

LINC IV and V Rental Assistance Program

Fact Sheet for Landlords, Brokers and Others Renting to LINC IV and V Clients

January 2015

How does participating in the LIVING IN COMMUNITIES (LINC) IV and V Rental Assistance Program benefit me?

The availability of new Section 8 vouchers is uncertain and even in the best case the supply will not meet the need. Therefore, Living in Communities (LINC) IV and V is your way to participate in a rental assistance program that provides opportunities and support for you and your tenants.

LINC IV and V have considerable flexibility and can support eligible participants to move into a leased apartment or a rented room, or to move in with family and friends.

LINC IV and V provide access to a wide array of benefits, including:

- Apartment rent level based on household size at competitive rates.
- For LINC IV: one year of rental assistance payments from HRA on behalf of eligible individual adults or adult families who are, or include someone who is, age 60 or above with the possibility of ongoing annual payments based on an annual renewal.
- For LINC V: one year of rental assistance payments from HRA on behalf of eligible individual adults or adult families who are working with the possibility of a second, third, fourth and fifth years based on an annual renewal, and subsequent years on a case-by-case basis.
- **Payments up front for leased apartments:** one month broker's fee, prorated current month, first month (in full), one month security voucher, and the rental assistance portion of the second, third, and fourth months' rent.
- **Payments up front for rented rooms:** prorated current month and first month in full.
- Quick apartment registration and apartment clearance.
- Specialized aftercare services catered to the needs of the tenants.

Who are my prospective tenants?

Individuals and adult families in shelter who have:

- At least one member of the household age 60 or above (LINC IV)
- At least one member of the household working (LINC V)
- A total household income that does not exceed 200% of the federal poverty level.

How do I sign a lease or rental agreement, or find out more?

If you have an apartment or a room to offer to DHS, go to the DHS website for instructions: <http://www.nyc.gov/html/dhs>.

When you agree to rent a room or apartment to a LINC IV or V program participant, the apartment or room must be inspected and approved for the program. You should work with the shelter's housing specialist to submit appropriate documentation. Required documents may be downloaded from the DHS Website at www.nyc.gov/dhs. All apartments and rooms must pass an inspection by City inspectors. Inspections will be scheduled as soon as possible.

For those renting apartments: Once all required documents have been reviewed and approved, and the apartment passes inspection, a lease signing will be scheduled by DHS. This will usually occur within one week.

All leases or rental agreements are between the landlord and the tenant, and the City is not a party to the lease or agreement.

What help is available once my tenant moves in?

- Your tenant will be assigned an aftercare worker from a nonprofit organization who will be engaging in routine follow up with your tenant. If something urgent arises, you can contact the HRA Rental Assistance Call Center Monday-Friday from 9am to 5pm at 929-221-0043 or connect with your local Homebase office by calling 311. Homebase is a community homelessness prevention program that can provide tenants with access to a wide array of supportive services, including workforce development, emergency cash assistance, and mediation. Homebase can also assist your tenant in developing a transition plan for the end of the rental assistance period.

How long does the program last?

- Once you have an apartment or room that is approved and linked to the LINC IV or V program, you will receive one year of monthly rental assistance payments as long as your tenants remain in the housing.
- Tenants need to contribute 30% of their gross monthly income toward their rent. The tenant contribution is set for the first year.
- LINC IV participants may receive indefinite annual renewals if the household continues to meet renewal requirements.
- LINC V participants may receive up to 4 annual renewals if the household continues to meet renewal requirements, and may receive a renewal for subsequent years on a case-by-case basis.
- Before renewing any participant for any subsequent year of the program, we will recalculate the tenant contribution based upon current income. Renewal requirements include:
 - Demonstrated work, with employment in unsubsidized employment (LINC V).
 - Household must continue to include at least one individual age 60 or over (LINC IV)
 - Income at or below 200% of the federal poverty level.
- Participants renting apartments who are renewed or who are able to pay rent on their own are entitled to a second year of tenancy at the same rent amount and there are restrictions on rent increases in subsequent years.
- Please note rental assistance payments are contingent upon the availability of funding for the program.

What is the amount of the rental payments I will receive?

If you are leasing an apartment:

If you are offering a leased apartment, the enhanced maximum rental amounts available under this program are based on household size and are listed in the below table.

LINC IV and V Rental Assistance Program Chart										
Household Size	1	2	3	4	5	6	7	8	9	10
LINC IV Enhanced Max Rent	\$1,268	\$1,268	\$1,515	\$1,515	\$1,956	\$1,956	\$2,197,	\$2,530	\$2,530	\$2,530
LINC V Enhanced Max Rent	\$1,213	\$1,268	\$1,515	\$1,515	\$1,956	\$1,956	\$2,197,	\$2,530	\$2,530	\$2,530

LINC IV and V Example

The following is an example of a tenant contribution and rental assistance amount. The tenant's contribution and maximum rent will be based on the tenant's household income and family size.

Family Size:	2
Maximum Rent:	\$1,268
Monthly Household Income:	\$1,320
Monthly Tenant Contribution:	\$396
Monthly Rental Assistance:	\$872

If you are offering a rented room:

If you are offering a rented room, the maximum rent is \$800 and the LINC IV or V rental amount will be the difference between the actual rent (up to \$800) and the tenant's monthly tenant contribution (which will be equal to 30% of earned and unearned income).

In addition, side deals are strictly prohibited. You are not permitted to request any additional fees, beyond what is legally agreed upon in the lease or rental agreement. You are prohibited from charging extra for heat and hot water.

The information in this pamphlet provides a general overview of the LINC IV and V Rental Assistance program. It is not intended to provide full details concerning the operation of the program.



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