

Three-Quarter Houses: Quarterly Report

2020: QUARTER FOUR

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 resident 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).

Task Force Members and Advisors

The interagency TQH Task Force includes the Department of Buildings (DOB), the Fire Department (FDNY), the Department of Housing Preservation and Development (HPD), and the Department of Social Services/ Human Resources Administration (HRA). The Law Department advises the Task Force. The Task Force is additionally supported by external advocates, several of whom meet monthly with MOPT.

TQH Sites

An initial 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 who receive the state shelter subsidy of \$215¹. In addition, properties referred to the Task Force by 311 or otherwise are inspected and may be added to the list according to the discretion of MOPT, which considers the recommendations of DOB and FDNY inspectors.

Inspections and Follow-Up (pre- COVID-19)

Prior to the COVID-19 pandemic, "active" TQH sites, a distinction that is also based on the recommendation of DOB and FDNY inspectors, were inspected at least every six months. The Mayor's Office assigned addresses for weekly interagency inspections and facilitated a call to review findings. When further follow-up was required, a plan was developed during these weekly calls, which also included HPD and HRA. For instance, some former TQH residents are currently housed by HPD's Emergency Housing System and HRA's Rapid Rehousing program, as detailed in the report.

COVID-19

To protect the health of both tenants and inspectors, TQH Task Force inspections have been suspended due to COVID-19. Instead, MOPT partnered with colleagues at DOB to review data and recent inspection notes of each TQH site, and deployed inspectors to deliver Personal Protective Equipment (PPE) and resource flyers providing information on isolation hotels, Test and Trace, and the City's new tenant protection helpline.

The HRA RRH and HPD EHS temporary housing sites are also both taking precautionary measures to protect residents' health.

Regular calls with FDNY and DOB are held to gauge a timeline for relaunching inspections, in concert with similar Task Forces and with awareness of COVID-19 trends and resources.

¹ This data analysis is provided by DSS/ HRA.

Quarterly Reports

Quarterly TQH reports were first required by [Local Law 13 of 2017](#).² City Council recommitted to them in [Local Law 189 of 2019](#).³ Specifically, as enacted in 2019, Administrative Code Section 3-152-h now states:

A city agency or office designated by the mayor shall provide to the speaker of the council and publish on its website quarterly reports on the state of three-quarter housing in the city. The first such report shall be due 30 days following the calendar quarter ending September 30, 2020, and all subsequent reports shall be due 30 days following the last day of each succeeding calendar quarter. Such reports shall include, but need not be limited to:

1. The number of violations issued for each building inspected by agencies represented on the task force and identified as three-quarter housing, disaggregated by issuing agency, provided that each building shall be identified in such a way that does not disclose the building's address; and
2. The number of individuals relocated from buildings inspected by the agencies represented on [the] task force and identified as three-quarter housing, disaggregated by whether such individuals were given a rental assistance subsidy, the type of subsidy provided, and the type of housing to which the individual was relocated, including but not limited to private apartments, single room occupancy dwellings or temporary housing.

While this report was developed using new data sources, MOPT appreciates the Mayor's Office of Operations' partnership and is largely adapting their report structure.

² Local Law 13 of 2017 can be found [here](#).

³ Local Law 189 of 2019 can be found [here](#).

Three-Quarter Houses: Quarterly Report

Report Period: June 1, 2015 – December 31, 2020

I. Three-Quarter House Sites (cumulative)		Change since last quarter
Total	116	0
Former Narco Freedom Buildings	18	0
Buildings Managed by Other Operators	98	0
II. Summary of Open Violations (as of 12/31/2020)		
Total	3,982	+19
DOB	1,280	+9
HPD	2,592	+20
FDNY	110	-10
III. Relocations from Three-Quarter Houses into Temporary Emergency Housing		
Total Individuals Relocated since June 1, 2015	1,230	+2
Total individuals who remain in city-provided temporary housing, as of December 31, 2020	96	-12 (14 exits, 2 entries)
IV. Placements into Permanent Housing with a Subsidy ⁴		
Total subsidies (of the total, number from former Narco Freedom/ Interline Buildings ⁵)	838 (420)	+12
City FHEPS ⁶	787 (414)	0
NYCHA	22 (0)	+4
Section 8	17 (0)	+8
Supportive Housing	12 (6)	0

⁴ Per Local Law 189, we are reporting individuals who exited HRA/ HPD temporary housing with a subsidy. Other exit categories include: reunification with family, administrative discharge, deceased, and found their own permanent housing.

⁵ These individuals were placed directly into permanent housing.

⁶ This category includes [SEPS](#) and [LINC](#) vouchers; both programs have been replaced by CityFHEPS. Prior to this consolidation, 736 former TQH tenants were provided SEPS vouchers and 12 were provided LINC vouchers. This category includes both rooms and apartments.

Three-Quarter Housing: Open Violations by Building

As of December 31, 2020

Building ID	DOB Violations	HPD Violations	FDNY Violations	Total Open Violations
TQ01	7	41	0	48
TQ02	4	11	0	15
TQ03	0	2	1	3
TQ04	9	0	4	13
TQ05	32	66	3	101
TQ06	0	0	1	1
TQ07	0	0	0	0
TQ08	0	35	0	35
TQ09	0	3	0	3
TQ10	14	42	0	56
TQ11	19	21	0	40
TQ12	1	2	0	3
TQ13	0	8	1	9
TQ14	9	13	0	22
TQ15	0	0	0	0
TQ16	0	2	0	2
TQ17	46	42	2	90
TQ18	4	51	0	55
TQ19	18	32	0	50
TQ20	2	7	1	10
TQ21	0	18	0	18
TQ22	0	3	0	3
TQ23	4	0	0	4
TQ24	14	1	1	16
TQ25	7	1	0	8
TQ26	35	50	5	90
TQ27	8	18	2	28
TQ28	38	110	3	151
TQ29	1	7	0	8
TQ30	2	4	0	6
TQ31	30	15	0	45
TQ32	0	1	0	1
TQ33	0	22	0	22
TQ34	138	39	0	177
TQ35	0	0	0	0
TQ36	4	57	2	63

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TQ37	0	4	0	4
TQ38	1	1	0	2
TQ39	1	2	0	3
TQ40	0	0	3	3
TQ41	7	0	0	7
TQ42	1	0	0	1
TQ43	13	84	1	98
TQ44	0	9	1	10
TQ45	99	58	8	165
TQ46	0	40	0	40
TQ47	0	2	0	2
TQ48	2	13	2	17
TQ49	40	104	5	149
TQ50	0	0	0	0
TQ51	52	8	0	60
TQ52	4	9	0	13
TQ53	2	11	0	13
TQ54	0	44	1	45
TQ55	0	10	0	10
TQ56	5	31	2	38
TQ57	0	3	0	3
TQ58	3	46	2	51
TQ59	0	0	0	0
TQ60	0	20	0	20
TQ61	6	2	2	10
TQ62	27	19	2	48
TQ63	2	13	1	16
TQ64	3	1	1	5
TQ65	0	10	1	11
TQ66	45	14	2	61
TQ67	16	3	0	19
TQ68	4	0	2	6
TQ69	0	0	1	1
TQ70	0	0	1	1
TQ71	8	94	1	103
TQ72	0	7	3	10
TQ73	34	0	0	34
TQ74	18	23	0	41
TQ75	3	11	0	14
TQ76	0	0	0	0
TQ77	25	40	0	65
TQ78	0	0	3	3
TQ79	2	2	0	4

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TQ80	0	0	6	6
TQ81	0	0	0	0
TQ82	12	158	2	172
TQ83	3	63	1	67
TQ84	0	19	1	20
TQ85	14	2	1	17
TQ86	0	0	1	1
TQ87	5	7	0	12
TQ88	0	49	2	51
TQ89	23	30	6	59
TQ90	9	67	4	80
TQ91	20	93	0	113
TQ92	5	33	1	39
TQ93	2	35	3	40
TQ94	3	4	0	7
TQ95	1	10	1	12
TQ96	1	7	0	8
TQ97	31	49	1	81
TQ98	53	43	1	97
TQ99	0	0	0	0
TQ100	2	14	0	16
TQ101	29	22	3	54
TQ102	12	27	0	39
TQ103	6	2	0	8
TQ104	71	34	0	105
TQ105	16	2	1	19
TQ106	24	69	1	94
TQ107	0	1	0	1
TQ108	1	5	0	6
TQ109	9	3	0	12
TQ110	0	7	1	8
TQ111	1	8	0	9
TQ112	0	42	0	42
TQ113	1	34	0	35
TQ114	48	167	2	217
TQ115	9	24	0	33
TQ116	0	0	0	0
TOTAL	1280	2592	110	3982