

## THREE-QUARTER HOUSES

### Quarterly Report | **2024: QUARTER THREE**

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: June 30, 2015 – September 30, 2024

| I. Three-Quarter House Sites | As of 09/30/2024 | Change since Q2 2024 |
|------------------------------|------------------|----------------------|
| <b>Total</b>                 | <b>138</b>       | <b>0</b>             |
| Active                       | 25               | -1                   |
| Re-Inspect                   | 25               | 25                   |
| Inactive                     | 113              | 0                    |

  

| II. Summary of Open Violations:<br><u>Active properties only</u> |             |            |
|--|-------------|------------|
| <b>Total</b>   | <b>1099</b> | <b>+23</b> |
| DOB ECB Violations   | 172         | +1         |
| HPD  | 821         | +21        |
| FDNY   | 106         | +1         |

  

| III. Relocations from Three-Quarter Houses into City<br>Temporary Emergency Housing                |              |    |
|--|--------------|----|
| <b>Total individuals relocated from TQH to city-provided temporary housing, since June 1, 2015</b> | <b>1,233</b> |    |
| Total individuals who remain in city-provided temporary housing, as of September 30, 2024          | 6            | -1 |
| HPD Emergency Housing  | 6            | -1 |

  

| IV. Placements into Permanent Housing with a Subsidy <sup>1</sup> |            |           |
|---|------------|-----------|
| <b>Total subsidies<sup>2</sup></b>                                | <b>876</b> | <b>+1</b> |

<sup>1</sup> 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.

<sup>2</sup> 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.

|                           |    |    |
|---------------------------|----|----|
| City FHEPS <sup>3</sup>   | 4  | 0  |
| NYCHA                     | 22 | 0  |
| Section 8                 | 53 | +1 |
| Supportive Housing        | 0  | 0  |
| Other Forms of Assistance | 6  | 0  |

### Three-Quarter Housing: Open Violations by Building

As of September 30, 2024

**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 Summonse | Conditions that agencies are actively monitoring                     |
|---------------------|-----------------------------------|---------------------------------|---------------------------------------|--|
| 1                   | 32                                | 107                             | 11                                    |  |
| 2                   | -                                 | 23                              | 2                                     |  |
| 3                   | 49                                | 43                              | 31                                    | 12 DOB Class 1 Violations  |
| 4                   | 1                                 | 0                               | 3                                     |  |
| 5                   | 1                                 | 50                              | 3                                     | 14 DOB Class 1 Violations  |
| 6                   | 28                                | 134                             | 8                                     |  |
| 7                   | -                                 | 3                               | 2                                     |  |
| 8                   | 1                                 | 13                              | 4                                     | 1 DOB Class 1 violations<br>Active HPD full vacate<br>HPD ERP Active |
| 9                   | 1                                 | 9                               | 6                                     |  |
| 10                  | 2                                 | 4                               | 2                                     |  |

<sup>3</sup> 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.

|    |    |     |               |                             |
|----|----|-----|---------------|-----------------------------|
| 11 | 9  | 61  | 8             |                             |
| 12 | 0  | 0   | -             |                             |
| 13 | -  | 0   | -             |                             |
| 14 | 1  | 0   | -             |                             |
| 15 | -  | 35  | -             |                             |
| 16 | -  | 7   | 3(violation)  |                             |
| 17 | -  | 41  | 4(violation)  | HPD ERP Active this Quarter |
| 18 | 28 | 176 | 5             |                             |
| 19 | -  | 0   | -             |                             |
| 20 | -  | 3   | -             |                             |
| 21 | -  | 13  | 1(violation)  | 4 DOB Class 1 violations    |
| 22 | -  | 0   | 3 (violation) |                             |
| 23 | -  | 0   | -             |                             |
| 24 | 15 | 97  | 3             | 16 DOB Class 1 Violations   |
| 25 | 4  | 2   | 7             | HPD ERP Active              |

**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<br>& 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 &<br>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 &<br>5 orders           |
| 97  | 2  | 2   | 1  |   |
| 98  | 30 | 15  | 0  |   |
| 99  | 1  | 112 | 0  |   |
| 100 | 0  | 5   | 13 | FDNY: 12 summons<br>& 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<br>and 1 violation<br>order   |
| 115 | 1  | 25 | 1  | FDNY: 1 summons                               |
| 116 | 30 | 23 | 2  | FDNY: 1 summons<br>and 1 violation<br>order   |
| 117 | 9  | 94 | 1  | FDNY: 1 violation<br>order                    |
| 118 | 0  | 0  | 2  | FDNY: 2 violation<br>order                    |
| 119 | 0  | 0  | 3  | FDNY: 2 summons &<br>1 violation order        |
| 120 | 0  | 6  | 1  | FDNY: 1 violation<br>order                    |
| 121 | 0  | 5  | 0  |   |
| 122 | 0  | 71 | 2  | FDNY: 1 summons &<br>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<br>order                    |
| 129 | 0  | 2  | 2  | FDNY: 2 violation<br>orders                   |
| 130 | 0  | 19 | 1  | FDNY: 1 violation<br>order                    |
| 131 | 0  | 0  | 0  |   |
| 132 | 0  | 5  | 0  |   |
| 133 | 4  | 2  | 16 | FDNY: 8 summons<br>and 8 violations<br>orders |
| 134 | 0  | 26 | 0  |   |
| 135 | 1  | 8  | 1  |   |
| 136 | 0  | 7  | 1  |   |
| 137 | 0  | 2  | 5  |   |
| 138 | 0  | 0  | 0  |   |

