



ALBANY COUNTY  
LAND BANK CORPORATION

## Land Bank Seeks Input on Redevelopment Opportunities in the City of Albany

*Feedback sought for three clusters of property that have potential for redevelopment*

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ALBANY, NEW YORK – The Albany County Land Bank is seeking feedback from developers and community stakeholders on the redevelopment potential of three clusters of properties in the City of Albany.

Today, the Land Bank released a Request for Expressions of Interest (RFEI) in connection with the non-profit organization's ongoing efforts to use tax-foreclosed, vacant or abandoned property to help revitalize neighborhoods that have struggled to attract investment.

The RFEI contains information regarding development alternatives for portions of three neighborhoods with redevelopment potential to catalyze revitalization while balancing local priorities and development considerations. The proposed alternatives emerged through work conducted by the Land Bank's consultants, MRB Group and Elan Planning, Design and Landscape Architecture, who were competitively selected earlier this year to assist with the project.

"This RFEI is an important step towards our goal of attracting investment that will create quality affordable housing for people of all incomes, increase opportunities for home ownership, advance local and community priorities and improve quality of life for existing and future residents," **said Adam Zaranko, Executive Director of the Albany County Land Bank.** "By putting all of these pieces together we hope to transform vacant properties into projects that will help stabilize neighborhoods."

Over the last several years the Albany County Land Bank has been strategically acquiring and assembling tax-foreclosed, vacant or abandoned properties in historically disinvested neighborhoods. To formulate the development alternatives, the project team collected and analyzed vacant property data from multiple sources to identify nearby publicly and privately-owned vacant properties that could form larger, complementary development clusters to further support redevelopment efforts.

"Each of these three clusters of properties represent historic neighborhoods and vibrant communities with so much untapped potential," **said Albany County Executive Daniel P. McCoy.** "I'm proud that Albany County and the County Land Bank continue to invest in the future of Albany with proposals like these. With this RFEI, we're hoping developers and community stakeholders alike will provide their own unique perspectives and help us revitalize our city with affordable housing and commercial space that translate into economic stability, jobs and improved quality of life."

These clusters were analyzed for proximity to existing and planned investments as well as zoning and land use regulations. As part of the effort, the project team consulted various regional, local and neighborhood planning studies and engaged with 30 different stakeholder groups including a wide range of developers, community groups and housing organizations to understand local priorities and find uses that could strengthen the community, build on assets, and provide outcomes beneficial to residents and developers.

“Since taking office, the City of Albany and Albany Community Development Agency have been laser-focused on revitalizing our neighborhoods and working with partners such as the Albany County Land Bank to create a city where every neighborhood works,” **said Albany Mayor Kathy Sheehan**. “I am encouraged by the Land Bank’s request to seek feedback from both community stakeholders and developers on the potential redevelopment of these clusters and look forward to working with the Land Bank and the community to develop a plan to transform these properties into quality housing with opportunities for homeownership.”

The three clusters identified through the analysis are as follows:

**South End Neighborhood Cluster:** There are up to 86 potentially available parcels totaling approximately four acres of land in the South End cluster. The boundaries for this cluster are from Broad Street to Elizabeth Street and from Second Avenue to Third Avenue. The initial concept includes a scattered-site housing project, with a strong focus on affordability, spread across these parcels and predominately comprised of new-build construction.

**Arbor Hill / West Hill Neighborhood Cluster:** This cluster includes all publicly owned parcels between Clinton Avenue and First Street in the vicinity of both sides of Henry Johnson Boulevard, comprising up to 24 potentially available parcels totaling approximately 1.5 acres of land. The initial concept includes a mixture of adaptive reuse and new construction. The uses include a strong anchor residential use with some commercial space dedicated to serving both residents and well as commuters passing through the corridor.

**Ontario Street Cluster:** Two vacant buildings (130 & 135 Ontario Street) and two vacant lots (134 & 154 West Street) totaling approximately 1.6 acres of land comprise the Ontario Street cluster. The initial concept includes the adaptive reuse of 135 Ontario Street and the demolition of 130 Ontario Street to make way for a new build housing project of approximately 60 units, with associated parking spaces on the West Street parcels.

The South End, along with other neighborhoods in Albany, hasn’t seen private sector investment in decades,” **said Jahkeen Hoke, Executive Director of AVILLAGE**. “This effort from the Albany County Land Bank is serving as a guiding light for investment and strategic efforts to build a better city. AVILLAGE is doing everything it can to assist and participate in the redevelopment process. We are looking forward to seeing what the future has in store for our neighborhoods.”

“The Land Bank engaged the City’s community development organizations as the concept was being shaped and sought continued input through shared research and conversations with consultants,” **said Arlene Way, Executive Director of the Arbor Hill Development Corporation**. “We believe the Land Bank’s inventive and inclusive strategy will create a path to sustainable investments that reflect the authentic needs and vision of the community and we look forward to continued partnership on this effort.”

Through the recently released RFEI the Land Bank seeks to solicit feedback from developers and other interested parties on the proposed redevelopment concepts. Comments received from respondents will be used to refine the concepts, substantiate developer interest and community support, and identify any obstacles to achieving the redevelopment concepts identified, including the need (if any) to conduct pre-development work, additional parcel assemblages, or stakeholder coordination. The information collected may also be used to inform future real property dispositions by the Land Bank.

The RFEI along with more information regarding the analysis and redevelopment clusters is available at [www.albanycountylandbank.org/rfej](http://www.albanycountylandbank.org/rfej). Responses to the RFEI are due by 4:00 PM Tuesday, October 15<sup>th</sup>.

**About the Albany County Land Bank Corporation**

The Albany County Land Bank was established in 2014 by Albany County to facilitate the process of acquiring, improving, and redistributing tax-foreclosed, vacant or abandoned properties. The Land Bank is a nonprofit organization committed to revitalizing neighborhoods and strengthening communities throughout Albany County. The Albany County Land Bank uses funding from the Office of the New York State Attorney General, Enterprise Community Partners, Albany County and the City of Albany to support property demolitions, acquisitions, stabilizations, lot improvements and renovation projects. The Albany County Land Bank works in partnership with local and state government, non-profits, residents, community groups, and responsible developers and investors to return properties to productive use and support community development.

To learn more about the Albany County Land Bank please visit: [www.albanycountylandbank.org](http://www.albanycountylandbank.org).

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