

THREE-QUARTER HOUSES

Quarterly Report | 2023: QUARTER FOUR

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 – December 31, 2023

I. Three-Quarter House Sites	As of 12/31/2023	Change since Q3 2023
Total	137	0
Active	25	0
Re-Inspect	0	0
Inactive	112	0

II. Summary of Open Violations: <u>Active properties only</u>		
Total	1,129	+34
DOB ECB Violations	182	+5
HPD	835	+31
FDNY	112	-2

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	8	-2
HPD Emergency Housing	8	-2

IV. Placements into Permanent Housing with a Subsidy ¹		
Total subsidies²	874	+2
City FHEPS ³	4	+1
NYCHA	22	0
Section 8	52	+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.

Supportive Housing	0	0
Other Forms of Assistance	5	0

Three-Quarter Housing: Open Violations by Building

As of December 31, 2023

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	88	31	12 DOB Class 1 Violations
3	1	0	3	
4	28	126	5	4 DOB Class 1 Violations
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	2	4	2	
14	0	35	0	
15	0	0	0	
16	9	53	8	HPD ERP Active this Quarter

17	0	0	0	
18	0	52	7	
19	0	6	0	Active HPD Full Vacate HPD ERP Active this Quarter
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	138	7	3 DOB Class 1 Violations HPD ERP Active this Quarter
25	13	81	2	HPD ERP Active this Quarter
Total	182	835	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.

26	0	2	0	
27	3	1	3	
28	3	9	2	
29	30	241	3	10 DOB Class 1 Violations Active HPD Full Vacate
30	7	103	12	5 DOB Class 1 Violations
31	0	1	0	
32	0	1	0	HPD ERP Active this Quarter
33	26	3	1	3 DOB Class 1 Violations Active DOB Full Vacate
34	1	21	0	
35	0	15	2	
36	0	31	0	Active HPD Full Vacate
37	0	0	0	
38	0	22	1	

39	0	1	1	
40	0	30	3	Active HPD Full Vacate
41	0	5	0	
42	0	7	1	
43	0	0	14	
44	2	47	2	1 DOB Class 1 Violation HPD ERP Active this Quarter
45	0	1	0	
46	0	20	2	
47	0	155	3	
48	35	14	2	17 DOB Class 1 Violations Active DOB Full Vacate
49	1	16	3	1 DOB Class 1 Violations
50	0	5	0	
51	0	46	0	
52	0	0	0	
53	0	61	3	
54	0	2	1	
55	0	4	1	
56	1	38	2	1 DOB Class 1 Violation Active DOB Full Vacate
57	0	43	3	
58	0	0	0	
59	0	0	4	
60	0	6	0	
61	0	0	1	
62	1	44	4	HPD ERP Active this Quarter
63	0	10	3	
64	0	0	1	
65	5	22	1	1 DOB Class 1 Violation
66	0	85	0	
67	0	0	8	
68	0	0	0	
69	0	0	0	
70	0	38	0	
71	9	110	3	3 DOB Class 1 Violations
72	2	1	3	1 DOB Class 1 Violation

73	0	0	1	
74	2	0	2	Active DOB Full Vacate Active HPD Full Vacate
75	0	56	4	
76	0	7	1	
77	30	33	4	12 DOB Class 1 Violations Active DOB Full Vacate Active HPD Full Vacate
78	0	11	1	
79	11	5	4	4 DOB Class 1 Violations Active DOB Full vacate
80	0	11	0	
81	0	14	0	
82	0	0	0	
83	0	2	4	
84	0	9	0	
85	0	22	1	
86	0	0	0	
87	0	8	3	HPD ERP Active this Quarter
88	0	11	0	
89	0	12	1	
90	53	39	3	12 DOB Class 1 Violations Active DOB Full Vacate
91	0	28	0	
92	0	12	2	
93	0	3	0	
94	4	42	2	4 DOB Class 1 Violations
95	17	85	14	13 DOB Class 1 Violations
96	3	2	1	3 DOB Class 1 Violations Active DOB Full Vacate
97	0	14	0	
98	1	111	7	Active DOB Full Vacate Active HPD Full Vacate
99	0	5	13	
100	0	0	2	
101	6	22	4	6 DOB Class 1 Violations Active DOB Full Vacate
102	0	0	0	
103	0	0	3	
104	0	4	0	
105	30	85	0	17 DOB Class 1 Violations Active DOB Full Vacate

				Active HPD Full vacate
106	0	0	0	
107	1	0	1	1 DOB Class 1 Violations
108	0	8	1	
109	0	24	1	
110	0	0	3	
111	23	43	0	4 DOB Class 1 Violations Active DOB Full Vacate
112	0	31	1	HPD ERP Active this Quarter
113	0	1	2	
114	0	25	1	
115	3	23	2	3 DOB Class 1 Violations
116	0	94	1	
117	0	0	2	
118	0	11	3	
119	0	6	1	Active DOB Full Vacate Active HPD Full Vacate
120	0	5	0	
121	0	70	2	Active HPD Full Vacate
122	0	0	0	
123	0	3	0	
124	3	8	8	
125	0	13	0	
126	0	2	0	
127	0	0	3	
128	0	3	2	
129	0	19	1	
130	0	2	0	
131	0	5	0	
132	3	3	15	2 DOB Class 1 Violations
133	0	7	0	
134	1	8	2	
135	0	7	0	
136	0	2	5	
137	0	5	0	