

LINC II Rental Assistance Program

Side Deal Fact Sheet

What is the LIVING IN COMMUNITIES (LINC) II Rental Assistance Program?

The LINC II rental assistance program helps families in shelter who have income but can't afford stable housing. Due to available funding, only a limited number of the LINC II Rental Assistance payments will be issued. Consequently, not every family in the shelter system will be able to participate in the rental assistance program. The rental assistance can help you move from temporary, emergency shelter back to the community as quickly as possible.

How much rental assistance will I receive?

The amount of rental assistance provided for your household depends on your income and how many people are in your household. This amount is set forth in your LINC II Certification letter. The maximum rent for the apartment is also set forth in your LINC II Certification letter.

What is a side deal?

Side deals are agreements outside of the LINC II lease in which a landlord or broker requires a tenant to make rental payments above the maximum rent in the LINC II Certification letter. Side deals also include requests for payment of a security deposit or broker's fee, as they are issued by the City. So long as the LINC rental assistance remains in effect you should not pay any amount above the monthly client contribution indicated in your Certification Letter to your landlord or broker, including any security deposit or broker's fee, unless you receive a Notice from the City of New York to do so.

LINC II participants should **not sign** any such agreement or pay any fees above your monthly contribution amount, including security deposits, broker's fees or move-in fees.

Can my landlord or broker require a side deal?

NO. Side deals violate the LINC II lease and are unlawful.

As a LINC II participant, you **do not** have to pay the landlord more than the amount of your rent contribution, as set forth in your LINC II Certification letter, nor are you required to pay a security deposit, a broker's fee or any type of move-in fee.

If anyone asks you to participate in a side deal, you should call 929-221-0043 immediately.

Can I be evicted for failing to pay a side deal?

No. Side deals violate the LINC II lease and are not enforceable in a court of law. This is true even if you have already signed a second lease or agreement with the landlord or broker. **Only** the LINC II lease is valid.

If your landlord attempts to evict you for failing to pay a side deal, please call 929-221-0043 **immediately** for a referral to anti-eviction legal services.

What if I have already paid a side deal?

Call us at 929-221-0043 to let us know. You should attempt to recover any side deal payments. You may be entitled to damages as well. You can either contact an attorney or represent yourself in Small Claims Court.



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