

## THREE-QUARTER HOUSES

### Quarterly Report | [2021: QUARTER THREE](#)

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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 and includes six individuals with expertise in community organizing, social service provision, legal services, lived experience, housing policy, and housing finance. The Quarter 3 meeting of the External Advisory Committee was held August 17, 2021.

#### **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 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. The initial 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 conducts benefits checks of tenants. When deemed appropriate, HPD conducts a subsequent inspection and evaluates the house for its Emergency Repair Program. Active TQH sites are assigned for inspection; a site may be moved to inactive following an inspection upon consensus of Task Force agencies.

#### **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. Seven people from HPD EHS moved with a Section 8 voucher over the past two quarters. HRA's TQH Temporary Housing System is partnering with Homebase and Case Management vendors. This quarter, they conducted three site visits.

#### **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**

➤ *Housing + Vaccine Clinics*

In [last quarter's TQH report](#), we noted the launch of our Vaccine + Housing Clinics, which leverage internal and external partnerships, with a focus on neighborhoods with low vaccination rates and/or high rates of TQH houses. According to Vaccine Command Center (VCC) data, clinics organized by the TQH team have **vaccinated 174 individuals**, and we are not done yet! The VCC says, "these clinics are bringing resources to areas with less access to healthcare infrastructure, and that is a key component of our fight against COVID-19."

➤ *Unlawful Evictions Task Force*

The TQH team continues to lead a portfolio on unlawful evictions, thanks to internal and external partnerships that include TQH Task Force and External Advisory Board members. Since last quarter's report, we released a [Resource Guide for small residential property owners](#). We also strengthened partnerships with the Department of Homeless Services (DHS) and New York City Policy Department (NYPD) to prevent unlawful evictions from sending tenants to the former and to bolster information available to the latter, as police officers are the city's frontline response to illegal landlord behavior.

➤ *MFJ Class Action Lawsuit Against Egregious TQH Landlord Yuri Baumblit*

MFJ successfully settled its class action lawsuit against convicted TQH operator Yuri Baumblit after 10 years of litigation. Settlement funds are now available to former tenants of Baumblit's 10 properties. MFJ is working with the TQH team to reach these tenants, including via outreach by External Advisory Board members and a DSS mailing. We welcome assistance from Council—reach out to [Hweiss@cityhall.nyc.gov](mailto:Hweiss@cityhall.nyc.gov) if you are in touch with any former TQH tenants of Baumblit properties or can leverage outreach from your office to potentially reach these individuals.

## Three-Quarter Houses: Quarterly Report

Report Period: June 1, 2015 – September 30, 2021

I. Three-Quarter House Sites	As of 9/30/ 2021	Change since Q2
<b>Total</b>	<b>136</b>	<b>0</b>
Active	29	+1
Re-Inspect	27	-19
Inactive	80	+18

II. Summary of Open Violations: <u>Active properties only</u>		
<b>Total</b>	<b>743</b>	
DOB ECB Violations	206	+29
HPD	590	+39
FDNY (as of 9/3/2020, due to a change in their data system)	45	+30

III. Relocations from Three-Quarter Houses into Temporary Emergency Housing		
<b>Total Individuals Relocated since June 1, 2015</b>	<b>1,230</b>	<b>0</b>
Total individuals who remain in city-provided temporary housing, as of December 31, 2020	71	-3
HRA Temporary Housing	23	0
HPD Emergency Housing	48	-3

IV. Placements into Permanent Housing with a Subsidy <sup>1</sup>		
<b>Total subsidies<sup>2</sup></b>	<b>854</b>	<b>0</b>
City FHEPS <sup>3</sup>	789	0
NYCHA	23	0
Section 8	25	+1
Supportive Housing	13	0

<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.

<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.

## Three-Quarter Housing: Open Violations by Building

As of September 30, 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	0	
2	29	78	4	3 DOB Class 1 violations + HPD ERP evaluation
3	0	13	1	
4	13	64	0	
5	0	0	0	
6	0	2	0	
7	24	33	3	2 DOB Class 1 violations
8	0	0	0	
9	35	86	10	11 DOB Class 1 violations
10	0	3	0	
11	0	31	0	Active HPD full vacate
12	0	17	0	
13	0	43	0	Active HPD full vacate
14	22	42	3	12 DOB Class 1 violations
15	0	35	3	
16	1	0	2	
17	0	0	0	
18	0	12	0	
19	0	6	3	
20	8	35	7	
21	0	3	0	
22	26	0	0	14 DOB Class 1 violations
23	0	2	0	
24	0	4	0	

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25	3	2	3	
26	0	0	0	
27	0	47	2	
28	0	13	2	
29	42	15	2	Active DOB full vacate + 12 DOB Class 1 violations
<b>TOTAL</b>	<b>206</b>	<b>590</b>	<b>45</b>	

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

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
30	0	0	1	
31	0	1	2	
32	0	0	3	
33	15	1	1	3 DOB Class 1 violations
34	0	58	2	
35	0	23	0	
36	0	16	0	
37	0	33	2	Active DOB full vacate
38	0	2	0	
39	0	0	0	
40	2	0	0	Active DOB full vacate + Active HPD full vacate
41	0	0	0	
42	0	44	1	
43	26	168	2	7 DOB Class 1 violations
44	0	159	2	
45	0	3	1	
46	0	3	0	
47	0	16	2	
48	2	25	0	1 DOB Class 1 violation
49	0	0	0	
50	0	4	0	

51	0	1	0	
52	2	17	0	Active DOB full vacate
53	0	6	0	
54	7	71	1	5 DOB Class 1 violations
55	0	95	0	
56	0	20	2	
<b>TOTAL</b>	<b>54</b>	<b>766</b>	<b>22</b>	

**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
57	0	19	0	
58	0	0	0	
59	0	0	0	
60	0	9	1	
61	0	0	0	
62	0	11	0	
63	0	4	0	
64	0	1	1	
65	0	81	1	
66	0	3	0	
67	8	3	0	Active DOB full Vacate + 4 DOB Class 1 violations
68	0	1	1	
69	23	33	4	Active DOB full vacate + Active HPD full vacate + 8 DOB Class 1 violations
70	0	8	0	
71	0	0	0	

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72	0	0	0	
73	0	0	1	
74	0	2	2	
75	4	8	0	4 DOB Class 1 violations
76	0	42	0	
77	3	23	0	Active DOB full vacate + 1 DOB Class 1 violation
78	0	35	0	
79	0	8	3	
80	10	44	1	2 DOB Class 1 violations
81	0	2	0	
82	0	7	0	
83	9	22	3	Active DOB full vacate + 6 DOB Class 1 violations
84	68	39	0	Active DOB full vacate + 14 DOB Class 1 violations
85	0	51	2	
86	7	110	3	1 DOB Class 1 violation
87	1	8	1	
88	0	94	1	
89	0	37	1	
90	0	0	0	
91	0	12	0	
92	1	24	1	
93	0	0	3	
94	0	7	0	
95	0	2	0	
96	0	8	1	
97	0	51	0	Active full DOB vacate
98	13	52	5	9 DOB Class 1 violations
99	7	27	0	2 DOB Class 1 violations
100	0	10	1	
101	0	28	0	
102	0	3	0	

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103	0	0	0	
104	0	1	0	
105	0	22	0	
106	27	34	0	Active full DOB vacate + 13 DOB Class 1 violations
107	0	7	0	
108	0	62	5	Active full HPD vacate
109	0	23	0	
110	17	43	0	Active full DOB vacate + 4 DOB Class 1 violations
111	0	1	0	
112	4	2	1	Active full DOB vacate + 3 DOB Class 1 violations
113	0	7	1	
114	0	0	1	
115	0	0	0	
116	0	7	0	
117	1	41	0	
118	0	65	1	Active HPD full vacate
119	0	2	0	
120	0	7	1	Active DOB full vacate + Active HPD full vacate
121	0	0	0	
122	0	0	1	
123	3	10	0	
124	0	85	1	
125	0	2	0	
126	0	32	0	
127	1	106	5	Active DOB full vacate + Active HPD full vacate
128	1	9	0	
129	0	6	0	
130	1	2	0	1 DOB Class 1 violation
131	9	8	0	Active DOB full vacate + 1 DOB Class 1 violation
132	0	0	3	



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133	0	0	0	
134	0	19	1	
135	0	0	6	
136	4	43	0	4 DOB Class 1 violations
<b>TOTAL</b>	<b>222</b>	<b>1575</b>	<b>64</b>	