



THREE-QUARTER HOUSES

Quarterly Report | **2021: QUARTER TWO**

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.

Internal Task Force

The interagency TQH Task Force is convened by a TQH Chair and TQH Program Director in the Mayor's Office 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. The Mayor's Office 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. Members of the External Advisory Committee met in Quarter 2.

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, by a City or State agency, or via an advocate. New sites are added to the TQH roster by the Mayor's Office after considering the recommendations of Task Force members.

Inspections and Follow-Up

This quarter, we expanded our COVID-safe TQH inspections to include DOB, FDNY, and the Mayor's Public Engagement Unit (PEU). PEU is housed within HRA and is a new member of the Task Force. Inspections are assigned by the Mayor's Office and conducted collaboratively by this interagency team. Afterwards, each agency submits an informal report to the Mayor's Office. The Mayor's Office then facilitates an interagency call to review findings and discuss next steps, which may include sending HPD inspectors to the scene to issue additional violations and assess eligibility/fit for their Emergency Repair Program (ERP) as well as follow-up by PEU Tenant Specialists. TQH sites may also be marked inactive by the Mayor's Office, typically following an inspection and consensus among Task Force members.

Relocations and Vacates

There were no vacates or relocations from a TQH site this quarter. When necessary to protect the safety of TQH tenants, a vacate or relocation is ordered. Some former TQH tenants are currently receiving housing from the City via HRA and HPD temporary housing sites. All former TQH tenants in City-provided temporary housing have access to a CityFHEPS voucher.

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](#).

2021 Quarter 2 Highlights

- As of this quarter, TQH interagency Task Force inspections have fully resumed following a shutdown to protect tenants and inspectors during COVID-19.
- PEU Tenant Specialists have joined TQH Task Force inspections, offering a unique focus on tenant well-being; together, we are developing a model of trauma-informed inspections that combine tenant outreach/advocacy with building/fire safety. During inspections, PEU Specialists have:
 - Conducted benefits assessments
 - Helped a tenant apply to Medicaid
 - Identified safety concerns that merited follow-up by FDNY, DOB, and HPD because tenants felt more comfortable opening up
 - Offered referrals to legal services
 - And more!
- The TQH Task Force and External Advisory Committee launched Vaccine + Housing Clinics—holistic resource fairs catered to vulnerable tenants and community members. The first two clinics were co-hosted by *Neighbors Together*. Services included:
 - **The NYC Commission on Human Rights:** information on housing and employment rights and how to file a complaint when discriminated
 - **DOB's Office of the Tenant Advocate:** information on tenants' rights during construction and other building-related concerns
 - **Brooklyn Legal Services Corp A:** nonprofit legal services for tenants, homeowners, taxpayers, small businesses, and non-profits
 - **Catholic Charities' Project Hope:** crisis counseling with a focus on COVID-19-related trauma, via funding from DOHMH and FEMA
 - **Bedford-Stuyvesant Family Health Center:** public health outreach and tabling
 - **National Black Leadership Commission on Health (Black Health):** HIV/HCV outreach and testing
 - **Brooklyn Movement Center:** community organizing and leadership development
 - **RiseBoro Community Partnership and Black Veterans for Social Justice:** ERAP application assistance and outreach, via a contract with DSS
 - **Test + Trace Corps Mobile Vaccine Unit:** Brings COVID-19 vaccination to residents in their neighborhood, working to ensure that residents across NYC have access to the vaccine
 - **HPD outreach van**
- The TQH team is leading interagency work to address unlawful evictions/ lockouts, an extreme form of harassment that TQH tenants are especially susceptible to. The TQH External Advisory Committee and Task Force agencies (notably PEU and HPD) are key partners in this ongoing effort.
- In partnership with TQH Task Force members, the Mayor's Office developed a new [Tenant Flyer](#) that PEU will disseminate during inspections. The flyer is designed to further our efforts towards trauma-informed, tenant-centered inspections.

- Each quarter, we strive to improve the data analysis offered in this report. For the first time, violation data by building on pages 5-9 is disaggregated by inspection status. Further, the TQH roster has been expanded to include all properties ever inspected by the Task Force, but summary violations data includes only active sites to highlight the most relevant data. The following categories have always informed TQH inspection assignments, but we are formalizing them now based on a comprehensive analysis conducted by the Mayor's Office and DOB during the COVID-19 shut-down:
 - **Active:** These properties are inspected by the interagency TQH Task Force.
 - **Re-inspect:** These properties are being reevaluated via an in-person inspection.
 - **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. They include:
 - 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.

Three-Quarter Houses: Quarterly Report

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

I. Three-Quarter House Sites		Change since last quarter
Total	136¹	N/A
Active ²	28	N/A
Re-Inspect	46	N/A
Inactive	62	N/A
II. Summary of Open Violations (as of 3/31/2020)		
Total: <u>active properties only</u>	743	
DOB	177	N/A
HPD	551	N/A
FDNY	15	N/A
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	74	-13
IV. Placements into Permanent Housing with a Subsidy³		
Total subsidies⁴	853	+10
City FHEPS ⁵	789	+4
NYCHA	23	0
Section 8	24	+6
Supportive Housing	13	0

¹ Expanded from 117 to include all properties ever inspected by the TQH Task Force.

² Changed categories to be more relevant to current conditions; prior reports noted that, of 18 of 117 TQH sites were former Narco Freedom properties

³ 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.

⁴ 420 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.

⁵ 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 June 30, 2021

Active: These properties are inspected by the interagency TQH Task Force.

Count of TQH houses	DOB: ECB Violations (Class 1/2/3)	FDNY: Violation Orders and Summonses	HPD: Violations (Class A/B/C/I)	Conditions that agencies are actively monitoring
1	3	0	4	
2	23	3	81	DOB Class 1 violation
3	0	1	13	
4	12	0	59	
5	1	0	0	
6	0	0	2	
7	21	2	36	DOB Class 1 violation
8	25	8	60	DOB Class 1 violation
9	0	0	3	
10	0	0	17	
11	0	0	43	Full HPD Vacate
12	21	2	42	DOB Class 1 violation
13	0	3	35	
14	1	2	0	
15	0	0	0	
16	0	0	12	
17	0	--	6	
18	8	6	35	
19	0	0	3	
20	0	0	18	
21	22	0	0	DOB Class 1 violation
22	0	0	2	
23	0	0	4	
24	3	3	2	
25	0	0	0	
26	0	2	47	
27	0	2	13	

28	37	2	14	Full DOB Vacate; DOB Class 1 violation
TOTAL	177	15	551	

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

Count of TQH houses	<u>DOB</u> : ECB Violations (Class 1/2/3)	<u>FDNY</u> : Violation Orders and Summonses	<u>HPD</u> : Violations (Class A/B/C/I)	Conditions that agencies are actively monitoring
29	0	2	1	
30	0	3	0	
31	0	0	4	
32	0	1	1	
33	9	1	1	DOB Class 1 violation
34	0	1	1	
35	0	2	58	
36	0	0	23	
37	0	0	16	
38	0	--	0	
39	0	--	0	
40	0	--	0	
41	0	0	42	
42	0	2	33	Full DOB Vacate
43	0	0	35	
44	0	3	8	
45	10	1	44	DOB Class 1 violation
46	0	--	1	
47	0	--	31	Full HPD Vacate
48	0	0	2	
49	0	--	0	
50	2	0	0	Full DOB Vacate; Full HPD Vacate
51	0	0	0	
52	7	3	110	DOB Class 1 violation
53	0	1	44	
54	0	0	37	

55	0	0	0	
56	1	1	34	
57	24	2	171	DOB Class 1 violation
58	0	2	159	
59	0	1	2	
60	0	0	3	
61	0	1	17	
62	2	0	25	DOB Class 1 violation
63	0	0	0	
64	3	0	19	DOB Class 1 violation
65	0	1	10	
66	0	0	4	
67	0	--	1	
68	2	--	17	Full DOB Vacate; DOB Class 1 violation
69	0	0	2	
70	0	0	6	
71	5	1	71	DOB Class 1 violation
72	0	0	95	
73	0	6	0	
74	0	2	20	

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)	FDNY: Violation Orders and Summonses	HPD: Violations (Class A/B/C/I)	Conditions that agencies are actively monitoring
75	0	1	1	
76	1	0	9	
77	0	0	19	
78	0	missing	0	
79	0	0	2	

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80	0	1	9	
81	0	0	0	
82	0	0	11	
83	0	1	81	
84	0	0	3	
85	6	0	3	Full DOB Vacate; DOB Class 1 Violation
86	16	4	33	Full DOB Vacate; Full HPD Vacate; DOB Class 1 violation
87	0	0	8	
88	0	1	0	
89	0	2	2	
90	3	0	8	DOB Class 1 violation
91	3	0	23	Full DOB Vacate; DOB Class 1 violation
92	0	0	7	
93	9	3	22	Full DOB Vacate; DOB Class 1 violation
94	67	0	39	Full DOB Vacate; DOB Class 1 violation
95	0	2	51	
96	1	1	8	
97	0	1	94	
98	0	--	12	
99	0	3	0	
100	0	0	7	
101	0	--	2	
102	0	1	8	
103	0	--	51	Full DOB Vacate
104	11	5	52	DOB Class 1 violation
105	0	0	28	
106	0	0	3	
107	0	0	0	
108	0	0	1	
109	0	0	22	
110	26	0	34	Full DOB Vacate; DOB Class 1 violation
111	0	0	4	

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112	0	4	69	Full HPD Vacate
113	11	--	43	Full DOB Vacate; DOB Class 1 violation
114	0	--	1	
115	4	1	2	Full DOB Vacate; DOB Class 1 violation
116	0	1	7	
117	0	1	0	
118	0	0	11	
119	0	--	7	
120	1	0	41	
121	0	1	65	HPD Vacate
122	0	1	7	Full DOB Vacate; Full HPD Vacate
123	0	0	0	
124	0	1	3	
125	2	0	17	
126	0	1	66	
127	0	--	2	
128	0	0	33	
129	1	5	106	Full DOB Vacate; Full HPD Vacate; DOB Class 1 violation
130	0	0	14	
131	1	0	2	DOB Class 1 violation
132	9	0	8	Full DOB Vacate; DOB Class 1 violation
133	0	3	0	
134	0	0	1	
135	0	1	19	
136	4	0	43	DOB Class 1 violation