

THREE-QUARTER HOUSES

Quarterly Report | 2021: QUARTER ONE

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).

Internal Task Force

The interagency TQH Task Force is directed by a TQH Chair and TQH Project Manager (PM) and includes 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/ Human Resources Administration (HRA). In January 2021, the TQH Chair and PM convened a meeting of policy and inspections staff from these five agencies. In addition, weekly interagency debrief meetings accompany any inspections. When necessary, the Law Department advises the Task Force and pursues access warrants.

External Advisory Committee

In March 2021, the TQH Chair and PM held the first meeting of the TQH External Advisory Committee, a group newly appointed by the Mayor and City Council. The External Advisory Committee is composed of six individuals who offer expertise in community organizing, social service provision, legal services, lived experience, housing policy, and housing finance.

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 \$215¹. In February 2021, one new TQH site was identified using this methodology. In addition, properties may be referred to the Task Force via 311, City or State agency referral, or direct notification from advocates. New sites are added to the TQH roster according to the discretion of the Mayor's Office, which strongly considers analysis by interagency Task Force members.

Inspections and Follow-Up

This quarter, we re-launched TQH inspections in a COVID-cautious capacity. Fully vaccinated FDNY inspectors conduct initial inspections, as assigned by the Mayor's Office. Based on FDNY's report, DOB and HPD may conduct a follow-up inspection. Just as before the pandemic, the Mayor's Office facilitates an interagency call to review findings and discuss next steps. Once safe, we look forward to resuming proactive interagency inspections, which will newly include a tenant advocate from the Mayor's Public Engagement Unit.

Relocations and Vacates

When necessary to protect the safety of TQH tenants, a vacate or relocation is ordered. As noted below, a limited number of former TQH tenants are currently receiving housing from the City via

¹ This data analysis is provided by DSS/ HRA.

HRA and HPD temporary housing sites. All former TQH tenants in City-provided temporary housing have access to a CityFHEPS voucher. There were no vacates or relocations from a TQH site this quarter.

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](#). Specifically, Administrative Code Section 3-152-h 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 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 days 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.

Improvements to Violations Data

We thank DOB for their partnership in implementing the following improvements to the TQH violations data on pages 3-6 of this and subsequent reports. As of this quarter:

- TQH sites with an active, full DOB or HPD vacate order are highlighted in pink. These properties are not inspected as frequently because they are not permitted to be occupied and might ultimately be removed from our list. Note that all properties with a DOB vacate order also have a Class 1 OATH violation issued by DOB.
- TQH sites with a Class 1 OATH violation issued by DOB are highlighted in orange. Class 1 violations are considered immediately hazardous and are closely monitored by DOB, which performs regular inspections until the conditions that resulted in the violation are corrected.
- DOB violations are no longer included in the total count of DOB violations, but OATH violations issued by DOB will continue to be included. (Non-OATH) DOB violations are administrative in nature (e.g. failure to file a report) and do not speak to the building's safety. By removing these violations from our data, the TQH Quarterly Report is now better aligned with other DOB reports to City Council.

Three-Quarter Houses: Quarterly Report

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

I. Three-Quarter House Sites		Change since last quarter
Total	117	+1
Former Narco Freedom Buildings	18	0
Buildings Managed by Other Operators	99	+1
II. Summary of Open Violations (as of 3/31/2020)		
Total	3,067	
DOB	359	N/A—see page 2
HPD	2,596	+4
FDNY	112	+2
III. Relocations from Three-Quarter Houses into Temporary Emergency Housing		
Total Individuals Relocated since June 1, 2015	1,230	0
Total individuals who remain in city-provided temporary housing, as of December 31, 2020	87	-9
IV. Placements into Permanent Housing with a Subsidy ²		
Total subsidies³	843	+5
City FHEPS ⁴	789	+2
NYCHA	23	+1
Section 8	18	+1
Supportive Housing	13	+1

² 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.

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 [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 Housing: Open Violations by Building				
As of March 31, 2021				
TQH ID	DOB Violations	HPD Violations	FDNY Violations	TOTAL
TQ01	1	41	0	42
TQ02	0	13	0	13
TQ03	0	2	1	3
TQ04 ⁵	6	0	3	9
TQ05	20	66	3	89
TQ06	0	0	1	98
TQ07	0	0	0	0
TQ08	0	35	0	35
TQ09	0	3	0	3
TQ10	4	42	0	46
TQ11	1	16	0	17
TQ12	0	5	0	5
TQ13	0	8	1	9
TQ14	1	13	0	14
TQ15	0	0	N/A	0
TQ16	0	0	0	0
TQ17	20	42	2	64
TQ18	0	51	N/A	51
TQ19	0	32	0	32
TQ20	0	7	1	8
TQ21	0	18	0	18
TQ22	0	3	0	0
TQ23	1	0	0	1
TQ24	6	1	1	8
TQ25	0	1	0	1
TQ26	10	50	5	65
TQ27	0	18	2	20
TQ28	6	110	3	119
TQ29	0	5	0	5
TQ30	0	4	0	4
TQ31	2	15	N/A	17
TQ32	0	7	N/A	7
TQ33	0	22	0	22

⁵ See page 2 for a description of the yellow (DOB OATH Class 1) and pink (full vacates by DOB and/or HPD) highlighting.

TQ34	67	39	0	106
TQ35	0	0	0	0
TQ36	0	57	2	59
TQ37	0	4	0	4
TQ38	1	1	0	2
TQ39	0	2	0	2
TQ40	0	0	3	3
TQ41	6	1	0	7
TQ42	0	0	0	0
TQ43	0	84	3	87
TQ44	0	1	1	2
TQ45	21	62	8	91
TQ46	0	43	0	43
TQ47	0	7	0	7
TQ48	0	13	2	15
TQ49	1	104	5	110
TQ50	0	0	0	0
TQ51	9	8	0	17
TQ52	1	9	0	10
TQ53	0	11	0	11
TQ54	0	44	1	45
TQ55	0	10	N/A	10
TQ56	0	31	2	33
TQ57	0	3	0	3
TQ58	0	46	2	48
TQ59	0	0	0	0
TQ60	0	19	0	19
TQ61	0	2	2	4
TQ62	18	19	2	39
TQ63	0	13	1	14
TQ64	0	1	1	2
TQ65	0	10	1	11
TQ66	35	14	2	51
TQ67	0	3	0	3
TQ68	1	0	2	3
TQ69	0	0	1	1
TQ70	0	0	1	1
TQ71	0	94	1	95
TQ72	0	7	3	10
TQ73	20	0	0	20
TQ74	3	23	0	26
TQ75	0	11	0	11
TQ76	0	0	0	0

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TQ77	11	40	0	51
TQ78	0	0	3	3
TQ79	0	2	0	2
TQ80	0	0	6	6
TQ81	0	0	0	0
TQ82	0	158	2	160
TQ83	0	63	1	64
TQ84	0	19	1	20
TQ85	4	2	1	7
TQ86	0	0	1	1
TQ87	3	7	0	10
TQ88	0	49	2	51
TQ89	6	30	6	42
TQ90	0	67	4	71
TQ91	0	93	0	93
TQ92	0	33	1	34
TQ93	0	35	3	38
TQ94	0	4	0	4
TQ95	0	10	1	11
TQ96	0	7	0	7
TQ97	0	48	1	49
TQ98	10	43	1	54
TQ99	0	0	0	0
TQ100	0	14	0	14
TQ101	9	22	3	34
TQ102	0	27	0	27
TQ103	0	2	0	2
TQ104	23	34	0	57
TQ105	0	2	1	3
TQ106	5	69	1	75
TQ107	0	1	N/A	1
TQ108	0	5	0	5
TQ109	3	3	0	6
TQ110	0	7	1	8
TQ111	0	8	0	8
TQ112	0	42	0	42
TQ113	0	34	0	34
TQ114	22	166	2	190
TQ115	2	24	0	26
TQ116	0	0	0	0
TQ117	0	0	1	1
	359	2596	112	3067