

THREE-QUARTER HOUSES

Quarterly Report | [2022: 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 TQH Program Director and includes staff from the 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 weekly 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. The External Advisory Committee meets quarterly with facilitation by MOPT.

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. Due to the omicron variant of COVID-19, inspectors are now also delivering KN95 masks to tenants during inspections. 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. HPD Emergency Housing System (EHS) clients can also access Section 8. One person from HPD EHS moved with a Section 8 voucher during Q2 and one person from HRA Temporary Emergency Housing moved into permanent housing with 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](#).

Policy highlights of Quarter 2

➤ Unlawful Evictions Task Force

The TQH team continues to lead a portfolio on unlawful evictions (also known as lockouts or self-help evictions), with internal and external partners that include TQH Task Force and External Advisory Board members (in particular, PEU and HPD of the Task Force and Take Root Justice of the External Advisory Board (plus Legal Aid Queens and CUNY Law) are working with us to move this project forward). Since last quarter's report, we:

- Co-created training materials for NYPD officers: Unlawful evictions are a misdemeanor, and NYPD is the City's frontline response. NYPD may take enforcement action against someone trying to remove a tenant if they have probable cause to believe it is an unlawful eviction. NYPD's role is to protect the rights of a person who is being or has been unlawfully evicted.
- Launched a [Lockouts webpage](#) that speaks directly to tenants
- Released a [flyer](#) with information on tenants' rights and how to act on them. This flyer is available in 14 languages on our Lockouts webpage
- Updated the [TQH webpage](#) to include a section on lockouts, including a resource specifically for TQH residents
- Developed two types of trainings/ presentations
 1. An interagency training for City staff, offering information on the end of the Eviction Moratorium, Right to Counsel, the Tenant Helpline, Housing Court documents, ERAP, One Shot Deals, and navigating unlawful evictions. Over 50 staff attended this presentation, and we have more scheduled. If you would like us to train your frontline staff, please reach out to hweiss@cityhall.nyc.gov.
 2. A Know Your Rights presentation for the public—if you would like us to present at an upcoming community meeting, please reach out to hweiss@cityhall.nyc.gov.

Three-Quarter Houses: Quarterly Report

Report Period: June 1, 2015 – June 30, 2022

I. Three-Quarter House Sites	As of 06/30/2022	Change since Q1
Total	136	0
Active	27	-1
Re-Inspect	6	-12
Inactive	103	+15

II. Summary of Open Violations: <u>Active properties only</u>		
Total	958	+10
DOB ECB Violations	174	-40
HPD	712	+16
FDNY	72	+34

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	1,230	0
Total individuals who remain in city-provided temporary housing, as of December 31, 2021	51	-4
HRA Temporary Housing	17	-2
HPD Emergency Housing	34	-2

IV. Placements into Permanent Housing with a Subsidy ¹		
Total subsidies²	862	+2
City FHEPS ³	790	+1
NYCHA	23	0
Section 8	36	+1
Supportive Housing	13	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, 2022

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	3	5	0	
2	30	136	8	3 DOB Class 1 Violations
3	0	13	0	
4	13	63	0	
5	0	1	0	
6	0	2	0	
7	26	114	5	4 DOB Class 1 Violations HPD ERP Active this Quarter
8	0	0	0	
9	37	94	21	12 DOB Class 1 Violations
10	0	3	0	
11	0	44	5	Active HPD Full Vacate
12	26	69	9	15 DOB Class 1 Violations
13	0	35	0	
14	1	0	1	
15	0	0	0	
16	0	14	4	
17	0	7	1	
18	0	1	0	
19	8	37	7	
20	0	4	0	
21	27	0	3	14 DOB Class 1 Violations
22	0	3	2	
23	0	4	2	
24	3	2	0	
25	0	0	0	

26	0	48	2	
27	0	13	2	
TOTAL	174	712	72	

Re-inspect: These properties are being reevaluated via an in-person inspection.

28	21	1	1	3 DOB Class 1 Violations
29	0	23	0	
30	0	18	0	
31	0	0	0	
32	30	225	2	10 DOB Class 1 Violations
33	7	73	9	5 DOB Class 1 Violations

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.

34	0	20	0	
35	0	6	0	
36	0	0	0	
37	0	10	0	
38	0	0	0	
39	0	11	0	
40	0	0	0	
41	0	4	0	
42	0	2	1	
43	0	5	6	
44	0	3	0	
45	11	5	1	4 DOB Class 1 Violations Active DOB Full Vacate
46	0	1	0	
47	1	59	2	

TQH QUARTERLY REPORTS | 2022: Quarter 2

48	30	33	4	12 DOB Class 1 Violations Active DOB Full Vacate Active HPD Full Vacate
49	0	8	1	
50	0	0	0	
51	0	0	0	
52	0	1	2	
53	0	6	4	
54	0	3	0	
55	0	9	0	
56	0	42	0	
57	3	23	0	3 DOB Class 1 Violations Active DOB Full Vacate
58	1	35	0	1 DOB Class 1 Violation Active DOB Full Vacate
59	0	36	0	
60	0	10	0	
61	0	0	5	
62	10	43	2	2 DOB Class 1 Violation
63	0	0	0	
64	0	31	0	Active HPD Full Vacate
65	0	7	0	
66	0	3	0	
67	0	0	0	
68	2	0	0	Active DOB Full Vacate Active HPD Full Vacate
69	0	17	1	
70	10	22	0	7 DOB Class 1 Violation Active DOB Full Vacate
71	69	39	0	14 DOB Class 1 Violation Active DOB Full Vacate
72	0	53	3	
73	9	110	0	3 DOB Class 1 Violation
74	1	8	2	
75	0	94	0	
76	0	44	0	
77	0	33	0	

TQH QUARTERLY REPORTS | 2022: Quarter 2

78	0	0	0	
79	0	14	0	
80	1	24	2	
81	0	17	0	
82	0	11	0	
83	0	160	2	
84	0	6	0	
85	0	1	0	
86	0	16	0	
87	0	2	0	
88	2	42	0	1 DOB Class 1 Violation HPD Active this Quarter
89	0	0	0	
90	0	9	2	
91	1	51	0	Active DOB Full Vacate
92	17	54	6	13 DOB Class 1 Violations
93	10	22	0	2 DOB Class 1 Violations
94	0	11	0	
95	0	29	1	
96	0	0	0	
97	0	0	2	
98	0	2	0	
99	0	2	0	
100	0	23	0	
101	31	34	0	15 DOB Class 1 Violations Active Full DOB Vacate
102	1	8	1	1 DOB Class 1 Violation
103	0	63	2	Active HPD Full Vacate
104	0	28	0	
105	23	43	0	4 DOB Class 1 Violations Active DOB Full Vacate
106	0	0	0	
107	4	2	1	3 DOB Class 1 Violations Active DOB Full Vacate
108	0	7	2	

TQH QUARTERLY REPORTS | 2022: Quarter 2

109	0	0	0	
110	0	7	0	
111	0	9	0	
112	3	33	1	
113	0	67	2	Active HPD Full Vacate
114	2	19	0	Active DOB Full Vacate
115	0	18	0	
116	0	7	0	Active DOB Full Vacate Active HPD Full Vacate
117	0	8	0	
118	0	0	0	
119	0	0	2	
120	3	3	7	
121	0	113	1	HPD ERP Active this Quarter
122	0	3	0	
123	0	33	0	
124	1	108	0	Active DOB Full Vacate Active HPD Full Vacate
125	0	97	1	
126	1	9	0	
127	0	6	1	
128	1	0	1	1 DOB Class 1 Violation
129	0	8	0	Active DOB Full Vacate
130	0	0	0	
131	0	0	0	
132	0	19	0	
133	0	0	8	
134	42	14	0	22 DOB Class 1 Violation Active DOB Full Vacate
135	4	45	3	4 DOB Class 1 Violation
136	0	20	0	