

LINC IV Rental Assistance Program

Side Deal Fact Sheet

December 2014

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

The LINC IV rental assistance program is currently targeted to individual adults and adult families in New York City Department of Homeless Services (DHS) shelters, safe havens and drop in centers who are, or include someone who is, age 60 or above, and are unable to afford stable housing. LINC IV can help you move from temporary, emergency shelter back to the community as quickly as possible. Due to available funding, only a limited number of households will receive LINC IV Rental Assistance. Consequently, not every client age 60 and over in DHS shelter will be able to receive LINC IV rental assistance.

How much rental assistance will I receive?

The amount of rental assistance available depends on your income and how many people are in your household. If you are eligible for the program, the amount of rental assistance the City will provide, as well as your share of the rent, is set forth in your LINC IV Certification letter. The maximum rent available for a LINC IV apartment or room is also set forth in your LINC IV Certification letter.

What is a side deal?

Side deals include agreements outside of the LINC IV lease or rental agreement in which a landlord or broker requires a tenant to make rental payments above the maximum rent in the LINC IV Certification letter. Side deals also include requests for payment of a security deposit or broker's fee, as they are issued by the City, if applicable. 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, broker or primary tenant, including any security deposit or broker's fee, unless you receive a Notice from the City of New York to do so.

LINC IV 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 LINC IV leases and rental agreements, and are unlawful.

As a LINC IV participant, you **do not** have to pay your landlord, broker or primary tenant more than the amount of your monthly contribution amount, as set forth in your LINC IV 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 LINC IV leases and rental agreements 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, broker or primary tenant. **Only** the LINC IV lease or rental agreement is valid.

If your landlord or somebody else attempts to evict you or otherwise make you leave your housing for failing to pay a side deal, please call 929-221-0043 **immediately** for a referral to anti-eviction legal services or other services, as appropriate.

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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