

THREE-QUARTER HOUSES

Quarterly Report | [2023: QUARTER TWO](#)

Since June 2015, an interagency task force convened by the Mayor's Office has inspected "three-quarter houses" (TQH) to promote building and fire safety and tenant well-being. In late 2019, this task force moved from the Mayor's Office of Operations to the Mayor's Office to Protect Tenants (MOPT).

Internal Task Force

The interagency TQH Task Force is convened by a TQH Chair and includes staff from the Mayor's Public Engagement Unit (PEU), Department of Buildings (DOB), the Fire Department (FDNY), the Department of Housing Preservation and Development (HPD), the Department of Health and Mental Hygiene (DOHMH), and the Department of Social Services (DSS)/Human Resources Administration (HRA). When necessary, the Law Department advises the Task Force and pursues access warrants. MOPT holds routine meetings of the interagency Task Force.

External Advisory Committee

A TQH External Advisory Committee was appointed by the Mayor and City Council. The group of six offers expertise in community organizing, social service provision, legal services, lived experience, housing policy, and housing finance.

TQH Sites

A list of three-quarter houses was developed in June 2015 and has evolved since. By default, it includes 1- or 2- family properties with 10 or more unrelated adults receiving the state public assistance shelter allowance grant of \$215, as determined by DSS. Properties may also be referred to the Task Force via 311, a City or State agency, or advocates. After assigning an inspection and considering the perspective of Task Force agency representatives, new sites are added to the TQH roster at the discretion of MOPT.

Inspections and Follow-Up

MOPT assigns weekly interagency inspections and facilitates a call to review results and determine next steps. Active TQH sites are assigned for inspection; a site may be moved to inactive following an inspection and consensus of Task Force agencies. The main inspection team includes DOB, FDNY, and a tenant specialist from the Mayor's Public Engagement Unit (PEU). The group conducts building safety and fire prevention assessments, distributes the TQH [Tenant Flyer](#), and provides benefits evaluations of tenants. When deemed appropriate, HPD leads a subsequent inspection and may leverage their Emergency Repair Program to enhance safety and livability.

Relocations and Vacates

When necessary to protect the safety of TQH tenants, a vacate or relocation is ordered. Accordingly, some former TQH tenants reside in HRA and HPD temporary/emergency housing. All former TQH tenants in City-provided temporary housing have access to a CityFHEPS voucher.

Quarterly Reports

Quarterly TQH reports were first required by [Local Law 13 of 2017](#). City Council recommitted to TQH regulation in [Local Law 189 of 2019](#).

Three-Quarter Houses: Quarterly Report

Report Period: June 1, 2015 – June 30, 2023

I. Three-Quarter House Sites	As of 06/30/2023	Change since Q1 2023
Total	137	+1
Active	25	+1
Re-Inspect	0	-1
Inactive	112	+1

II. Summary of Open Violations: <u>Active properties only</u>		
Total	1091	+81
DOB ECB Violations	173	+1
HPD	804	+62
FDNY	114	+18

III. Relocations from Three-Quarter Houses into City Temporary Emergency Housing		
Total individuals relocated from TQH to city-provided temporary housing, since June 1, 2015	1,233	+1
Total individuals who remain in city-provided temporary housing, as of June 30, 2023	18	-7
HRA Temporary Housing	4	-6
HPD Emergency Housing	14	-1

IV. Placements into Permanent Housing with a Subsidy ¹		
Total subsidies²	869	+5
City FHEPS ³	777	+3
NYCHA	23	0
Section 8	53	+2
Supportive Housing	13	0
Other Forms of Assistance	3	0

¹ Per Local Law 189, we are reporting individuals who exited HRA/ HPD housing with a subsidy. Other exit categories include: administrative discharge, deceased, reunification with family, independently found permanent housing.

² 420 individuals were placed directly from Narco Freedom or Interline sites into permanent housing. Of these, 417 received vouchers and 6 were placed in supportive housing.

³ This category includes both rooms and apartments. It also includes former [SEPS](#) and [LINC](#) vouchers; both programs were replaced by CityFHEPS. Prior to this consolidation, 736 former TQH tenants were provided SEPS vouchers and 12 were provided LINC vouchers.

Three-Quarter Housing: Open Violations by Building

As of June 30, 2023

Active: These properties are inspected by the interagency TQH Task Force.

Count of TQH Houses	DOB: ECB Violations (Class 1/2/3)	HPD: Violations (Class A/B/C/I)	FDNY: Violation Orders and Summonses	Conditions that agencies are actively monitoring
1	0	23	2	
2	46	94	31	12 DOB Class 1 Violations HPD ERP Active this Quarter
3	1	0	3	
4	28	126	5	4 DOB Class 1 Violations HPD ERP Active this Quarter
5	0	13	1	
6	0	9	4	
7	0	7	3	
8	0	0	3	
9	1	12	5	
10	0	8	7	
11	28	0	8	14 DOB Class 1 Violations
12	0	3	2	
13	1	4	2	
14	1	35	0	
15	0	0	0	

16	9	39	8	
17	0	0	0	
18	0	51	7	Active HPD Full Vacate HDP ERP Active this Quarter
19	0	5	0	
20	0	0	0	
21	0	3	0	
22	1	49	3	HDP ERP Active this Quarter
23	28	104	11	16 DOB Class 1 Violations HDP ERP Active this Quarter
24	16	138	7	3 DOB Class 1 Violations HDP ERP Active this Quarter
25	13	81	2	HDP ERP Active this Quarter
Total	173	804	114	

Inactive: Properties can be moved to inactive status following an in-person inspection and consensus by Task Force agencies on the subsequent debrief call. These properties are no longer inspected by the TQH Task Force. Examples:

- Former TQH sites that have been sold and converted to single family homes or apartment buildings registered with HPD, often undergoing significant renovations or a complete demolition in the process.
- Former TQH sites that have been reassigned to other forms of monitoring.
- Former TQH sites with a longstanding active vacate order.

26	0	2	0	
27	3	1	3	
28	3	8	2	
29	30	241	3	10 DOB Class 1 Violations Active HPD Full Vacate HPD ERP Active this Quarter
30	7	102	12	5 DOB Class 1 Violations
31	0	1	0	
32	0	1	0	HPD ERP Active this Quarter
33	26	1	1	3 DOB Class 1 Violations Active DOB Full Vacate

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34	1	20	0	
35	0	13	2	
36	0	31	0	
37	0	0	0	
38	0	21	1	
39	0	1	1	
40	0	29	3	Active HPD Full Vacate
41	0	4	0	
42	0	7	1	
43	0	0	12	
44	2	47	2	1 DOB Class 1 Violation HPD ERP Active this Quarter
45	0	0	0	
46	0	25	2	
47	0	161	3	
48	35	14	2	17 DOB Class 1 Violations Active DOB Full Vacate
49	1	16	3	1 DOB Class 1 Violation
50	0	1	0	
51	0	45	0	
52	0	3	0	
53	0	60	3	
54	0	2	1	
55	0	3	1	
56	1	37	2	1 DOB Class 1 Violation Active DOB Full Vacate
57	10	43	3	2 DOB Class 1 Violations
58	0	0	0	
59	0	2	6	
60	0	5	0	
61	0	0	1	
62	1	27	5	
63	0	12	3	
64	0	0	1	
65	4	22	1	1 DOB Class 1 Violation

66	0	47	0	HDP ERP Active this Quarter
67	0	0	9	
68	0	0	0	
69	0	0	0	
70	0	37	0	
71	9	110	3	3 DOB Class 1 Violations
72	4	2	3	1 DOB Class 1 Violations
73	0	0	1	
74	2	0	2	Active DOB Full Vacate Active HPD Full Vacate
75	0	55	4	
76	0	39	1	
77	30	33	4	12 DOB Class 1 Violations Active DOB Full Vacate Active HPD Full Vacate
78	0	11	1	
79	11	4	4	4 DOB Class 1 Violations Active DOB Full Vacate Active HPD Full Vacate
80	0	10	0	
81	0	13	0	
82	0	2	0	
83	0	6	4	
84	0	9	0	
85	0	21	1	
86	0	0	0	
87	0	8	3	HPD ERP Active this Quarter
88	0	10	0	
89	0	11	1	
90	52	39	3	11 DOB Class 1 Violations Active DOB Full Vacate
91	0	28	0	
92	0	11	2	
93	0	3	0	
94	4	42	2	4 DOB Class 1 Violations
95	17	69	14	13 DOB Class 1 Violations
96	3	2	1	3 DOB Class 1 Violations Active DOB Full Vacate
97	0	13	0	

98	1	110	7	Active DOB Full Vacate Active HPD Full Vacate
99	0	5	14	
100	0	0	2	
101	6	22	4	6 DOB Class 1 Violations Active DOB Full Vacate
102	0	0	0	
103	0	0	3	
104	0	3	0	
105	28	34	0	15 DOB Class 1 Violations Active DOB Full Vacate Active HPD Full Vacate
106	0	0	0	
107	1	0	1	
108	0	8	1	
109	0	24	1	
110	0	0	3	
111	23	43	0	4 DOB Class 1 Violations Active DOB Full Vacate
112	0	30	1	HPD ERP Active this Quarter
113	0	0	2	
114	0	24	1	
115	3	23	2	
116	0	94	1	
117	0	0	2	
118	0	7	3	
119	0	7	1	Active DOB Full Vacate Active HPD Full Vacate
120	0	5	0	
121	0	69	2	Active HPD Full Vacate
122	0	0	0	
123	0	3	0	
124	3	16	8	
125	0	12	0	
126	0	2	0	
127	0	0	3	
128	0	2	2	
129	0	19	1	
130	0	50	0	

131	0	4	0	
132	3	2	12	
133	0	6	0	2 DOB Class 1 Violations
134	1	8	2	
135	0	7	0	
136	0	2	5	
137	0	0	0	