

THREE-QUARTER HOUSES

Quarterly Report | **2024: 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 tenant well-being.

Three-Quarter Houses: Quarterly Report

Report Period: June 1, 2015 – March 31, 2024

I. Three-Quarter House Sites	As of 03/31/2024	Change since Q4 2023
Total	138	+1
Active	26	+1
Re-Inspect	0	0
Inactive	112	0

II. Summary of Open Violations: <u>Active properties only</u>		
Total	1,089	-40
DOB ECB Violations	181	-1
HPD	796	-39
FDNY	112	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 March 31, 2024	7	-1
HPD Emergency Housing	7	-1

IV. Placements into Permanent Housing with a Subsidy ¹		
Total subsidies²	875	+1
City FHEPS ³	4	0
NYCHA	22	0
Section 8	52	0
Supportive Housing	0	0

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 March 31, 2024

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	49	45	31	12 DOB Class 1 Violations HPD ERP Active this Quarter
3	1	0	3	
4	28	128	5	4 DOB Class 1 Violations HPD ERP Active this Quarter
5	0	13	1	
6	0	25	4	
7	0	7	3	
8	0	0	3	
9	1	13	4	
10	0	9	6	
11	28	0	8	14 DOB Class 1 Violations
12	0	3	2	
13	1	4	2	
14	0	35	0	
15	0	0	0	
16	9	53	8	
17	0	0	0	

18	0	52	7	Active HPD Full Vacate HPD ERP Active this Quarter
19	0	6	0	
20	0	0	0	
21	0	3	0	
22	1	50	3	HPD ERP Active this Quarter
23	33	106	11	17 DOB Class 1 Violations HPD ERP Active this Quarter
24	17	140	7	3 DOB Class 1 Violations HPD ERP Active this Quarter
25	13	81	2	HPD ERP Active this Quarter
26	0	0	0	
Total	181	796	112	

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.

27	0	2	0	
28	3	1	3	
29	3	9	1	
30	30	244	3	10 DOB Class 1 Violations Active HPD Full Vacate
31	7	112	12	5 DOB Class 1 Violations HPD ERP Active this Quarter
32	0	1	0	
33	0	1	0	HPD ERP Active this Quarter
34	26	3	1	3 DOB Class 1 Violations Active DOB Full Vacate
35	1	21	0	
36	0	15	2	
37	0	31	0	Active HPD Full Vacate
38	0	0	0	

39	0	22	1	
40	0	1	1	
41	0	30	3	Active HPD Full Vacate
42	0	5	0	
43	0	17	1	
44	0	0	14	
45	2	47	2	1 DOB Class 1 Violation HPD ERP Active this Quarter
46	0	1	0	
47	0	20	2	
48	0	155	3	
49	35	14	2	17 DOB Class 1 Violations Active DOB Full Vacate
50	1	16	3	1 DOB Class 1 Violation
51	0	1	0	
52	0	46	0	
53	0	0	0	
54	0	61	3	
55	0	2	1	
56	0	4	1	
57	1	38	2	1 DOB Class 1 Violation Active DOB Full Vacate
58	0	43	3	
59	0	0	0	
60	0	0	3	
61	0	5	0	
62	0	0	1	
63	1	44	4	
64	0	10	3	
65	0	15	1	
66	4	12	1	1 DOB Class 1 Violation
67	0	73	0	
68	0	0	8	
69	0	0	0	
70	0	0	0	
71	0	38	0	
72	9	110	3	3 DOB Class 1 Violations
73	2	1	3	1 DOB Class 1 Violation

74	0	0	1	
75	2	0	2	Active DOB Full Vacate Active HPD Full Vacate
76	0	56	4	
77	0	7	1	
78	30	33	4	12 DOB Class 1 Violations Active DOB Full Vacate Active HPD Full Vacate
79	0	11	1	
80	11	5	4	4 DOB Class 1 Violations Active DOB Full Vacate
81	0	11	0	
82	0	14	0	
83	0	0	0	
84	0	2	4	
85	0	9	0	
86	0	22	1	
87	0	0	0	
88	0	8	3	HPD ERP Active this Quarter
89	0	11	0	
90	0	12	1	
91	52	39	3	
92	0	28	0	11 DOB Class 1 Violations Active DOB Full Vacate
93	0	12	2	
94	0	3	0	
95	4	42	2	4 DOB Class 1 Violations
96	17	85	14	13 DOB Class 1 Violations
97	3	2	1	3 DOB Class 1 Violations Active DOB Full Vacate
98	0	14	0	
99	1	111	7	Active DOB Full Vacate Active HPD Full Vacate
100	0	5	13	
101	0	0	2	
102	6	22	4	6 DOB Class 1 Violations Active DOB Full Vacate
103	0	0	0	
104	0	0	3	
105	0	4	0	
106	30	85	0	17 DOB Class 1 Violations Active DOB Full Vacate Active HPD Full Vacate
107	0	0	0	

108	1	0	1	1 DOB Class 1 Violation
109	0	8	1	
110	0	24	1	
111	0	0	2	
112	23	43	0	4 DOB Class 1 Violations Active DOB Full Vacate
113	0	31	1	HPD ERP Active this Quarter
114	0	1	2	
115	0	25	1	
116	3	23	2	3 DOB Class 1 Violations
117	0	94	1	
118	0	0	2	
119	0	11	3	
120	0	6	1	Active DOB Full Vacate Active HPD Full Vacate
121	0	5	0	
122	0	70	2	Active HPD Full Vacate
123	0	0	0	
124	0	3	0	
125	3	7	8	
126	0	13	0	
127	0	2	0	
128	0	0	3	
129	0	2	2	
130	0	19	1	
131	0	0	0	
132	0	5	0	
133	5	3	14	4 DOB Class 1 Violations
134	0	16	0	
135	1	8	2	
136	0	7	0	
137	0	2	5	
138	0	0	0	