

## Three-Quarter Houses: Quarterly Report

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). This is the first official quarterly report by the Mayor's Office to Protect Tenants, as required by Local Law 189 of 2019.

### **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 \$215<sup>1</sup>. 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.

PPE was also allocated to the HRA RRH temporary site. HPD's Emergency Housing System (EHS), which serves a broader population that includes TQH vacates, took precautionary measures to protect the health and safety of their residents as well.

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 trends and resources.

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<sup>1</sup> This data analysis is provided by DSS/ HRA.

## **Quarterly Reports**

Quarterly TQH reports were first required by [Local Law 13 of 2017](#).<sup>2</sup> City Council recommitted to them in [Local Law 189 of 2019](#).<sup>3</sup> 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.

### **New as of Quarter 3 of 2020**

- **New site:** Since last submitting to City Council, the TQH Task Force added a new TQH house.
- **New data on temporary housing:** A new row in the relocations section provides a point in time count of the number of clients in city-provided temporary housing (both HPD EHS and HRA RRH), who were relocated there from a three-quarter house, as of the final day of the quarter.
- **Updated placements categories:** Working with HPD and HRA, subsidy categories have been updated (e.g. collapsing SEPS and LINC into CityFHEPS), and categories that do not respond to Local Law 189 of 2019 have been removed.
- **More comprehensive placement data:** HPD and HRA are collaborating to provide more comprehensive subsidy data on exits from HPD's Emergency Housing System.
- **Violation data:** Instead of using a third-party vendor to capture violation data, each agency is providing their own data directly to MOPT to ensure accuracy.

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

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

# Three-Quarter Houses: Quarterly Report

Report Period: June 1, 2015 – September 30, 2020

<b>I. Three-Quarter House Sites (cumulative)</b>	
<b>Total</b>	<b>116</b>
Former Narco Freedom Buildings	18
Buildings Managed by Other Operators	98
<b>II. Summary of Open Violations (as of 9/30/2020)</b>	
<b>Total</b>	<b>3,963</b>
DOB	1,271
HPD	2,572
FDNY	120
<b>III. Relocations from Three-Quarter Houses into Temporary Emergency Housing</b>	
<b>Total Individuals Relocated since June 1, 2015</b>	<b>1,228</b>
Total individuals who remain in city-provided temporary housing, as of September 30, 2020	108
<b>IV. Placements into Permanent Housing with a Subsidy<sup>4</sup></b>	
<b>TOTAL (of the total, number from former Narco Freedom/ Interline Buildings<sup>5</sup>)</b>	<b>826 (420)</b>
City FHEPS <sup>6</sup>	787 (414)
NYCHA	18 (0)
Section 8	9 (0)
Supportive Housing	12 (6)

<sup>4</sup> 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.

<sup>5</sup> These individuals were placed directly into permanent housing.

<sup>6</sup> 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 Houses: Open Violations by Building

As of September 30, 2020

Building ID	DOB: Total Violations	HPD: Total Violations	FDNY: TQH TF Violations	TOTAL per Address <sup>7</sup>
TQ01	7	41	0	48
TQ02	4	13	0	17
TQ03	0	4	4	8
TQ04	5	11	6	22
TQ05	26	66	3	95
TQ06	0	0	0	0
TQ07	0	0	0	0
TQ08	0	35	0	35
TQ09	0	3	0	3
TQ10	12	44	0	56
TQ11	19	12	0	31
TQ12	1	2	0	3
TQ13	0	8	0	8
TQ14	9	13	0	22
TQ15	0	0	0	0
TQ16	0	2	0	2
TQ17	45	42	2	89
TQ18	4	51	0	55
TQ19	18	32	0	50
TQ20	2	7	4	13
TQ21	0	18	0	18
TQ22	0	3	0	3
TQ23	4	0	0	4
TQ24	11	1	1	13
TQ25	7	1	0	8
TQ26	34	50	5	89
TQ27	8	18	2	28
TQ28	38	110	4	152
TQ29	1	8	0	9
TQ30	2	4	0	6
TQ31	30	15	0	45
TQ32	0	1	0	1

<sup>7</sup> Note that this aggregate number includes all active violations from HPD and DOB, but only active violations issued specifically by the TQH Task Force from FDNY. We are working to standardize this for future reports. All data is now provided directly by each agency, which is a change from reporting for Local Law 13 of 2017.

TQ33	0	22	0	22
TQ34	131	39	0	170
TQ35	0	0	0	0
TQ36	4	57	2	63
TQ37	0	4	0	4
TQ38	1	1	0	2
TQ39	1	2	0	3
TQ40	0	0	3	3
TQ41	5	0	0	5
TQ42	1	0	0	1
TQ43	13	85	1	99
TQ44	0	9	1	10
TQ45	98	58	8	164
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	15	0	15
TQ61	6	2	2	10
TQ62	27	14	2	43
TQ63	2	13	1	16
TQ64	3	1	1	5
TQ65	0	10	3	13
TQ66	42	14	2	58
TQ67	16	3	0	19
TQ68	4	0	2	6
TQ69	0	7	1	8
TQ70	0	0	1	1
TQ71	8	94	1	103
TQ72	0	13	3	16
TQ73	33	0	0	33
TQ74	22	23	0	45
TQ75	3	11	0	14

TQ76	0	0	0	<b>0</b>
TQ77	24	40	0	<b>64</b>
TQ78	0	0	3	<b>3</b>
TQ79	2	2	0	<b>4</b>
TQ80	0	0	2	<b>2</b>
TQ81	0	0	0	<b>0</b>
TQ82	12	158	3	<b>173</b>
TQ83	3	63	2	<b>68</b>
TQ84	0	19	1	<b>20</b>
TQ85	22	2	1	<b>25</b>
TQ86	0	0	1	<b>1</b>
TQ87	4	7	0	<b>11</b>
TQ88	0	49	2	<b>51</b>
TQ89	23	30	6	<b>59</b>
TQ90	11	67	1	<b>79</b>
TQ91	20	93	0	<b>113</b>
TQ92	5	33	0	<b>38</b>
TQ93	4	35	0	<b>39</b>
TQ94	3	4	0	<b>7</b>
TQ95	1	10	1	<b>12</b>
TQ96	1	7	0	<b>8</b>
TQ97	31	49	1	<b>81</b>
TQ98	53	43	1	<b>97</b>
TQ99	0	0	0	<b>0</b>
TQ100	2	14	0	<b>16</b>
TQ101	28	22	12	<b>62</b>
TQ102	12	27	0	<b>39</b>
TQ103	13	2	0	<b>15</b>
TQ104	71	34	0	<b>105</b>
TQ105	16	2	2	<b>20</b>
TQ106	24	70	1	<b>95</b>
TQ107	0	1	0	<b>1</b>
TQ108	1	5	0	<b>6</b>
TQ109	11	3	0	<b>14</b>
TQ110	0	7	1	<b>8</b>
TQ111	1	8	0	<b>9</b>
TQ112	0	42	0	<b>42</b>
TQ113	1	34	0	<b>35</b>
TQ114	48	131	2	<b>181</b>
TQ115	9	26	0	<b>35</b>
TQ116	0	0	0	<b>0</b>
<b>TOTAL</b>	<b>1271</b>	<b>2572</b>	<b>120</b>	<b>3963</b>