



# Arbor Hill Progress Report

Spring 2005

*Presented by:*

**Mayor Gerald D. Jennings**

*and*

**The Arbor Hill Implementation Team**



## Message from the Mayor

Dear Friends:

Since we issued the last Arbor Hill Progress Report, we continue to build momentum. The guiding principles set forth in the Arbor Hill Neighborhood Plan continue to drive revitalization efforts. In this past year, we have broken ground for substantial new public and private residential development, restored the splendor of our historic Palace Theater, welcomed a SEFCU branch to Arbor Hill, and benefited from numerous neighborhood clean-ups. This report describes these and other accomplishments.

In the year ahead we can look forward to more signs of neighborhood revitalization. Continued implementation of our Abandoned Properties Strategy will eliminate blighted properties in targeted blocks, clearing the way for new housing development. At the same time, assistance will be offered to encourage façade improvements to existing homes. New construction will result in fifty-four new rental units and at least a dozen new homeownership opportunities.

These accomplishments would not have been possible without the leadership and dedication of the people of Arbor Hill - those who live and/or work in the community - who share a vision for a brighter future and a passion for making it happen. I would especially like to thank Carl Touhey for establishing the Touhey Homeownership Foundation and committing to provide fifty new homeownership opportunities in the City, beginning in Arbor Hill. His generous contribution is testament to his belief in this neighborhood's potential and will no doubt pave the way for further private investment in this vital neighborhood.

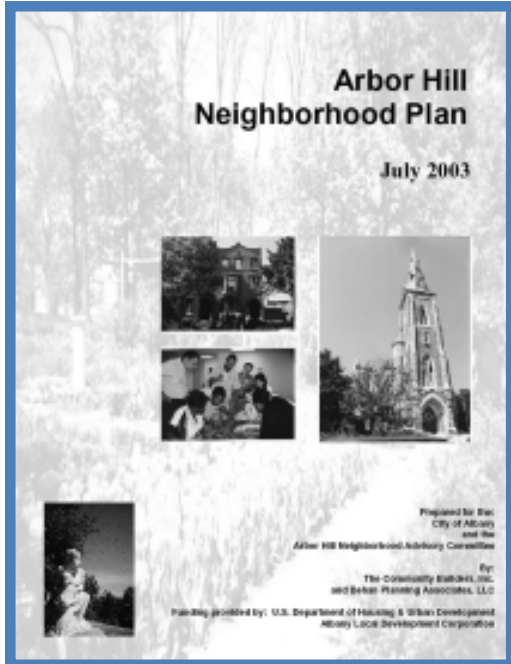
Sincerely,

A handwritten signature in black ink that reads "Gerald D. Jennings".

Gerald D. Jennings  
Mayor



# Introduction



The Arbor Hill Neighborhood Plan was completed in July 2003. It entailed a yearlong public involvement process which culminated in consensus on neighborhood priorities and how best to achieve them. Specifically, the Plan identified **four areas of focus** and attributed guiding principles and actions to each one. The four areas were:

- (1) Homeownership and Rental Housing;
- (2) Arts, Culture and Heritage;
- (3) Business and Job Development; and
- (4) Quality of Life.

The Plan's implementation structure was designed to correspond to these areas of focus and ensure adequate opportunity for public involvement and coordination:

## Arbor Hill Committees (Housing, Arts, Business, and Quality of Life)

These committees drive the implementation of the Plan. They meet monthly or as needed to carry out the actions called for in the Plan and evaluate development proposals in their respective areas. Meetings are open to all interested parties.

## Arbor Hill Implementation Team

This team is comprised of representatives from each Committee. It meets quarterly to share progress in implementing the Plan and coordinate efforts as appropriate.

## Arbor Hill Implementation Team

Monique Wahba, Project Manager  
Lori Harris, Commissioner, Development and Planning

### Homeownership and Rental Housing

Anders Tomson, Community Preservation Corporation- Chair  
Helen Black, Ten Broeck Triangle Resident\*  
Delia and Vaughn Baptiste, Residents

### Arts, Culture and Heritage

Brian Buff, Ten Broeck Mansion\*  
Elizabeth Griffin, Historic Albany Foundation  
Paul and Mary Liz Stewart, Underground Railroad

### Business and Job Development

Clemsford Pollydore, Neighborhood Business Owner  
Robert Radliff, Capital District Community Loan Fund  
James Sinkoff, Whitney Young Medical Center

### Quality of Life

Jackie Jenkins, The City of Albany Arbor Hill Community Center  
Courtney Williams, Resident  
Yacob Williams, Arbor Hill Development Corporation\*  
Barbara Smith, Resident and College of Saint Rose

\*former members

# Homeownership and Rental Housing

## Guiding Principles:

- A. Support new, lower density housing,
- B. Rehabilitate existing housing and build compatible infill housing,
- C. Provide a variety of housing types for all ages, family sizes and incomes,
- D. Use high quality designs and materials, and
- E. Support existing homeowners.

## Progress Report:

### City of Albany Tackles Abandoned Properties...

#### Strategy Developed to Address Abandoned Properties

It was recognized early on in the planning process for Arbor Hill that action needed to be taken to address the blighting influence of abandoned properties. In response, the City hired The Enterprise Foundation, a national nonprofit organization with expertise in this area, to provide guidance. The resultant *Albany Abandoned Properties Strategy Report* outlines steps the City and its partners can take to build revitalization momentum. These include bringing involved parties together to address the problem, continuing to build partnerships with affected neighborhoods, strengthening the development capacity of City and community-based organizations, creating a public entity to acquire key properties and see to their redevelopment, and concentrating some existing subsidies to maximize the impact on targeted neighborhoods. The City is actively working on these recommendations. (See articles below.)

The *Albany Abandoned Properties Strategy Report* was sponsored by generous funding from the following financial partners: Bank of America, Charter One, The Community Preservation Corporation, Evergreen Bank, HSBC, JP Morgan Chase, Key Bank, M&T Bank, and SEFCU. Copies of the Report are available at the City's website, [www.albanyny.org](http://www.albanyny.org), at The Enterprise Foundation website, [www.enterprisefoundation.org](http://www.enterprisefoundation.org), and at the offices of ALDC at 21 Lodge Street, Albany.

#### Enterprise Foundation Opens Office in Arbor Hill

As part of its commitment to the recommendations set forth in its Report (see above article), The Enterprise Foundation has opened an office at 200 Henry Johnson Boulevard. Enterprise provides technical assistance and financial support to help community-based organizations produce more safe, decent and affordable housing for persons of low and moderate income. In 2005, Enterprise will offer up to three, \$25,000 grants to not-for-profit organizations to bolster their operational capacities. Eligible costs can include salaries, consultant fees, equipment, software, training, technical assistance, project pre-development costs, or other items which promise to augment their production capacity. Enterprise anticipates complementing this financial support with technical assistance as needed and available.



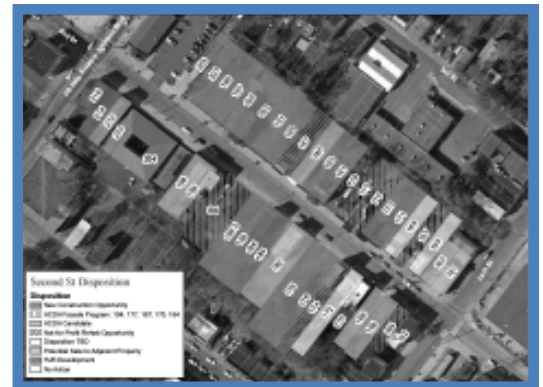
## Capital City Housing Revived

The City reconstituted the Capital City Housing Development Fund Company. Capital City is a Community Housing Development Organization (CHDO), a private nonprofit organization charged with providing decent, affordable housing to low income households. Fifteen percent of federal HOME funds allocated to the City are set aside for projects developed by CHDOs. HOME is the largest Federal block grant given to State and local governments, designed exclusively to create affordable housing for low-income households. HOME dollars are often used in partnership with local nonprofit groups to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership, or provide direct rental assistance to low-income people.

## Revitalizing Arbor Hill One Block at a Time

The City of Albany is taking a block planning approach to revitalizing the residential streets of Arbor Hill. By concentrating available resources on a limited number of neighborhood blocks, the City can remove blighted conditions caused by abandoned properties, assemble land to create new housing opportunities, and encourage the rehabilitation of existing buildings (see insert below). The first block selected was Second Street between Lark Street and Henry Johnson Boulevard.

This approach is intended to make a visible impact on the neighborhood and ensure that new investment does not occur in a vacuum. It has already drawn private sector interest. As noted in a later article, The Touhey Foundation selected one of the targeted blocks to initiate its homeownership project. The block planning approach will serve as a model for other city neighborhoods; a similar effort will be underway in the South End next year.



## Target Block Assistance Program

To address properties needing modest rehabilitation, the Albany Community Development Agency established a Target Block Assistance Program. It offers up to \$15,000 for façade renovation to properties located on the targeted block. The assistance is in the form of a deferred loan, which can be forgiven after five years if the owner complies with the grant agreement.



Target Block Assistance Program Participants on 2nd Street

## **Feasibility Study of St. Joseph's Academy to Start in New Year**

The New York State Housing Trust Fund Corporation awarded the Albany Housing Authority a \$45,000 grant to conduct a feasibility study of St. Joseph's Academy, located at the corner of N Swan and Second Streets in Arbor Hill. The project's citizen advisory board will begin meeting in Spring 2005. The study will take approximately four months to complete. While the information derived from the study will be applicable to a range of possible reuse scenarios, there will be specific research into uses that fulfill the arts and culture and senior housing recommendations contained within the Arbor Hill Neighborhood Plan. If the building is determined to have viable reuse potential and a willing entity has been identified, the Housing Authority will transfer the building at no cost. If not, a Request for Proposal process will be used to seek out viable development proposals compatible with the goals of the Arbor Hill Neighborhood Plan.



## **Arbor Hill Housing Options Grow...**

### **State Approves Funding for 54 New Rental Units**

The State Division of Housing and Community Renewal (DHCR) granted the Albany Housing Authority's (AHA) request for a \$650,000 tax credit allocation that would generate \$6 million in equity. It also approved a \$1.8 million Housing Trust Fund. When combined with federal HOPE VI and AHA resources, total project funding for Phase One amounts to \$10.5 million. This funding will enable the AHA to build 54 rental units in clusters around the neighborhood, as called for in the Arbor Hill Neighborhood Plan. DHCR funding requires that tenants be at or below 60 percent of median household income. The Arbor Hill Neighborhood Plan's guiding principles call for providing a variety of housing types for all ages, family sizes and incomes. While the DHCR funding helps address one sector of housing need, AHA will seek alternative sources of funding for Phase Two, so it can add market-rate housing to the residential mix.

### **Day Care Need Being Evaluated**

The Albany Housing Authority is evaluating the need for additional day care facilities in Arbor Hill, with the help of the Capital District Child Care Coordinating Council and other social service entities. The Child Care Council's counselors assist parents in finding appropriate child care and help caregivers in opening home-based family day care businesses. It also provides grants to eligible child care providers. To contact the Capital District Child Care Coordinating Council, call 426-7181, 1-800-521-KIDS, or visit the agency on the web at [www.cdcccc.org](http://www.cdcccc.org).

### **Land Trust to Rehabilitate Homes**

The Albany Community Land Trust has been awarded \$300,000 from the New York State Housing Trust Fund Corporation to rehabilitate ten homes in Albany over the next two years, primarily in Arbor Hill and West Hill. The Land Trust looks forward to working closely with the City of Albany to redevelop feasible properties that complement the new construction activities in Arbor Hill.

After rehabilitation, the Land Trust homes will be sold to income eligible families earning less than 80 percent of median income. The state funding reduces the mortgage financing needed by the homebuyer, thereby making homeownership more affordable. Interested homebuyers are encouraged to contact Lisa Feaster at the Land Trust, 426-1296. The Land Trust program of lease-purchase will be available to families who wish to buy, but need extra time to save for a down payment or pay down debt.

## Second Street Homes Under Construction



The Touhey Homeownership Foundation has established a \$1 million fund to construct up to 50 new owner-occupied houses for a total investment of \$5.5 million. The initiative is starting in Arbor Hill where two homes are under construction, and will spread to other city neighborhoods. The City and County have supplied vacant land for the units, starting on Second Street. Homes will start at \$89,000. A \$20,000 subsidy is being provided per home to make up the gap between the cost of construction and market value. The two-family homes will enable the homeowner to rent the lower floor for supplemental income. The Foundation figures the cost to own a home will be \$395 (\$795 mortgage plus taxes - \$400 rent). To qualify, applicants must have an income of at least \$27,000 and agree to live in the home for five years.

## Stephen Myers To Offer Single Family Homes

Over the winter, the Albany Housing Authority will be finalizing its \$2.1 million Stephen Myers Affordable Housing Program. Through this program, up to fifteen new, single-family houses will be constructed in Arbor Hill, in conjunction with the Authority's Arbor Hill HOPE VI rental housing initiative. To qualify for homeownership, annual household income must be less than 80 percent of the median, i.e. range between \$24,000 to \$50,000. Funding for the program is being provided by the State of New York Affordable Housing Corporation, Hope VI, the Federal Home Loan Bank of New York, the Community Preservation Corporation, State Farm Insurance, and private mortgage loans. The first units will be completed in 2005. Interested parties should contact the Albany Homestore at 434-5240 for homebuyer services.

## New Homes Available at Pieter Schuyler Court

Pieter Schuyler Court is a \$3 million housing development sponsored by the Albany Housing Authority, in collaboration with the Albany Housing Coalition and the Arbor Hill Development Corporation. Set on a hilltop at the northern end of Arbor Hill, it offers wonderful views of the Hudson Valley. Seven new rental units were completed and have been occupied. Two of the nine homeownership units are under construction. The remaining seven will be built in the spring.



## Community Realty Introduced in Arbor Hill



Community Realty, which specializes in representing Capital District first-time homebuyers in purchasing a home, recently established an office at 255 Orange Street. Thanks to its partnership with other homebuyer organizations, it can offer clients a wide range of support while working with realtors to find suitable homes for sale, especially in the neighborhoods it seeks to strengthen. Community Realty is a project of the Capital District Homeownership Collaborative, a coalition of seven not-for-profits working together to improve low and moderate-income communities. Program partners in Albany include the Affordable Housing Partnership, Albany Community Land Trust, and Capital District Community Loan Fund. To learn more, visit [www.yourownhome.org](http://www.yourownhome.org) or call 434-1840.

# Arts, Culture and Heritage

## Guiding Principles:

- A. Preserve the historic integrity of the neighborhood by maximizing the reuse of historic buildings.
- B. Support cultural institutions' applications for grant funding within or about Arbor Hill.
- C. Promote Arbor Hill as a place for arts, culture and heritage, recognizing the neighborhood's rich history, including the African American experience.
- D. Expand public participation in the arts.

## Progress Report:

### Arbor Hill Arts Committee Reaches Out

In an effort to expand its network, the Arbor Hill Arts Committee invited neighborhood artists and established arts organizations to its meetings. Guest speakers included: Jeff Cannell, Director of the Albany Public Library; Dr. Michael Werner, City Archeologist; Christine Miles, Director, Marcia Moss, Deputy Director for External Relations, and Erica Sanger, Education Director of the Albany Institute of History and Art; Barbara Smith, Community Resident and College of St. Rose Professor; and Jackie Jenkins, Recreation Administrator of the City of Albany Arbor Hill Community Center.

Reaching out to these people and organizations resulted in improved awareness of services and programs and in turn, increased participation in many of these arts programs by the community. It also provided more opportunities for focused planning and coordination of arts and culture activities in Arbor Hill, and new opportunities for artists to showcase their work.

### Underground Railroad Conference Celebrates Capital Region History

On February 28, 2004 a conference entitled *Underground Railroad: Quests for Freedom* was held at the College of Saint Rose. The conference highlighted the Underground Railroad story and placed it in the context of the times. Local community connections were emphasized and explained in a keynote, workshops, a play, and various displays.

A wide range of topics was offered as part of the program as well as elementary, middle, and high school educator workshops. The conference also featured theater, art, abolition music, and a litany remembering known fugitives who passed through the Capital Region. More than 350 people attended coming from Albany, surrounding communities and several states.



The Underground Railroad History Project of the Capital Region, Inc. (URHPCR), the program organizer, is devoted to researching, identifying, celebrating, and preserving the Underground Railroad's story in the Capital Region. URHPCR can be contacted through Box 10851, Albany, NY 12201, by phone at 518-432-4432 or on the web through [www.ugrworkshop.com](http://www.ugrworkshop.com).

## Underground Railroad Campus Developing in Arbor Hill

Several properties on Livingston Avenue are documented as having been involved in the Underground Railroad movement of the 19<sup>th</sup> century. The Underground Railroad History Project of the Capital Region, Inc. (URHPCR) is working to assemble the properties to create an Underground Railroad campus. This past July, URHPCR purchased 194 Livingston, former home of Stephen and Harriet Myers, which on November 30, 2004 was named to the national historic register. The museum to be housed in this building will interpret their lives as well as the activities of the Underground Railroad.

Nearly a dozen work parties were held this summer to clean up the property, each involving anywhere from five to twenty people. Cumulatively, volunteers logged in over 350 hours.

URHPCR has received \$10,000 from the Bender Foundation. This money will be used toward the restoration of the building and will serve as the match for additional grant funding. Next year the URHPCR plans to address brick problem areas and begin major work on the interior. An architect and architectural historian will be called in to help restore the building to its 1850's character. It is expected to be operating as a museum within two to three years.



Photo by Mary Liz Stewart

194 Livingston Ave



Photo by Mary Liz Stewart

Boys & Girls Club volunteers help clean up.

## Summer in the City Showcases Youth Talent

The College of Saint Rose's *Summer in the City* project organized an exhibit at the Ten Broeck Mansion consisting of works created by young people in Arbor Hill and other city neighborhoods. Works included paintings, essays, and videos. The show ran from September 24th to October 15th.

*Summer in the City* was part of the College's Urban Education Initiative and was supported by a grant from the American Studies Association. Barbara Smith, Project Director and College of Saint Rose literature instructor, commented on what a great opportunity the exhibit provided "to recognize the achievements of young people in Arbor Hill, West Hill, and other city neighborhoods where their gifts are sometimes overlooked."



Ten Broeck Mansion

## Students Dig Up History at Archaeology Camp

For the third summer, students supervised by archeologists from Hartgen Archeological Associates, Inc. excavated the site of the old Ten Broeck barn. Sponsored by the Albany County Historical Association at the Ten Broeck Mansion, the week-long camp brought together thirteen elementary school children from across the Capital Region, including several from the Arbor Hill neighborhood. The camp explores archaeological study from hypothesis building to research to excavation and analysis to artifact interpretation and exhibition. The camp culminated with a Mansion display of photographs, artifacts, drawings, and other work assembled by the students. A wealth of material culture relative to the 200 year history of the Mansion has been recovered. The Mansion plans on offering the archaeology camp again this summer.



Photo by Hartgen Archeological Associates

Ten Broeck Excavation

## In Other Arts News...

**St. Joseph's Church** has been stabilized and reopened for tours. Historic Albany Foundation, owner of the building, reported that the fall tours drew hundreds of participants, most of whom had personal ties to the church. Tours will resume in the spring. The St. Joseph's Capital Campaign continues its fundraising activities in an effort to match the \$300,000 state grant awarded to the project.

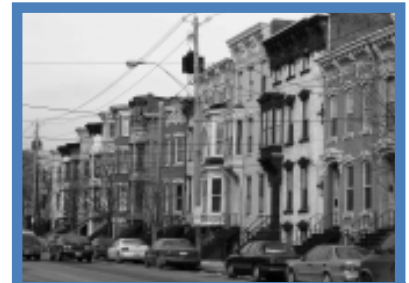
The Citizen's Library Advisory Committee has recommended St. Joseph's Church and St. Joseph's Academy as potential locations for an **Arbor Hill Branch**, possibly in conjunction with other uses. The APL Board and its Strategic Planning Committee will next draft a facilities plan for public review.

This summer, Historic Albany Foundation offered two architectural history programs in Arbor Hill: the **Clinton Avenue Trolley Tour and Slideshow** and the **Ten Broeck Triangle Walking Tour and Slideshow**. The tours were well attended. The Foundation plans to continue to organize architectural tours of the neighborhood.

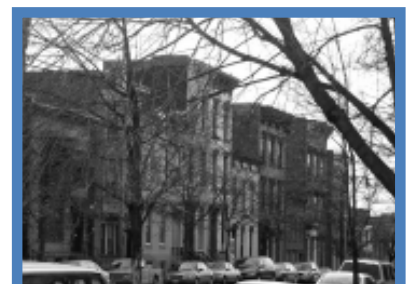
The **Palace Theater** got a \$2.7 million facelift in 2004, funded by a \$2 million Empire Opportunity Fund grant, a \$250,000 Downtown Business Improvement District grant, and a \$350,000 federal neighborhood initiative grant. Exterior improvements recreated the original marquee while integrating modern communi-



St. Joseph's Church



Clinton Avenue



Ten Broeck Triangle



Palace Theater

# Business and Job Development

## Guiding Principles:

- A. Support Henry Johnson Boulevard and Clinton Avenue as the neighborhood's primary commercial corridors.
- B. Promote the growth of quality small businesses, which serve and employ neighborhood residents.
- C. Support the development of marketable retail sites.
- D. Build upon the emerging cluster of ethnic restaurants and grocers.
- E. Make streetscape and other enhancements to improve the image of Arbor Hill's commercial corridors.

## Progress Report:

### SEFCU Opens an Arbor Hill Branch



In October of 2003, SEFCU, the area's largest credit union, along with Mayor Jennings and the Albany Community Development Agency, unveiled plans for the establishment of a new SEFCU branch in the Arbor Hill community. Slightly more than six months later, the credit union opened its doors to serve both current and prospective members at its newest financial services facility.

During the first weeks of operation, SEFCU added more than 40 new member households with deposits of more than \$10,000 and loans totaling just over \$16,000. By the end of the third quarter, those numbers had climbed to nearly 325 new households, approximately a half-million dollars in deposits, and more than \$220,000 in loans.

"We are extremely pleased that the Arbor Hill residents have responded so positively to SEFCU's service offerings in their community and we look forward to continued growth and expanded financial services for our newest neighbors," said Michael J. Castellana, SEFCU's president.

### Albany Center for Economic Success to Expand

The Albany Center for Economic Success (ACES) has secured funding to expand their incubator services. In December 2004, the US Department of Commerce's Economic Development Agency awarded ACES a \$1.8 million grant to assist in the construction of a new building. This funding is augmented by a \$300,000 grant from Albany County.

Located at 236 Clinton Avenue, the new 26,000 square foot building will adjoin the existing incubator at 255 Orange Street. The facility will offer flexible, low-cost office and retail space targeted at minorities, women and economically disadvantaged individuals. Construction is slated to begin in late 2005 or early 2006.

## ALDC Assembles Commercial Site



The Albany Local Development Corporation (ALDC), with support of the Arbor Hill Business Committee, has pursued the development of an approximately one-acre commercial site on the east side of Henry Johnson Boulevard, between First and Second Streets. ALDC is financing the assemblage. All but one property has been acquired to date. Completion is expected in the spring. The Committee will then discuss potential uses for the site and send out a Request for Proposals.

## Henry Johnson Boulevard to Get a Facelift

Henry Johnson Boulevard, between Sheridan and Livingston Avenues, is scheduled for a facelift. The project entails repaving the street, timing the traffic lights, installing new sidewalks, providing additional lighting, planting new street trees, and adding crosswalks and other pavement striping. As part of this project, Clinton Avenue, at the approach to Henry Johnson Boulevard, will also be improved. The street will be repaved and sidewalks repaired as needed. The project will be completed in fall 2005.

## Community Loan Fund: 20 Years Serving Arbor Hill

Based in Arbor Hill/Sheridan Hollow, the Capital District Community Loan Fund, Inc. (CDCLF) is a locally controlled, nonprofit financial institution with a community development mission. Since 1985, the Community Loan Fund has pooled loans from socially concerned investors and re-loaned the funds to nonprofits and micro-enterprises. To date CDCLF has loaned over \$6 million to more than 160 projects in the City of Albany. In addition to loans, CDCLF provides one-on-one technical assistance, classroom training, specialized workshops, and other services to small businesses and nonprofit organizations.

In 2004, CDCLF made eighteen loans in Albany, totaling \$745,750. Examples of recent loans in Arbor Hill include:

- *ACS Printing*. A \$28,750 loan for purchase of a four-color printer, enabling business to expand at its location at 255 Orange Street.
- *Affordable Housing Partnership and Community Realty*. A \$85,000 loan for renovations to 255 Orange Street, new home for these groups.
- *Albany Community Land Trust*. Loans totaling \$87,000 for purchase and renovation to homes on First and Third Streets for re-sale to low income, first-time homebuyers.
- *B & K Same 'Ole Place Grocery & Deli Store*. A \$10,000 loan for start-up costs to re-open a family-owned convenience store on Clinton Avenue.
- *Interfaith Partnership for the Homeless*. A \$154,500 loan for purchase of Sheridan Avenue property for use as 25-bed shelter and new program space.



Photo by CDCLF  
Averill Hilton of ACS Printing with his new printer.

## Arbor Hill Business Directory Developed

The Arbor Hill Business Committee compiled an *Arbor Hill Business Directory*, which was circulated in the neighborhood and posted on the City's website. Nearly seventy businesses were included ranging from business development services to child care to convenience stores and beauty salons. Copies are available at the City's website, [www.albanyny.org](http://www.albanyny.org).

## Guiding Principles:

- A. Foster understanding, cooperation and trust between the community and the police department to improve public safety.
- B. Make physical improvements to enhance public safety.
- C. Support efforts to clean and beautify Arbor Hill.
- D. Improve existing and develop new neighborhood green spaces.
- E. Calm traffic and make other improvements to make Arbor Hill more pedestrian-friendly.
- F. Give priority for on-street parking to residents, particularly where off street parking options do not exist.
- G. Encourage stronger physical connections to the downtown.

## Progress Report:

### Summer Youth Activities Guide Developed

An important emphasis of the Arbor Hill Neighborhood Plan was the need to provide positive experiences for neighborhood youth, particularly over the summer months. Although a number of summer youth activities exist, a comprehensive list was lacking. In response, the College of Saint Rose sponsored the development of the *2004 Guide to Summer Activities for Youth in the Capital Region*. The Guide organizes summer activities into four categories, i.e. Arts and Culture, Education, Overnight Camps, and Recreation/Day Camps, and provides a description of each activity, including program dates, age range of eligible participants, fee and availability of subsidy, and contact information. The guide was developed with the needs of Arbor Hill youth in mind and was circulated in the neighborhood. The Mayor's Office made wider distribution possible by printing several hundred additional copies and putting the guide on the City's website. The College plans to update the guide for 2005. Copies can be obtained by calling 454-2891.

### Arbor Hill Neighborhood Watch Keeps Eye on Community

Arbor Hill Neighborhood Watch provides a mechanism for neighborhood residents and other stakeholders to meet monthly with police officers to raise public safety or other quality of life concerns. Depending on the issue, representatives of other organizations are invited to attend meetings. For example, the Department of General Services was invited to talk with the group about garbage collection and street beautification issues. At another meeting, a representative of St. Joseph's Housing Corporation came to discuss the organization's new management and its plans for the future. A focus for 2005 will be property maintenance by landlords. (See back cover for meeting information.)

### Block Clean Ups Held Over Summer

Five block clean-ups were held over consecutive Saturdays in July and August. Work began on Sherman Street between Ontario and Lark Streets. Successive clean ups covered the same sections of Elk Street and Sheridan Avenue. Neighborhood Watch conducted the clean ups in conjunction with the West Hill Neighborhood Association and the Community Prosecution Initiative, and with the cooperation of the City of Albany Police Department and the Department of General Services.



Photo by P.O. Kelly Kimbrough  
Livingston Ave neighbors celebrate the holidays.

# Get Involved *in the Revitalization of Arbor Hill*

**For information about the  
Arbor Hill Implementation Team, Housing Committee  
or Business Development Committee contact:  
Monique Wahba (see below).**

**For information about the  
Arts, Culture & Heritage Committee contact:  
The Ten Broeck Mansion at 436-9826.**

**For information about  
Neighborhood Watch (formerly the Quality of Life Committee) contact:  
Kate Willyard of the Clinton Avenue Apartments at 465-4123.**

**To learn more about the Arbor Hill revitalization effort,  
check out the City's website: [www.albany.ny.org](http://www.albany.ny.org) or contact:**

Monique Wahba, Senior Planner  
Department of Development and Planning  
21 Lodge Street  
Albany, NY 12207  
434-2532 x26  
434-9846 (fax)  
[wahbam@ci.albany.ny.us](mailto:wahbam@ci.albany.ny.us)