

THREE-QUARTER HOUSES

Quarterly Report | **2021: 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 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 Quarter 4 meeting of the External Advisory Committee was held November 17, 2021. The meeting included presentations by PEU, DOB, and HPD, and 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 omicron, 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—with this voucher alone, 10 former TQH residents moved from HPD EHS into permanent housing in 2021.

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 3

➤ 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.

➤ Emergency Repair Program

In 2021, the TQH Task Force strengthened our partnership with [HPD's Emergency Repair Program](#) (ERP). Of the 29 active TQH sites, roughly 21% received an ERP evaluation. Resulting repair work by ERP contractors made these houses safer and more comfortable for tenants.

➤ MFJ Class Action Lawsuit Against Egregious TQH Landlord Yuri Baumbliit

As noted in Quarter 3, MFJ and Paterson Belknap successfully settled their class action lawsuit against convicted TQH operator Yuri Baumbliit, after 10 years of litigation. Since our last Quarterly Report, nearly 400 people have applied for Settlement funds, thanks in part to a DSS mailer and outreach by TQH External Advisory Board members. In partnership with DSS and MOPT, MFJ is now finalizing a list of eligible parties for compensation.

➤ Other highlights from 2021:

The TQH program's *Housing + Vaccine Clinics* directed resources to neighborhoods with high housing needs and low vaccination rates. Nearly 200 people deemed "hard to reach" were vaccinated against COVID-19 and over 10 internal and external partners conducted outreach via this program.

PEU Tenant Support Specialists joined the TQH Task Force this year, bringing a trauma-informed, tenant-centered approach to inspections.

These efforts are discussed in greater detail in the [Quarter 2](#) and [Quarter 3](#) reports.

Three-Quarter Houses: Quarterly Report

Report Period: June 1, 2015 – December 31, 2021

I. Three-Quarter House Sites	As of 12/31/ 2021	Change since Q3
Total	136	0
Active	29	0
Re-Inspect	18	-9
Inactive	89	+9

II. Summary of Open Violations: <u>Active properties only</u>		
Total	862	+21
DOB ECB Violations	214	+8
HPD	604	+14
FDNY	44	-1

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	68	-3
HRA Temporary Housing	23	0
HPD Emergency Housing	45	-3

IV. Placements into Permanent Housing with a Subsidy ¹		
Total subsidies²	854	0
City FHEPS ³	789	0
NYCHA	23	0
Section 8	27	+2
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 December 31, 2021

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	4	1	
2	29	78	2	3 DOB Class 1 Violations
3	0	13	2	
4	13	63	0	
5	0	0	3	
6	0	2	3	
7	24	37	1	2 DOB Class 1 Violations
8	0	0	0	
9	34	84	6	11 DOB Class 1 Violations
10	0	3	2	
11	0	31	0	
12	0	43	0	
13	26	69	0	HPD ERP active this quarter+ 16 DOB Class 1 Violations
14	0	35	3	
15	1	0	3	
16	0	0	0	
17	0	12	4	
18	0	6	1	
19	0	4	0	
20	8	35	0	
21	0	3	2	
22	27	0	2	HPD ERP active this quarter+ 14 DOB Class 1 Violations
23	0	2	4	
24	0	4	1	Active Full HPD Vacate

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25	3	2	0	
26	0	0	1	
27	0	47	1	
28	0	13	2	
29	46	14	0	Active DOB Full Vacate + 26 DOB Class 1 Violations
TOTAL	214	604	44	

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

30	0	0	0	
31	18	1	2	3 DOB Class 1 Violations
32	0	23	0	
33	0	16	3	
34	0	0	15	
35	0	2	0	
36	0	0	0	
37	28	170	0	8 DOB Class 1 Violations
38	0	159	0	
39	0	4	4	
40	0	1	0	
41	0	16	3	
42	2	24	0	1 DOB Class 1 Violation
43	0	0	0	
44	2	17	0	Active DOB Full Vacate + Active Full HPD Vacate
45	7	71	0	5 DOB Class 1 Violations
46	0	95	0	
47	0	20	0	

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.

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- Former TQH sites that have been reassigned to other forms of monitoring.
- Former TQH sites with a longstanding active vacate order.

48	0	19	0	Active Full HPD Vacate
49	0	1	0	
50	0	0	1	
51	0	9	2	Active Full HPD Vacate
52	0	0	0	
53	0	11	2	
54	0	4	0	
55	0	1	1	
56	0	81	6	
57	0	3	1	
58	10	3	1	Active DOB Full Vacate + 4 DOB Class 1 Violations
59	0	1	0	
60	0	58	0	
61	27	33	0	Active DOB Full Vacate + 10 DOB Class 1 Violations
62	0	8	0	
63	0	0	0	
64	0	0	0	
65	0	0	0	
66	0	2	0	
67	0	2	0	
68	6	8	0	4 DOB Class 1 Violations
69	0	42	0	
70	3	23	2	Active DOB Full Vacate + 3 DOB Class 1 Violations
71	0	33	0	Active DOB Full Vacate
72	0	35	0	
73	0	8	4	
74	10	44	0	2 DOB Class 1 Violations
75	0	1	0	
76	0	7	1	

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77	0	0	0	
78	2	0	0	Active DOB Full Vacate
79	0	17	2	
80	9	22	5	Active DOB Full Vacate + 6 DOB Class 1 Violations
81	68	39	0	Active DOB Full Vacate + 14 DOB Class 1 Violations
82	0	51	0	
83	8	110	0	2 DOB Class 1 Violations
84	1	8	4	
85	0	94	2	
86	0	44	1	
87	0	37	6	
88	0	0	0	
89	0	12	0	
90	1	24	3	
91	0	0	5	
92	0	7	1	
93	0	2	0	
94	0	8	0	
95	0	51	0	Active DOB Full Vacate + Active Full HPD Vacate
96	16	52	0	12 DOB Class 1 Violations
97	8	32	0	2 DOB Class 1 Violations
98	0	10	1	
99	0	28	0	
100	0	3	0	
101	0	0	1	
102	0	1	0	
103	0	1	0	
104	0	22	1	
105	31	34	1	Active DOB Full Vacate + 15 DOB Class 1 Violations
106	0	7	1	Active Full HPD Vacate

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107	0	62	0	
108	0	28	3	
109	22	43	0	Active DOB Full Vacate + Active Full HPD Vacate+ 4 DOB Class 1 Violations
110	0	1	0	
111	4	2	1	Active DOB Full Vacate + 3 DOB Class 1 Violations
112	0	7	0	
113	0	0	3	
114	0	7	0	
115	0	7	0	
116	1	44	0	
117	0	65	0	
118	0	20	0	
119	0	7	0	Active DOB Full Vacate
120	0	6	2	
121	0	0	0	Active Full HPD Vacate
122	0	0	2	
123	3	3	2	
124	0	113	2	
125	0	2	0	
126	0	32	0	
127	1	106	0	Active DOB Full Vacate
128	1	9	1	
129	0	6	4	
130	1	2	1	1 DOB Class 1 Violation
131	0	8	1	Active DOB Full Vacate
132	0	0	0	
133	0	0	0	
134	0	19	0	
135	0	0	7	
136	4	43	5	4 DOB Class 1 Violations