

THREE-QUARTER HOUSES

Quarterly Report | [2022: 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 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. The group of six offers 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 on August 24, 2022.

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 assigning an inspection and 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. Active TQH sites are assigned for inspection; a site may be moved to inactive following an inspection and consensus of Task Force agencies. The main 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 provides benefits evaluations of tenants. Due to the omicron variant of COVID-19, inspectors are now also delivering KN95 masks to tenants during inspections. When deemed appropriate, HPD leads a subsequent inspection and may leverage their Emergency Repair Program to enhance safety and livability.

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—with this voucher alone, 10 former TQH residents moved from HPD EHS into permanent housing in 2021.

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

➤ *Emergency Repair Program*

In Q3 2022, the TQH Task Force made use of its longstanding partnership with [HPD's Emergency Repair Program](#) (ERP). Of the 25 active TQH sites, roughly 28% received an ERP evaluation and had ERP activity in the quarter. The resulting repair work by ERP contractors made these houses safer and more comfortable for tenants.

Three-Quarter Houses: Quarterly Report

Report Period: June 1, 2015 – September 30, 2022

I. Three-Quarter House Sites	As of 09/30/2022	Change since Q2
Total	136	0
Active	25	-2
Re-Inspect	4	-2
Inactive	107	+4

II. Summary of Open Violations: <u>Active properties only</u>		
Total	1,016	+58
DOB ECB Violations	179	+5
HPD	748	+36
FDNY	89	+17

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	1,232	+2
Total individuals who remain in city-provided temporary housing, as of September 30, 2022	49	-2
HRA Temporary Housing	15	-2
HPD Emergency Housing	32	-2

IV. Placements into Permanent Housing with a Subsidy ¹		
Total subsidies²	868	
City FHEPS ³	792	+2
NYCHA	23	
Section 8	39	+3
Supportive Housing	13	
Other Forms of Assistance	1	+1

¹ 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.

² 420 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.

³ 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, 2022

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	5	1	
2	30	136	7	3 DOB Class 1 Violations HPD ERP Active this Quarter
3	0	13	1	
4	13	79	2	HPD ERP Active this Quarter
5	0	0	0	
6	0	2	0	
7	26	113	5	4 DOB Class 1 Violations HPD ERP Active this Quarter
8	0	0	0	
9	42	130	24	12 DOB Class 1 Violations HPD ERP Active this Quarter
10	0	3	2	
11	0	44	6	Active HPD Full Vacate Order HPD ERP Active this Quarter
12	26	69	9	15 DOB Class 1 Violations HPD ERP Active this Quarter
13	0	35	2	
14	1	0	3	
15	0	0	0	
16	0	14	5	
17	0	7	2	
18	8	37	8	
19	0	4	0	
20	27	0	3	14 DOB Class 1 Violations
21	0	3	2	
22	0	4	2	
23	3	2	3	
24	0	0	0	
25	0	48	2	HPD ERP Active this Quarter
TOTAL	179	748	89	

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

26	0	23	0	
27	0	0	0	
28	30	241	3	10 DOB Class 1 Violations Active HPD Full Vacate Order HPD ERP Active this Quarter
29	7	73	11	5 DOB Class 1 Violations

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.

30	0	20	1	
31	0	6	0	
32	0	0	1	
33	0	10	1	
34	0	0	2	
35	0	11	1	
36	0	0	4	
37	0	4	0	
38	0	2	1	
39	0	5	13	
40	0	3	0	
41	11	5	2	4 DOB Class 1 Violations
42	21	1	1	3 DOB Class 1 Violations
43	0	1	1	
44	2	59	3	
45	30	33	4	12 DOB Class 1 Violations Active HPD Full Vacate Order
46	0	8	1	HPD ERP Active this Quarter
47	0	18	0	
48	0	0	0	
49	0	0	0	
50	0	0	2	
51	0	6	4	
52	0	2	2	
53	0	9	0	
54	0	42	4	

TQH QUARTERLY REPORTS | 2022: Quarter 3

55	3	23	2	3 DOB Class 1 Violations
56	1	35	2	1 DOB Class 1 Violations
57	0	36	0	
58	0	10	3	
59	0	0	8	
60	10	43	3	2 DOB Class 1 Violations
61	0	16	1	
62	0	31	0	Active HPD Full Vacate Order
63	0	7	0	
64	0	3	0	
65	0	0	1	
66	0	0	2	Active HPD Full Vacate Order
67	0	17	1	
68	10	22	4	7 DOB Class 1 Violations
69	57	39	1	13 DOB Class 1 Violations Active DOB Full Vacate
70	0	53	5	
71	9	110	3	3 DOB Class 1 Violations
72	1	8	3	
73	0	94	1	
74	0	44	0	
75	0	33	1	
76	0	0	0	
77	0	24	0	
78	1	24	2	
79	0	0	0	
80	0	11	0	
81	0	160	2	
82	0	5	1	
83	0	1	0	
84	1	16	3	1 DOB Class 1 Violation
85	0	2	0	
86	2	51	2	1 DOB Class 1 Violation HPD ERP Active this Quarter
87	0	0	0	
88	0	9	2	
89	0	51	0	
90	17	54	13	13 DOB Class 1 Violations
91	11	23	1	2 DOB Class 1 Violations
92	0	11	1	
93	0	1	0	HPD ERP Active this Quarter
94	0	29	1	HPD ERP Active this Quarter
95	0	0	3	

TQH QUARTERLY REPORTS | 2022: Quarter 3

96	0	0	12	
97	0	2	0	
98	0	2	0	
99	0	23	1	
100	31	34	0	15 DOB Class 1 Violations Active DOB Full Vacate
101	1	8	1	
102	0	63	3	Active HPD Full Vacate Order
103	0	28	0	
104	23	43	0	4 DOB Class 1 Violations
105	0	0	0	
106	4	2	1	3 DOB Class 1 Violations
107	0	7	3	
108	0	0	2	
109	0	7	0	
110	0	7	0	
111	0	36	4	
112	0	67	2	Active HPD Full Vacate Order
113	2	19	0	
114	0	9	0	
115	0	7	1	Active HPD Full Vacate Order
116	0	8	0	
117	0	0	0	
118	0	0	2	
119	3	3	8	
120	0	111	1	HPD ERP Active this Quarter
121	0	3	0	
122	0	33	0	
123	1	108	7	Active HPD Full Vacate Order
124	0	97	1	
125	1	9	0	
126	0	13	0	
127	1	0	1	1 DOB Class 1 Violation
128	0	8	0	
129	0	0	3	
130	0	13	2	
131	0	0	2	
132	0	19	1	
133	0	0	17	
134	39	14	2	19 DOB Class 1 Violation Active DOB Full Vacate
135	4	45	2	4 DOB Class 1 Violations
136	0	29	2	