

THREE-QUARTER HOUSES

Quarterly Report | **2023: 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. In Q3 of 2023, this task force moved from the Mayor's Office to Protect Tenants to the Office of the Deputy Mayor for Housing, Economic Development and Workforce (DMHEDW).

Three-Quarter Houses: Quarterly Report

Report Period: June 1, 2015 – September 30, 2023

I. Three-Quarter House Sites	As of 09/30/2023	Change since Q2 2023
Total	137	0
Active	25	0
Re-Inspect	0	0
Inactive	112	0

II. Summary of Open Violations: <u>Active properties only</u>		
Total	1095	+4
DOB ECB Violations	177	+4
HPD	804	0
FDNY	114	0

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	1,233	0
Total individuals who remain in city-provided temporary housing, as of September 30, 2023	10	-8
HRA Temporary Housing ¹	0	-4
HPD Emergency Housing	10	-4

¹ HRA TQH temporary site operations officially ended on 7/3/2023 when DHS took over the site, and HRA services for the last 4 remaining TQH residents were completed in Q2 2023. "HRA Temporary Housing" will not be reported in subsequent TQH quarterly reports.

IV. Placements into Permanent Housing with a Subsidy ²		
Total subsidies³	872	+3
City FHEPS ⁴	780	+3
NYCHA	23	0
Section 8	53	0
Supportive Housing	13	0
Other Forms of Assistance	3	0

Three-Quarter Housing: Open Violations by Building

As of September 30, 2023

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	0	23	2	
2	46	94	31	12 DOB Class 1 Violations HDP ERP Active this Quarter
3	1	0	3	
4	28	126	5	4 DOB Class 1 Violations
5	0	13	1	
6	2	9	4	
7	0	7	3	

² 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.

³ 420 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.

⁴ 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.

8	0	0	3	
9	1	12	5	
10	0	8	7	
11	28	0	8	14 DOB Class 1 Violations
12	0	3	2	
13	1	4	2	
14	1	35	0	
15	0	0	0	
16	9	39	8	
17	0	0	0	
18	0	51	7	
19	0	5	0	Active HPD Full Vacate HPD ERP Active this Quarter
20	0	0	0	
21	0	3	0	
22	1	49	3	HPD ERP Active this Quarter
23	32	104	11	17 DOB Class 1 Violations HPD ERP Active this Quarter
24	16	138	7	3 DOB Class 1 Violations HPD ERP Active this Quarter
25	13	81	2	HPD ERP Active this Quarter
Total	177	804	114	

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.

26	0	2	0	
27	3	1	3	
28	3	8	2	HPD ERP Active this Quarter
29	30	241	3	10 DOB Class 1 Violations Active HPD Full Evacuate
30	7	102	12	5 DOB Class 1 Violations
31	0	1	0	
32	0	1	0	HPD ERP Active this Quarter
33	26	1	1	3 DOB Class 1 Violations Active DOB Full Vacate
34	1	20	0	
35	0	13	2	
36	0	31	0	Active HPD Full Vacate
37	0	0	0	
38	0	21	1	
39	0	1	1	
40	0	29	3	Active HPD Full Vacate
41	0	4	0	
42	0	7	1	
43	0	0	14	
44	2	47	2	
45	0	0	0	1 DOB Class 1 Violation HPD ERP Active this Quarter
46	0	25	2	
47	0	161	3	
48	38	14	2	18 DOB Class 1 Violations Active DOB Full Vacate
49	1	16	3	1 DOB Class 1 Violation
50	0	1	0	
51	0	45	0	

52	0	3	0	
53	0	60	3	
54	0	2	1	
55	0	3	1	
56	1	37	2	1 DOB Class 1 Violation Active DOB Full Vacate
57	0	43	3	
58	0	0	0	
59	0	2	5	
60	0	5	0	
61	0	0	1	
62	1	27	5	
63	0	12	3	
64	0	0	1	
65	4	22	1	1 DOB Class 1 Violation
66	0	47	0	HPD ERP Active this Quarter
67	0	0	8	
68	0	0	0	
69	0	0	0	
70	0	37	0	
71	9	110	3	3 DOB Class 1 Violations
72	2	2	3	1 DOB Class 1 Violation
73	0	0	1	
74	2	0	2	Active DOB Full Vacate Active HPD Full Vacate
75	0	55	4	
76	0	39	1	
77	30	33	4	12 DOB Class 1 Violations Active DOB Full Vacate Active HPD Full Vacate
78	0	11	1	
79	11	4	4	
80	0	10	0	4 DOB Class 1 Violations Active DOB Full Vacate
81	0	13	0	
82	0	2	0	

83	0	6	4	
84	0	9	0	
85	0	21	1	
86	0	0	0	
87	0	8	3	HPD ERP Active this Quarter
88	0	10	0	
89	0	11	1	
90	52	39	3	11 DOB Class 1 Violations Active DOB Full Vacate
91	0	28	0	
92	0	11	2	
93	0	3	0	
94	4	42	2	4 DOB Class 1 Violations
95	17	69	14	13 DOB Class 1 Violations
96	3	2	1	3 DOB Class 1 Violations Active DOB Full Vacate
97	0	13	0	
98	1	110	7	
99	0	5	13	Active DOB Full Vacate Active HPD Full Vacate
100	0	0	2	
101	6	22	4	6 DOB Class 1 Violations Active Dob Full Vacate
102	0	0	0	
103	0	0	3	
104	0	3	0	
105	30	34	0	17 DOB Class 1 Violations Active DOB Full Vacate Active HPD Full vacate
106	0	0	0	
107	1	0	1	1 DOB Class 1 Violation
108	0	8	1	
109	0	24	1	
110	0	0	3	
111	23	43	0	4 DOB Class 1 Violations Active DOB Full Vacate
112	0	30	1	HPD ERP Active this Quarter
113	0	0	2	
114	0	24	1	

115	3	23	2	3 DOB Class 1 Violations
116	0	94	1	
117	0	0	2	
118	0	7	3	
119	0	7	1	Active DOB Full Vacate Active HPD Full Vacate
120	0	5	0	
121	0	69	2	Active HPD Full Vacate
122	0	0	0	
123	0	3	0	
124	3	16	8	
125	0	12	0	
126	0	2	0	
127	0	0	3	
128	0	2	2	
129	0	19	1	
130	0	50	0	
131	0	4	0	
132	3	2	10	2 DOB Class 1 Violations
133	0	6	0	
134	1	8	2	
135	0	7	0	
136	0	2	5	
137	0	0	0	