

# FOUNDATION PERMIT REPORT: MULTI-FAMILY DEVELOPMENT

## HOUSING SHORTAGE STILL UNADDRESSED, FOUNDATION PERMIT FILINGS FALL FROM THE PRIOR MONTH

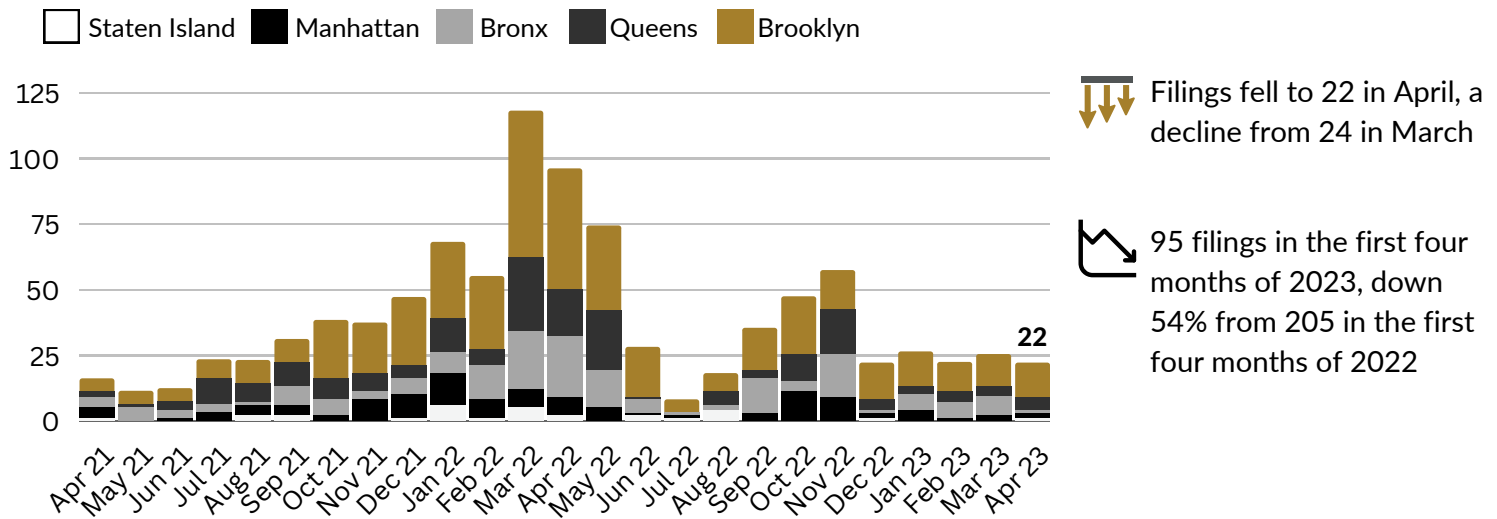
As part of its efforts to better understand the state of housing markets, REBNY issues a monthly Multi-Family Foundation Plan Application Report. This report reviews monthly foundation applications submitted to the NYC Department of Buildings (DOB) and includes data from April 2023.

Tracking foundation projects supplements REBNY's quarterly Construction Pipeline Report, which examines new multi-family building job application filings submitted to DOB. Since this report tracks foundation filings rather than new building filings, it provides an additional perspective on the overall state of housing development activity in New York City. New building filings generally precede foundation filings by a period of at least several months, or possibly longer if the project is unable to proceed to the construction phase. Therefore, by tracking the foundation filings, it is possible to get a more detailed sense of how many projects are nearing construction or may be struggling to do so.

### Foundation Filings Slide Lower in 2023

The second quarter of 2023 began with a decline in foundation filings, continuing the trend of negligible filings that began in the second half of 2022 following the expiration of the 421a tax abatement program. In April, there were 22 new filings with a total of 569 proposed dwelling units, compared to 24 filings in March with 792 proposed dwelling units. In February, there were also only 22 filings with 432 proposed dwelling units. As previous reports noted, 2022 was a divided year for foundation filings. In the first six months of the year there were 440 filings for 31,750 units. After the expiration of 421a in June, only 186 filings, accounting for 12,005 units followed.

## Initial Filings - All Buildings 4 units or More

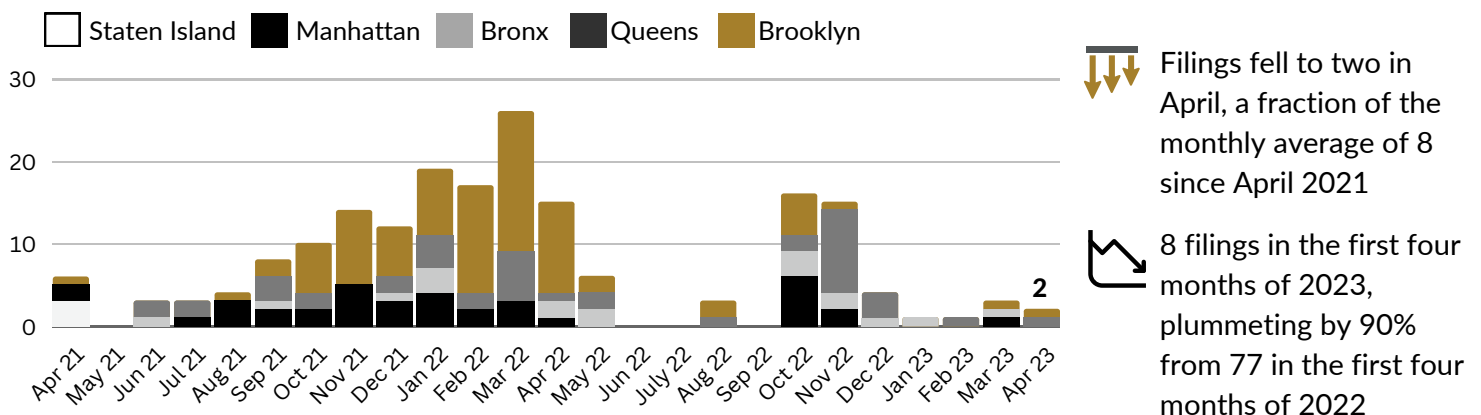


## Large Building Filing Falls to Two

In April, two buildings with more than 100 residential dwelling units filed an initial foundation application with the DOB. These projects accounted for 487 proposed units, more than half of the proposed units this month. This was the fifth month in a row with fewer than five large building filings. The projects include 6014 Beach Channel Drive in Arverne, Queens. The other, much larger project is located on a brownfields site at 12096 Flatlands Avenue in Brooklyn and is the initial phase of a 13-building complex in East New York that is expected to have 2,100 residential units leased at income-based rent, as well as a performing arts center, a trade school, and retail.

The dearth of large-building filings is significant. Buildings with 100 units or more represent a small percentage of the number of filings but are key to the production of total housing units given that large buildings accounted for 66% of the proposed dwelling units in 2022.

## Initial Filings - All Buildings 100 units or More

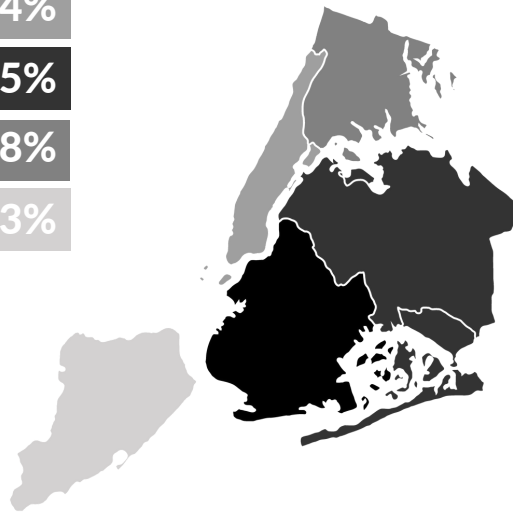
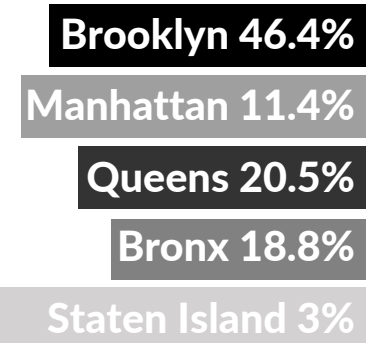


## Geography of Multi-Family Filings

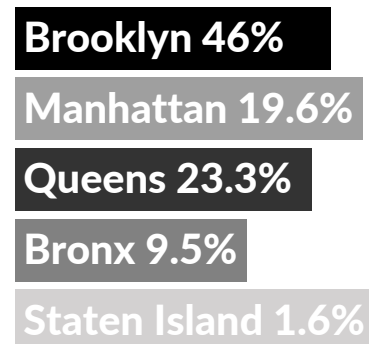
Brooklyn accounts for 34.4% (23 buildings) of the 64 large multi-family filings in the last 12 months (since April 2022) and 46.1% of the 186 filings since April 2021. In comparison, Manhattan accounts for 19.8% (with 37 buildings) filings since April of 2021, but only 15.4% in the last 12 months.

## Percentage of Filings by Borough\*

Percentage All Multi-family Buildings



Percentage of Buildings 100 Units or More



\*Based on filings since April 2021.

This report is part of an ongoing effort to illustrate the state of housing production in New York City. For more reports and analysis on these topics, go to the REBNY website [here](#).

*All numbers based on permits filed via DOB NOW. Foundation Filings started to appear consistently in DOB NOW in March of 2021. Filings must be for permits with job type (new building) ; work type (foundation) and proposed dwelling units of at least 4 units. Filings have been de-duped to ensure that comparison includes only the very first filing (based on pre-filing date) meeting parameters above. Totals do not include subsequent amendments to the initial foundation filing.*

REBNY uses open-source permit data from NYC Open Data to analyze foundation permit filings in a given time period. Changes to how work types are coded or changes to filing dates, while infrequent, can cause minor differences to permit totals reported in prior months. As such, REBNY's Foundation Permit Reports may exhibit data discrepancies between each report.