



LINC Rental Assistance Programs

Fact Sheet for Landlords and Brokers

How does participating in the LIVING IN COMMUNITIES (LINC) Programs benefit me?

The LINC programs provide access to a wide array of benefits, including:

- Apartment rent level based on household size at competitive rates.
- One year of rental assistance payments from HRA on behalf of eligible households with the possibility of up to four or more additional years based on an annual renewal.
- **Payments up front for leased apartments:**
 - a \$3,500 landlord bonus
 - prorated current month's rent
 - first month's rent (in full)
 - the rental assistance portion of the second, third, and fourth months' rent (*in some circumstances landlords may opt to receive the fifth through twelfth months' rent up front as well*)
 - a broker's fee equal to up to 15% of the annual rent
 - a security voucher equal to one month's rent
 - a unit hold incentive equal to the first month's rent if the landlord has previously agreed to hold the apartment for the tenant
- **Payments up front for rented rooms:**
 - prorated current month's rent
 - first month's rent in full
 - broker's fee equal to up to 15% of the annual rent
 - security voucher equal to one month's rent
- Quick apartment registration and apartment clearance.
- Aftercare services for the tenants.

Who are my prospective tenants?

The LINC programs primarily (but not exclusively) serve family and adult clients coming from DHS or HRA shelters.

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

If you have an apartment to offer, you may go to the DHS website for instructions:

<http://www.nyc.gov/html/dhs> or call HRA at 929-221-7246. You may also contact a Home Support Specialist with the Public Engagement Unit at 929-221-0047 or visit <http://nyc.gov/homesupportunit> to discuss how you can lease apartments with rental assistance programs.

When you agree to rent a room or apartment to a LINC 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.

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

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. However, a unit hold incentive payment equal to one month's rent is available at lease signing for any landlord who has agreed to accept a DSS client and not lease the unit to anyone else during a 30-day period.

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?**For DHS tenants:**

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. You can connect to your local Homebase office by calling **311** or finding the office closest to your tenant on our website: <https://www1.nyc.gov/site/hra/help/homebase.page>. If you have a question about a payment or program issue, 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**.

For HRA tenants:

If your tenant came from an HRA shelter, you can call HRA from 9am to 5pm at 929-221-7270 for assistance and connections to community services. Community-based nonresidential programs provide a range of supportive services, including counseling, information and referral, financial counseling, advocacy, and legal assistance.

How long does the program last?

- Once you have an apartment or room that is approved and linked to the LINC program, you will receive one year of monthly rental assistance payments as long as your tenants remain in the housing.
- Tenants renting apartments need to contribute 30% of their gross monthly income toward their rent. The tenant contribution is set for the first year.
- Tenants renting rooms need to contribute \$50 towards their rent each month.
- Tenants may receive up to 4, and sometimes more, annual renewals if the household continues to meet eligibility requirements.
- Before renewing any participant renting an apartment for any subsequent year of the program, we will recalculate the tenant contribution based upon current income.
- 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 maximum rental amounts available under this program are based on household size and are generally as listed in the below table (*some exceptions apply*).

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

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 rental amount will be the difference between the actual rent (up to \$800) and the tenant's monthly tenant contribution of \$50.

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.