

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 Sites	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 subsidies²	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 [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.

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	1	13	4	(Previous) 1 DOB Class 1 Violations Active HPD Full Vacate HPD ERP Active this Quarter
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	0	13	0	(Previous) 4 DOB Class 1 Violations
22	0	0	1	
23	0	0	4	
24	15	97	6	(Previous) 16 DOB Class 1 Violations HPD ERP Active this Quarter
25	4	2	0	(Previous) HPD ERP Active 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	0	0	13	FDNY: 11 summons & 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	4	0	9	FDNY: 5 summons & 4 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	

82	0	13	0	
83	0	0	0	
84	0	2	4	
85	0	9	0	
86	0	22	1	
87	0	0	0	
88	0	8	3	FDNY: 3 summons
89	0	11	0	
90	0	12	1	
91	52	39	2	
92	0	1	0	
93	0	13	2	
94	4	42	2	
95	0	3	1	
96	17	103	14	FDNY: 9 summons & 5 orders
97	2	2	1	
98	30	15	0	
99	1	112	0	
100	0	5	13	FDNY: 12 summons & 1 violation order
101	0	0	2	
102	6	22	4	
103	0	0	0	
104	0	0	3	
105	37	4	0	
106	30	85	0	
107	1	0	0	
108	1	0	1	
109	0	8	1	FDNY: 1 summons
110	0	24	1	FDNY: 1 summons
111	0	0	1	FDNY: 1 summons
112	23	43	0	
113	0	31	1	FDNY: 1 summons
114	0	0	2	FDNY: 1 summons and 1 violation order
115	1	25	1	FDNY: 1 summons
116	0 or 30	23	2	FDNY: 1 summons and 1 violation order
117	9	94	1	FDNY: 1 violation order
118	0	0	2	FDNY: 2 violation order

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