA Floodplain Map.

I. Historic Districts and Sites

Arbor Hill was the most inconsistent of Albany neighborhoods, once a place of wealth, and a mix of aristocrats and workers. Originally part of the Patroon’s area, called The Colonie, and later the site of the Ten Broeck Mansion, the neighborhood was named Arbor Hill because of its grape arbors and its lofty position on a hillside. Ten Broeck Mansion was built for Brigadier General Abraham Ten Broeck; the general later became State Senator and two-time Mayor of Albany.

Arbor Hill was also one of the fastest growing industrial areas in New York. Its fast growing industry produced more jobs and led to a greater influx of residents to Arbor Hill.

The majority of Arbor Hill developed in the nineteenth century. It is part of a large area just north of the central business district which generally extends about one mile northward along the Hudson River and more than one and one half miles west from the riverbed. Many of the historic districts established to recognize and protect nineteenth century historic fabric overlay upon properties and areas in Arbor Hill. The area retains much of its nineteenth century historic character, although demolition and redevelopment have taken its toll in some parts. What once consisted of unbroken, separate historic districts has deteriorated into remaining historic properties- many in poor condition and interspersed vacant lots.

There are four distinct areas in Arbor Hill which have been recognized for historic quality and placed upon the National Register of Historic Places. Once designated, properties in these areas proposed for modification utilizing State or Federal funds must undergo review by the State Office of Historic Preservation prior to construction.

Two of the districts are designated by the City of Albany’s local historic district ordinance. The Historic Resources Commission must review proposed exterior building modifications for historic consistency prior to issuance of a city building permit.

### National Register Historic Districts in Arbor Hill

<table>
<thead>
<tr>
<th>National Register Name</th>
<th>Local Name If Different</th>
<th>National Register Status</th>
<th>Locally designated?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Broadway/Livingston</td>
<td></td>
<td>y</td>
<td>n</td>
</tr>
<tr>
<td>744-755 Broadway</td>
<td></td>
<td>y</td>
<td>n</td>
</tr>
<tr>
<td>Clinton Avenue</td>
<td></td>
<td>y</td>
<td>y</td>
</tr>
<tr>
<td>Arbor Hill</td>
<td>Ten Broeck</td>
<td>y</td>
<td>y</td>
</tr>
</tbody>
</table>

Broadway/Livingston Historic District

This district is situated a few blocks west of the Hudson River and two blocks north of the central business district at the intersection of Broadway and Livingston Avenue. There were 20 commercial and residential buildings in the district when it was listed on the register.
The Broadway/Livingston Historic District represents the last surviving concentration of early to mid-nineteenth century commercial/residential buildings along what was formerly a long uninterrupted streetscape of homes and businesses stretching from Clinton Avenue to the New York Central Railroad Bridge at Colonie Street. These structures provided commercial space associated with Hudson River commerce and elegant housing for middle and upper middle class businesspersons.

744-750 Broadway

This district includes 4 buildings on the east side of Broadway near Wilson Street. These are remaining structures from what was once a long uninterrupted commercial and residential streetscape on Broadway from downtown north to Colonie Street. Today demolition has isolated these buildings. 774 and 746 are identical three-story Greek revival row houses; 748 is the oldest structure; 750 is a three-story Italianate style building.

Clinton Avenue Historic District

The Clinton Avenue Historic District was listed on the national register in 1981 because its development is characteristic of row house fabric of the 1900’s. The largest section of the district is nine blocks along Clinton Avenue beginning at North Pearl on the east and ending at Quail Street on the west. The district also includes short adjacent segments of North Pearl Street, Elk Street, Lark Street, First Street, and Lexington Avenue. This shape of the district illustrates Albany’s unrelenting westward growth following the opening of the Erie Canal through the end of the 19th century.

There were 576 buildings in the district when it was nominated for the register. The vast majority of these buildings are brick row homes, two and three stories high with front stoops. The buildings were developed between c1830 and c1919 as speculative middle class housing.

In the early 1980s many of the row homes along Clinton Avenue were rehabilitated with private and public funding under a large development project managed by Vulcan Development. Rental management of these buildings passed from Vulcan to others in a series of transactions and project bankruptcies. The Community Preservation Corporation now owns most of the buildings.

The Palace Theatre, a local landmark, is located within the district and is on individual State and National Register listings.

Arbor Hill Historic District (locally known as the Ten Broeck Historic District)

The original district is triangular in shape and encompasses all row homes surrounding two small urban parks and the monumental St. Joseph’s Church along Ten Broeck Street, Hall Place, and St. Joseph’s Terrace. There were 97 structures in the district when it was originally listed on the National Register in 1978 under the name “Ten Broeck Historic District”. In 1985 an expanded district containing a total of 220 structures was listed in order to include areas west of the triangle proper along First, Second, North Swan, Ten Broeck Place, and North Hawk Streets. The district’s name was changed to the Arbor Hill Historic District at that time.

The district includes St. Joseph’s Church, Sweet Pilgrim Baptist Church, and the Ten Broeck Mansion. St. Joseph’s Church and the Ten Broeck Mansion are listed individually on the State and National Register of Historic Places in addition to being contained within recognized districts.
The Ten Broeck Mansion is owned, operated, and maintained by the Albany County Historical Association as an historic site. It is one of several mansions in the City of Albany open to the public and to school groups to showcase this area’s history.

The Ten Broeck Mansion is set on spacious grounds. It is a federal style house which was built for Abraham Ten Broeck in 1798, a prominent Revolutionary War Figure, delegate to the Continental Congress and later State Senator and Mayor of Albany. The mansion featured an uninterrupted view of the Hudson River when it was built.

Construction of St. Joseph’s Church began in 1855. St. Joseph’s School occupied several buildings before the structure on North Swan Street was constructed in 1905. North Swan Street developed as a commercial corridor in the second half of the nineteenth century.

Construction of row homes surrounding the church, by Albany’s wealthy Irish, “lumber barons” and other industrialists followed during the latter half of the 19th century. In the Mid 19th Century the area was known as Millionaire’s Row.

The Ten Broeck Preservation League is an organization established to be an advocate for historic preservation with a particular focus on this Arbor Hill area. The organization also conducts house tours and community beautification projects.

**Underground Railroad**

The Underground Railroad is said to have utilized properties in Arbor Hill and other Albany neighborhoods. Particular properties said to have been of importance to the Underground Railroad are listed as: 10 Lark St, 168 Third St., and 198 Lumber St.

The Underground Railroad Workshop is a non-profit organization that is working to research and further document Underground Railroad ties within the community. They currently lead walking tours within Arbor Hill and are a source of confirmed and unconfirmed information for Underground Railroad activity in the region.
Sources

2000 US Census
City of Albany Tax Assessment Information
Arbor Hill Neighborhood Needs Assessment Report, Dennison (2001)
City of Albany Consolidated Plan
Site Visits and Infrastructure Inspections (2002)
City of Albany Zoning Ordinance
Urban Renewal Plans and Legislation
Historic District Registry Information
Abandoned Property: Statement of Existing Conditions, Goals and Objectives

I. Introduction

Albany’s older urban neighborhoods have a number of empty, boarded buildings and scattered vacant lots remaining after structures have been demolished. These properties are not inhabited. Most do not appear to be maintained. Garbage, overgrown grass, broken windows, and structural failures pose a public safety concern. If the structures are not secured (i.e. protected by sound roofing and boarded windows and doors) they can become havens for squatters and crime. These “abandoned” properties are both symptom and cause of neighborhood decay.

Arbor Hill is in one of the weakest real estate markets in the region making the market return on private investment insufficient to make large-scale rehabilitation and new construction activities feasible. There is no dedicated source of public funding to deal with abandoned properties in a comprehensive manner and limited federal and state funding. For these reasons, the city is challenged with mobilizing available municipal resources and where possible, levering other public, private and institutional resources to respond to the problem.1

II. Definitions

“Abandoned properties,” as referred to in this paper, cover “abandoned buildings” and “abandoned lots.” “Abandoned buildings” are clearly vacant and not immediately inhabitable and typically have boarded doors and windows. “Abandoned lots” are vacant lots not in apparent use for example, as side yards or off-street parking. Both types of property have a blighting influence on the neighborhood.

III. Existing Conditions

In September 2002 the project team conducted a visual survey of the area contained between Henry Johnson Boulevard, Orange Street, North Manning Boulevard, and Broadway to identify abandoned buildings. 179 such buildings were identified. This is 12% of structures within the area.

Abandoned buildings are scattered in Arbor Hill south of Colonie Street. Most of the buildings are rowhouse structures containing apartments. See the table on the following page summarizing the results of the visual survey.

As of September 2002, private individuals owned 131 of 179 abandoned buildings (73%). No one private owner was listed as the owner of more than three or four properties. Only 7 properties were owned by private mortgage finance companies. Twelve (12) buildings were owned by nonprofits; including the five owned by the City’s Albany Community Development Agency. Twenty-nine (29) were owned by Albany County.

A comparison of ownership in April 2001 and September 2002 found that 74 of the 179 buildings changed hands over that 18-month period. Albany County was a party to forty-one (41) of the

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transfers. The County sold 19 of the buildings to private individuals. The County took
ownership of 22 buildings over the period, presumably the result of foreclosure actions.

Survey of Abandoned Buildings In Arbor Hill
September 2002

<table>
<thead>
<tr>
<th>Buildings in Arbor Hill planning area</th>
<th>1497</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buildings identified as Abandoned</td>
<td>179 (12% of total)</td>
</tr>
<tr>
<td>Land Use</td>
<td></td>
</tr>
<tr>
<td>One Family Residence</td>
<td>22</td>
</tr>
<tr>
<td>Two Family Residence</td>
<td>73</td>
</tr>
<tr>
<td>Three Family Residence</td>
<td>37</td>
</tr>
<tr>
<td>Containing 4 or more apartments</td>
<td>13</td>
</tr>
<tr>
<td>Commercial</td>
<td>33</td>
</tr>
<tr>
<td>Church</td>
<td>1</td>
</tr>
<tr>
<td>Ownership</td>
<td></td>
</tr>
<tr>
<td>Private Individual/Corporation</td>
<td>131</td>
</tr>
<tr>
<td>Finance Company</td>
<td>7</td>
</tr>
<tr>
<td>Albany County</td>
<td>29</td>
</tr>
<tr>
<td>Nonprofit (including ACDA)</td>
<td>12</td>
</tr>
<tr>
<td>City of Albany</td>
<td>0</td>
</tr>
</tbody>
</table>

Abandoned buildings can be secured (i.e. properly roofed and boarded), demolished or
rehabilitated. The expense of renovating an abandoned building can vary greatly,$15,000 to $65,000 per unit, depending on the condition of the building. A ballpark
estimate for renovating a two to three unit structure therefore ranges between $37,500
and $162,500. The total investment required to rehabilitate 179 structures would be in
the range of $7-29 million, resulting in 350 to 500 newly rehabilitated housing units. The
high cost of renovating some of the vacant building stock in Arbor Hill speaks to the
importance of establishing guidelines for weighing the economic utility of the building
against its preservation value.

The cost to remove a structure now averages $17,000/building making the cost of
demolition of 179 structures approximately $3 million. Such demolition in Arbor Hill
would result in scattered plots of vacant land, presumably ready for development of
housing and other land uses, with a cumulative total area of 13 acres.

In addition to abandoned buildings, there are 100 to 150 vacant land parcels in Arbor Hill
considered to be abandoned. These are suitable for reuse or ongoing maintenance and are
not currently used for parking or yard space, or designated for construction. Most of the

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2 Historic Albany Foundation, City of Albany Department of Development and Planning, and The
Community Builders survey in September 2002. City of Albany Tax Assessment Record (September
2002) provided ownership information. Tax Assessment record of April 2001 provided land use and
number of total buildings in the neighborhood.
3 According to the recent experience of the Community Preservation Corporation.
4 According to Albany Community Development Agency staff.
lots are owned by Albany County or private individuals. The vast majority of these properties are classified as unimproved, residential lands. These lots are scattered in all areas south of Colonie Street. Many are vacant as a result of demolition.

Property ownership trends and mapping indicate that there are many additional vacant lots in Arbor Hill. All totaled there were 621 vacant land parcels in Arbor Hill in April 2001 (Source: Real Property Service Data). The majority of these are not abandoned properties in the true sense of the term. Much of the vacant land is owned by private, nonprofit, or quasi-nonprofit corporations, as part of the Gateway Commons, Pieter Schuyler Court (now known as the Albany Family Housing Initiative), and the New Covenant Charter School development initiatives. Other vacant lots are used as parking or side yards. They are land locked slivers of land or public alleys.

The Arbor Hill Planning Initiative established four guiding principles for the development of actions for the neighborhood:

- Support Homeownership and Residential Reinvestment
- Celebrate Unique Culture and Heritage: People and Place
- Expand Business Development and Job Creation
- Strengthen Quality of Life.

Based on these principles, preliminary plans for addressing abandoned properties call for a combination of rehabilitation of existing structures and new infill construction compatible with the neighborhood context.

To assist in the Arbor Hill Planning Initiative, the inventory of abandoned buildings identified in the visual survey combined with vacant lots as identified by the Real Property Service data is presented in a map at the conclusion of this paper.

IV. Code Enforcement Pertaining to Abandoned Property

The City of Albany’s Public Safety Department’s Divisions of Fire Safety, and Building and Codes are the agencies responsible to inspect property and enforce codes where necessary. In the case of abandoned property, inspection takes account of a building’s structural condition, security (boarding of the first floor is required), and other public health and safety hazards. Early code intervention is especially important to address problems such as water damage early before significant deterioration to the building occurs.

Structures found to be unsound can be demolished or partially or fully stabilized, if feasible, by the City of Albany, if the property owner fails to respond to notification from the city. However, city resources for demolition are very limited. Demolition of abandoned buildings in several areas of Arbor Hill – including the Ten Broeck Triangle and along Clinton Avenue - is not desirable. On the contrary, restoring these buildings is a pressing need because these are early urban settlements designated for preservation and lie within historic districts (Downtown Albany District, Broadway/North Pearl Street
District, Ten Broeck Historic District, Clinton Avenue District). In these areas, the City desires, when feasible, to stabilize these structures.

The Common Council established a Vacant Building Registry in February 2000. It established a requirement for registering vacant buildings with the City. In addition to identifying the property and its owner or owners, the registration requires a vacant building plan calling for the property to be demolished within a specified time frame, secured and maintained, or rehabilitated within 365 days. The owner is required to notify the Enforcement Officer of any changes in information supplied as part of the vacant building registration within 30 days of the change. Further, any revisions to the plan or timetable for the vacant building must meet the approval of the Enforcement Officer.

The Department of Fire, Emergency and Building Services is responsible for enforcement of these plans. Any person violating any provision of the Vacant Building Registry or providing false information to the Enforcement Officer will be subject to a fine of not more than $1,000 per day of violation, and/or imprisonment not exceeding one year.

The Department of General Services is responsible for enforcing several sections of the municipal code of the City of Albany which contribute to quality of life in Arbor Hill. Among these are codes relating to refuse collection, illegal dumping, anti litter, snow removal, streets and encroachments.

V. Property Tax Collection, Lien, Foreclosure and Disposition

Many abandoned properties fall delinquent on annual municipal tax payments, resulting in tax liens, and sometimes foreclosure. In the City of Albany, the property tax assessment and collection process begins when the City issues tax bills each year for each taxable property. The municipal bills include municipal property tax and additional costs incurred for the property in the prior year, which can be added to the property tax bill under State Law. These include the cost of actions taken by the locality to clean or secure the property, and water and sewer charges.

The local tax bill is payable to the City Treasurer. At the end of each tax year, outstanding property tax bills are tallied and forwarded to Albany County. Albany County reimburses the City of Albany for outstanding tax bills. This effectively provides the City with 100% of the revenue due from property tax levy. A similar practice is in place for the school tax.

Albany County then takes over tax enforcement for the outstanding amount due in taxes. A penalty of 5% is added to the bill as soon as it becomes payable to the County. An additional 1% per month is added to the bill if left unpaid at the end of each month.

Albany County undertakes efforts to collect outstanding taxes including targeted mailings, informational packets on the delinquent property tax installment plan to taxpayers who qualify, and notices of the foreclosure action specified by law. In
addition, each year the County provides the City Treasurer with a list of unpaid taxes so that a notice can be added to the current City bill indicating that a tax remains unpaid.

If left unpaid after those notices, Albany County can foreclose on the property under State Law. Foreclosure on a residential property can occur once a real estate tax bill is delinquent for three years, while foreclosure on a nonresidential property can occur after delinquency of two years.

The County inspects, secures, and when warranted, demolishes structures it owns, to protect public health and safety. However, properties are moved to auction as soon as possible after foreclosure to reduce costs to County taxpayers and return the properties to productive use.

The County of Albany disposes of these properties in accordance with the County Real Property Disposition Plan. Accordingly, public auctions have been held regularly and over 1500 properties have been sold since 1995. The County requires a 20% down-payment at the time of auction, and reserves the right to reject any bids. Bidders that have delinquent taxes with Albany County must pay those in full before closing on the property.

Albany County will consider the private sale of parcels (instead of public auction) in limited circumstances to nonprofit organizations and municipalities for community use and public benefit. Unlike the public auction sales that carry no deed restrictions requiring rehabilitation, the deeds transferring properties by private sale often include conditions for improvements. There is also a very limited provision for sale to an adjacent owner, but that property must have no value to any other interested party.

Former delinquent owners can reacquire the residential property under very limited circumstances. All taxes, fees, and interest due through the closing of that sale must be paid in full, and the owner must be living in the structure at the time of the foreclosure action in order to qualify.

Relevant Laws: NY State Real Property Tax Law (see sections 942, 1166, 1330, 1332, 1442); County Law section 215; Albany County Charter; Albany County Local Laws (see #2 of 1998, Resolution 111 of 2002); Albany City Charter and Laws.
VI. Goals for Abandoned Property

Recognizing the blighting influence of abandoned properties on Arbor Hill and the mechanisms presently in place to address this problem, four goals have been established to address this issue:

1. Educate the public about abandoned properties.
2. Develop and maintain an inventory of abandoned buildings in the city.
3. Manage abandoned property in a manner to secure health and safety, and to minimize the blighting influence upon neighboring properties.
4. Encourage the reuse of abandoned properties.

Pursuit of many of these goals will require substantial investments in code enforcement and neighborhood beautification activities. It will also require targeted construction investment and collaboration among diverse and numerous private and public stakeholders to direct the use of available public subsidies. Albany County, Albany City, housing developers, public safety interests, neighborhood leaders, and other stakeholders have to engage in strategic planning to identify, target and dispose of tax delinquent and publicly-owned property in a manner which supports neighborhood redevelopment.

Stronger institutional, nonprofit, or private partnerships are needed to stabilize, rehabilitate, and sell property in Arbor Hill. Tax collection, lien, foreclosure and disposition processes of the City and County should be evaluated and modified to improve financial management and time efficiencies. Specific objectives under each goal are listed in the work plan below.

Abandoned Property Goals and Objectives

Goal 1. Educate the public about abandoned properties.

Objectives:
1.1 Publish a City of Albany Abandoned Properties Primer which explains the extent of the problem, why properties become abandoned, and the roles of various stakeholders in addressing the problem, including nearby residents and businesses.
1.2 Circulate the primer to public agencies, neighborhood associations and neighborhood not-for-profit organizations.

Goal 2. Develop and maintain an inventory of abandoned buildings in the city.

Objectives:
2.1 Build on the efforts of Historic Albany Foundation and SUNY Albany to develop and maintain a citywide inventory of abandoned properties.
2.2 Support the Historic Albany Foundation in the development of a technical advisory committee to work with neighborhoods to develop consensus on the treatment of abandoned properties.
Goal 3. Manage abandoned property to secure public health and safety, and to minimize the blighting influence upon neighboring property.

Objectives:
3.1 Inspect all abandoned properties to assess water damage and other structural threats.
   3.1.1 Stabilize and secure abandoned structures with historic, architectural or community value for rehabilitation in the future.
   3.1.2 Repair or demolish structures that threaten public health and safety.
3.2 Enforce applicable building codes, Vacant Building Registry Legislation (requiring the securing of first floor windows and doors) and property maintenance standards to improve the safety and appearance of abandoned buildings and lots.
3.3 Promote community projects and owner education to improve the maintenance of properties in Arbor Hill.

Goal 4. Encourage the reuse of abandoned properties.

Objectives:
4.1 Launch a marketing campaign to promote the reuse of abandoned properties.
4.2 Identify or create an entity (or collaborative) focused on abandoned property renewal to acquire, redevelop (through demolition or rehabilitation) and dispose of abandoned properties.
4.3 Create a proactive partnership of key stakeholders in abandoned property renewal: City, County, lenders and others to support the efforts of the entity.
4.4 Reuse abandoned property as part of development initiatives.
4.5 Facilitate the reuse of abandoned properties outside redevelopment areas.
Note: Abandoned Buildings as identified in visual survey.
City of Albany
Community Development Agency
Request for Proposals

PROPERTY ADDRESS __________________________________________________

PROPOSER NAME (specify if individual, joint venture or corporation. If joint venture list name, address, & phone number of each entity and percentage of partnership interest:
___________________________________________________________________________________
___________________________________________________________________________________

ADDRESS OF PROPOSER _______________________________________________________

PHONE NUMBER ______________________________________________________________

PURCHASE PRICE ____________________________________________________________

A. PROPOSED USE - Indicate number of uses/units per building and specify if units will be leased or owner-occupied. Indicate use: residential or commercial or not-for-profit. If commercial tenants, please list corporate name.

B. SCHEDULE
Time required to complete rehabilitation will be _________ months from conditional closing. Upon selection of the RFP proposal, a complete schedule must be provided. (Please note 8/1 properties subject to conditional revenue provision; the City of Albany has the right, but not the obligation, to repossess with damages, if the schedule is not met.)

C. FACADE PLAN

Describe in detail below the proposed street facade of the building, including:

1. Exterior siding material;
2. Type, size and number of windows and doors;
3. Proposed color of exterior;
4. Exterior lighting plan;
5. Security measures, if any; and
6. Size, location and number of exterior signs.

Please note that the facade and rehabilitation plan must be completed as approved prior to the transfer of title.

_______________________________________________________________________________
_______________________________________________________________________________
______________________________________________________________________________
### D. REHABILITATION PLAN BUDGET

Please develop an itemized estimate of anticipated rehabilitation or construction costs based on the **Cost Estimate Outline** below:

<table>
<thead>
<tr>
<th>EXTERIOR</th>
<th>ESTIMATED COSTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Chimneys - point Of rebuild</td>
<td>$______________</td>
</tr>
<tr>
<td>2. Roof - repair or replace</td>
<td>$______________</td>
</tr>
<tr>
<td>3. Cornice and trim repairs</td>
<td>$______________</td>
</tr>
<tr>
<td>4. Siding - repair or replace</td>
<td>$______________</td>
</tr>
<tr>
<td>5. Gutters &amp; downspouts</td>
<td>$______________</td>
</tr>
<tr>
<td>6. Exterior door - repair or replace</td>
<td>$______________</td>
</tr>
<tr>
<td>7. Steps &amp; porch repairs</td>
<td>$______________</td>
</tr>
<tr>
<td>8. Foundation wall pointing &amp; repair</td>
<td>$______________</td>
</tr>
<tr>
<td>9. Exterior protective covering</td>
<td>$______________</td>
</tr>
<tr>
<td>10. Storms &amp; screens</td>
<td>$______________</td>
</tr>
<tr>
<td>11. Accessory Building repairs</td>
<td>$______________</td>
</tr>
<tr>
<td>12. Service walks repairs</td>
<td>$______________</td>
</tr>
<tr>
<td>13. Driveway/Parking Lot</td>
<td>$______________</td>
</tr>
<tr>
<td>14. Landscaping</td>
<td>$______________</td>
</tr>
<tr>
<td>15. Fence</td>
<td>$______________</td>
</tr>
<tr>
<td>16. Other:</td>
<td>$______________</td>
</tr>
</tbody>
</table>

**SUBTOTAL EXTERIOR:** $________________

<table>
<thead>
<tr>
<th>INTERIOR</th>
<th>ESTIMATED COSTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>16. Joist or beam repairs</td>
<td>$______________</td>
</tr>
<tr>
<td>17. Wall changes</td>
<td>$______________</td>
</tr>
<tr>
<td>18. Wall &amp; ceiling treatments</td>
<td>$______________</td>
</tr>
<tr>
<td>19. Electric</td>
<td>$______________</td>
</tr>
<tr>
<td>20. Heating</td>
<td>$______________</td>
</tr>
<tr>
<td>21. Plumbing</td>
<td>$______________</td>
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<tr>
<td>22. Window repairs</td>
<td>$______________</td>
</tr>
<tr>
<td>23. Door repairs</td>
<td>$______________</td>
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<tr>
<td>24. Stairways &amp; railings</td>
<td>$______________</td>
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<tr>
<td>25. Insulation – attic/sidewall</td>
<td>$______________</td>
</tr>
<tr>
<td>26. Kitchen cabinets &amp; counters</td>
<td>$______________</td>
</tr>
<tr>
<td>27. Floor repairs</td>
<td>$______________</td>
</tr>
<tr>
<td>28. Cellar enclosures</td>
<td>$______________</td>
</tr>
<tr>
<td>29. Other:</td>
<td>$______________</td>
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</tbody>
</table>

**SUBTOTAL INTERIOR:** $______________

**TOTAL ESTIMATED COSTS:** $______________

**PURCHASE PRICE:** $______________

**TOTAL EXPENDITURE:** $______________

Cost per sq. ft. $______________

Cost per unit $______________

**Name source of estimates:**

Architect: _____________________ Contractor: _____________________
E. FINANCING - SOURCE OF FUNDS

1. Personal Funds
   $___________________

   Provide current financial statement for each application and each principal in the partnership. Attachment 2, Credit Authorization Form and Attachment 3, Assets Statement must be submitted with this response.

2. Bank Financial (commitment Letter from bank must be included if financing is required.)
   $_______________

3. Grant Funds/Donations (evidence of grants/donation must be provided; Grant agreement or award letter)
   $_______________

   *TOTAL $_______________

*Total amount of financing must be greater than or equal to the proposed amount of cost estimate expenditure.

F. Qualifications/Experience - Describe in detail previous experience in completing similar projects. Include key personnel involved in project, references and photographs if possible.

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>SCOPE OF PROJECT</th>
<th>COST OF PROJECT</th>
<th>REFERENCE</th>
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<tbody>
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</tbody>
</table>

G. CONTINGENCIES

1. Zoning ______________ or ______________
   Yes ___________ No ___________
   Reason for Contingency ________________________________

2. Financing ______________ or ______________
   Yes ___________ No ___________
   Time required to obtain bank commitment ________________________________

3. Other ________________________________

H. EVALUATION CRITERIA

In evaluation the merits of the proposals submitted for this property, the following items will be among the factors considered. The order of importance of magnitude is not necessarily reflected by the odor of this list.

A. Proposed Plan: The overall quality of the proposed physical elements of the development plan and the degree to which the project will contribute to the continued redevelopment of the immediate neighborhood.
B. Compatibility: The compatibility of the proposed plan with existing zoning, land use, density, and building rehabilitation standards.

C. Schedule: The timetable for the project, including evidence of capability to carry out the project in an expeditious manner.

D. Financial Capability: Evidence of financial ability to complete project;

E. Public Assistance: The requirements for a reliance upon public (City, State, Federal) program assistance in undertaking the project.

F. Use of Property: The proposed use of property (i.e. is proposed use identified as priority in neighborhood plan)

G. Long-term ownership of Property: Is property proposed for home ownership or investment purposes;

I. RIGHT TO REJECT PROPOSALS AND WAIVE INFORMALITIES

City reserves and may exercise the following rights and opinion with respect to this selection process;

1. To reject any or all proposals and reissue the RFP at any time before execution of a final contract.

2. To supplement, amend, or otherwise modify this RFP at any time before selection of one or more Respondents for negotiation and to cancel this RFP with or without issuing another RFP.

3. To accept or reject any or all of the items in any proposal and award the contract, in whole or in part, if it is deemed in the City's best interest to do so.

4. To reject the proposal of a respondent that, in the City's sole judgement has been delinquent or unfaithful in the performance of any contract with the City, is financially or technically incapable, or is otherwise not a responsible respondent.

5. To waive any minor informality, defect, or deviation from this RFP that is not, in the City's sole judgement, material to the proposal.

6. To request that some or all of the respondents clarify, modify or supplement proposals.

7. To conduct concurrent contract negotiation with multiple respondents if it is in the best interest of the City to do so.
J. CLOSING

Upon selection of the RFP submission by the City of Albany, a non-refundable deposit of $500.00 will be required. Prior to the transfer of the deed, the following must be submitted to the City;

1. Approved plan and sample for completion
2. Insurance documentation
3. Documentation of financing; documents must show that 100% of costs are covered.

K. CAUSE FOR DISQUALIFICATION

Applicants or principals identified on page 1, or any principal, general partner or corporate officer with ownership of more than 10% of the shares of the organization will be disqualified for adverse finding with respect 10:

1. Any City or County mortgage foreclosure proceedings or currently more than 90 days in arrears on any City or County loan;
2. Ownership or management interest in any property that was taken In Rem by the City or County or any tax arrears;
3. Owning any properties within the City of Albany that are in violation of the City building code or are the subject of enforcement actions;
4. Any record of building code violations or litigation against properties owned by the proposer or any entity or individual that comprises the proposer;
5. Any felony conviction or pending case; 6. Arson conviction, or pending case;
7. Previous record of default or non-performance on work affiliated with a public contract;
8. In the last 7 years, filed a bankruptcy petition or been the subject of involuntary bankruptcy proceedings
9. In the last 5 years, failed to file any required tax returns, or failed to pay any applicable Federal, State, County or City taxes or other charges.
CITY OF ALBANY – RFP Attachment 1
Environmental Assessment Form

SHORT FORM

For City Use Only

<table>
<thead>
<tr>
<th>File No(s):</th>
<th></th>
</tr>
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<tbody>
<tr>
<td>Project Title:</td>
<td></td>
</tr>
<tr>
<td>Date Filed:</td>
<td></td>
</tr>
<tr>
<td>Lead Agency:</td>
<td></td>
</tr>
<tr>
<td>Review By:</td>
<td></td>
</tr>
</tbody>
</table>

Determination Recommendation:  
[ ] 1. No significant impact  
[ ] 2. EIS required  
[ ] 3. Long form required

AFFIDAVIT

“I affirm that the information provided herein is true and I understand that this application will be accepted for all purposes as the equivalent of an affidavit, and if it contains a material false statement, shall subject me to the same penalties for perjury as if I had been duly sworn.”

Completed by:

<table>
<thead>
<tr>
<th>Name (type or print)</th>
<th>Signature</th>
<th>Date</th>
</tr>
</thead>
</table>

1. APPLICANT/INITIATOR INFORMATION

A. Name of Applicant(s)/Initiator(s): ______________________________________
   Address: ________________________________________________________________
   City: _____________________ State: __________________ Zip Code: ___________

B. Name of Agency and/or Individual preparing this form: ______________________
   Address: ________________________________________________________________
   City: _______________________ State: _________________ Zip Code: _____________
   Contact Person: _____________________________ Phone: _______________________  

2. PROJECT INFORMATION

A. Attach a detailed project description including a project location map and/or site plan.

B. Property location is on N  S  E  W  (circle) side of ____________________________
   Between _____________________ and ___________________________________
   Street Address (if any): _________________________________________________

C. Total Land Area: _____________________________________________ acres or sq. ft.
   (for linear projects, i.e. pipeline, transmission line, highway, etc., indicate total project length)

D. Tax Account No (Assessor): _____________________________________________

E. Section-Block-Lot No. (Maps & Records): _________________________________
2. **ENVIRONMENTAL INDICATORS**

Are any of the following land uses or environmental resources either to be affected by the proposal or located within or adjacent of the project site(s)? Check appropriate box for **every** item of the following checklist:

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
<th>UNKNOWN</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a.  Industrial</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>b.  Commercial</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>c.  Office</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>d.  Residential</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>e.  Utilities</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>f.  Recreational</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>g.  Transportation</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>h.  Parks</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>i.  Hospitals</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>j.  Schools</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>k.  Open Spaces   (15% or greater)</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>l.  Steep Slopes</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>m.  Heavily Wooded Area</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>n.  Shoreline</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>o.  Erosive Soils</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>p.  Energy Supplies</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>q.  Solid and/or Hazardous Waste</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>r.  Natural Drainage Course</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>s.  Stream or other Water Body</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
</tbody>
</table>

4. Are any facilities under ownership, lease or supervision to be utilized in the accomplishment of this project, either listed or under consideration for listing on the Environmental Protection Agency's List of Violating Facilities? [ ] Yes [ ] No

5. Is there public controversy concerning the project? [ ] Yes [ ] No

6. **PRIOR REVIEW**

A. Has an environmental impact statement (EIS)/analysis been prepared for this project or a project inclusive of this project, or for another agency at an earlier date? [ ] Yes [ ] No

If yes, identify the EIS/analysis, including the date of preparation, or attach a copy.

__________________________

B. Has the State Historic Preservation Officer (SHPO) been provided a detailed project description and been requested to comment thereon? [ ] Yes [ ] No

Date submitted to SHPO: ________________________________________________________

7. Identify all governmental actions (i.e. funding, permits, approvals, leases, etc.) Necessary for project implementation:

<table>
<thead>
<tr>
<th>Level of Government &amp; Agency</th>
<th>Type of Action</th>
<th>Status</th>
<th>Project ID#</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>State</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
8. SUMMARY OF ISSUES
List the potential environmental impacts/issues as identified by responses to sections 3, 4 and 5 above. Discuss alternatives and mitigation measures for these issues.

CITY OF ALBANY COMMUNITY DEVELOPMENT AGENCY
REQUEST FOR PROPOSALS

CREDIT REPORT AUTHORIZATION FORM - ATTACHMENT 2

I authorize the City of Albany Community Development Agency to obtain a credit report for:

 Individual _____________________________________________________________

 Company ______________________________________________________________

 Tax ID Number __________________________________________________________

 Date of Incorporation/Joint Venture Formation ________________________________

 Name ________________________________________________________________

 Principals, List all names ________________________________________________

 Address ______________________________________________________________

 Social Security # _______________________________________________________ 

 Date of Birth __________________________________________________________

 Prior Address _________________________________________________________

 Former Name (if Applicable) _____________________________________________

 Signature ___________________________ Date: __________________________
Assets Statement must describe financial status within the last twelve months. Financial information is submitted for:

- Individual
- Corporation
- Limited Partnership
- Not-for-profit
- Other

A. Personal Information

Name: ____________________________________________

Business Name: ___________________________________________________________________

Business Phone/Fax: ___________________________________________________________________

Residence Address: ________________________________________________________________

City, State, Zip Code: ______________________________________________________________

Business Address: ___________________________________________________________________

City, State, Zip Code: ______________________________________________________________

Position (Title): ___________________________________________________________________

Years of Service: _____________________ Annual Salary: _____________________________

Bonus/Commission or other Income: _________________________________________________

Are you a defendant in any lawsuits or legal action? If yes, provide details:
________________________________________________________________________________

Have you ever declared bankruptcy? If yes, provide dates and details:
________________________________________________________________________________

Do you have any contingent liabilities? If yes, please describe:
________________________________________________________________________________

B. Statement of Financial Condition

<table>
<thead>
<tr>
<th>ASSETS</th>
<th>DOLLARS (Omit Cents)</th>
<th>LIABILITIES</th>
<th>DOLLARS (Omit Cents)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash on Hand and in Bank</td>
<td></td>
<td>Note Payable to Banks - Secured</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Notes Payable to Banks - Unsecured</td>
<td></td>
</tr>
<tr>
<td>Notes Receivable</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Real Estate (List)</td>
<td></td>
<td>Notes Payable to Others - Secured</td>
<td></td>
</tr>
<tr>
<td>Mortgage Owned indicate Primary residence (list Separately and check those pledges as collateral)</td>
<td></td>
<td>Notes Payable to Others - Unsecured</td>
<td>Debt Balance in Margin Accounts with Brokers</td>
</tr>
<tr>
<td>Securities</td>
<td></td>
<td>Mortgages</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>Total Liabilities</td>
<td>New Worth</td>
</tr>
</tbody>
</table>

Signature: ____________________________________ Date: ___________________________

Print Name: ____________________________________________