THREE-QUARTER HOUSES

Quarterly Report | 2025: QUARTER ONE

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.

Three-Quarter Houses: Quarterly Report

Report Period: January 1, 2025 – March 31, 2025

I. Three-Quarter House Sit	tes As of 3/31/2025	Change since Q4 2024
Total	138	138
Active	25	0
Re-Inspect	25	0
Inactive	113	0

II.	Summary of Open Violations: <u>Active properties only</u>		
Total		1,108	+90
	DOB ECB Violations	253	+81
	HPD	808	-13
	FDNY	115	+9

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	1,228	0
Total individuals who remain in city-provided temporary housing, as of March 31, 2025	4	0
HPD Emergency Housing	4	-1

IV. Placements into Permanent Housing with a Subsidy ¹		
Total subsidies ²	876	876
City FHEPS ³	4	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 <u>SEPS</u> and <u>LINC</u> 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.

NYCHA	22	0
Section 8	52	0
Supportive Housing	0	0
Other Forms of Assistance	6	0

Three-Quarter Housing: Open Violations by Building As of March 31, 2025

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	32	107	12	
2	0	23	4	
3	49	43	31	(Previous) 12 DOB Class 1 Violations
4	1	0	3	
5	1	50	3	(Previous) 14 DOB Class 1 Violations
6	28	134	8	
7	0	3	2	
8				(Previous) 1 DOB Class 1 Violations Active HPD Full Vacate HPD ERP Active this Quarter
	1	13	4	Q
9	1	9	6	
10	2	4	2	
11	90	61	8	
12	0	0	0	
13	0	0	0	(Previous) HPR ERP Active this Quarter
14	1	0	0	
15	0	35	0	
16	0	7	5	
17	0	41	4	(Previous) HPD ERP Active this Quarter
18	28	176	12	
19	0	0	0	

20	0	3	0	
21				(Previous) 4 DOB Class 1
21	0	13	0	Violations
22	0	0	1	
23	0	0	4	
				(Previous) 16 DOB Class 1
24				Violations
24				HPD ERP Active this
	15	97	6	Quarter
25				(Previous) HPD ERP Active
25	4	2	0	this Quarter

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.

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
26	0	2	0	
27	17	80	7	FDNY: 7 summons
28	0	1	3	
29	0	9	1	
30	30	205	0	
31	7	113	14	FDNY: 14 summons
32	0	2	0	
33	0	1	0	
34	26	3	1	
35	1	22	2	
36	0	15	2	
37	0	40	0	
38	0	0	0	
39	0	23	1	
40	0	1	1	

41	0	30	3	
42	0	5	0	
43	0	10	1	
44				FDNY: 11 summons &
	0	0	13	2 violation orders
45	2	52	2	
46	0	2	0	
47	0	19	2	
48	0	1	3	
49	35	14	2	
50	1	16	3	
51	0	3	0	
52	0	46	0	
53	0	0	0	
54	0	61	1	
55	0	28	1	
56	0	4	1	
57	1	39	2	
58	0	43	3	
59	0	0	0	
60	0	0	3	
61	0	2	0	
62	0	0	1	
63	1	43	4	
64	0	11	3	
65	0	25	1	
66	4	10	1	
67	0	53	0	
68				FDNY: 5 summons & 4
	4	0	9	violations
69	0	0	0	
70	0	0	0	
71	0	33	0	
72	9	110	3	
73	2	1	5	FDNY: 5 summons
74	0	0	1	
75	2	0	2	
76	0	51	4	
77	0	8	1	
78	30	33	4	
79	0	11	1	
80	11	6	4	FDNY: 4 summons
81	0	12	0	

89 0 11 0 90 0 12 1 91 52 39 2 92 92 0 1 0 93 0 13 2 94 4 42 2 2 95 0 3 1 96 17 103 14 97 2 2 2 1 100 100 99 1 112 0 112 0 100					
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92	90	0	12	1	
92	91	52	39	2	
93	92				
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96	95				
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98		17	103	14	orders
99 1 1112 0 FDNY: 12 summons 1 violation order 101 0 0 2 1 102 6 22 4 1 103 0 0 0 3 105 37 4 0 0 106 30 85 0 107 1 0 0 0 1 108 1 0 0 1 109 0 8 1 100 0 110 0 0 1 FDNY: 1 summon 111 0 0 0 1 FDNY: 1 summon 112 23 43 0 113 0 31 1 FDNY: 1 summon 114 FDNY: 1 summon 114 FDNY: 1 summon 114 FDNY: 1 summon 114 FDNY: 1 summon 115 1 25 1 FDNY: 1 summon 115 1 FDNY: 1 summon 116 FDNY: 1 summon 117 FDNY: 1 summon 118 FDNY: 1 summon 119 FDNY:	97	2	2	1	
100	98	30	15	0	
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115 1 25 1 FDNY: 1 summon	114				FDNY: 1 summons and
	115				
116		1	25	1	
	110	0 or 30	22	2	FDNY: 1 summons and 1 violation order
	117	0 01 30	23		FDNY: 1 violation
9 94 1 order	11/	9	94	1	
	118			_	FDNY: 2 violation
0 0 2 order		0	0	2	

119				FDNY: 2 summons & 1
	0	0	3	violation order
120				FDNY: 1 violation
	0	6	1	order
121	0	5	0	
122				FDNY: 1 summons & 1
	0	71	2	violation order
123	0	0	0	
124	0	3	0	
125	3	7	8	
126	0	7	0	
127	0	2	0	
128				FDNY: 3 violation
	0	0	3	order
129				FDNY: 2 violation
	0	2	2	orders
130				FDNY: 1 violation
	0	19	1	order
131	0	0	0	
132	0	5	0	
133				FDNY: 8 summons and
	4	2	16	8 violations orders
134	0	26	0	
135	1	8	1	
136	0	7	1	
137	0	2	5	
138	0	0	0	