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LINC Rental Assistance Program Update

New Landlord Bonus & Special Supplemental Assistance Fund

The Living in Communities (LINC) Rental Assistance program is a program created to help move families out of shelter and into stable housing. We are pleased to announce two new additions to the LINC program designed to make it more competitive in the housing market.

\$1 Million Landlord Incentive Fund

The City will provide a **\$1,000 bonus** for the first 1,000 units provided by landlords who submit complete leasing packages to DHS or HRA **by December 15, 2014**. This bonus will be provided to landlords at lease signing and there are no restrictions on its use. There is no cap on the number of apartments each landlord can offer.

LINC Special Supplemental Assistance Fund

For participating LINC landlords, the City will provide additional financial protection in the event rental payments are not made and the shortfall cannot be covered by other eviction prevention programs (i.e. FEPS and the Single Issue Payment) or there is damage to the apartment, beyond what is covered by the security deposit. This newly created fund will provide up to a total of **\$3,000** for the total time of the LINC lease, including renewals. It is a fund of last resort and will cover expenses that cannot otherwise be paid through other means such as HRA's eviction prevention services or the security deposit. The fund can cover:

- **Unpaid Rent.** Financial losses due to nonpayment of rent that cannot be addressed through other interventions such as a regular rent arrears payment.
- **Damage to the Apartment.** Landlords can make claims for physical damages sustained to a unit that exceed the current security deposit amount.

The City will provide a quick and smooth claiming process. Damages to the apartment can be claimed after the tenant has left the apartment (up to three months) and unpaid rent can be claimed during the tenancy (and up to three months after the tenant has left) when all other options have been exhausted. This special fund for participating landlords supplements the security deposit and other available rent arrears and eviction prevention assistance that landlords can seek by first calling the special HRA Rental Assistance Call Center Monday-Friday from 9am to 5pm at **929-221-0043**.

What help is available once a tenant moves in?

The City is implementing more robust aftercare services for LINC families than have been available for prior City rental assistance programs. The aftercare services will focus on employment, career advancement and self-sufficiency. Many of the LINC tenants are working and will be receiving the subsidy until they are able to afford the apartment on their own (up to the five-year rental assistance maximum). A tenant's participation in aftercare services is expected and tenants will acknowledge this responsibility at lease signing. The City is also implementing a new early warning flag on the Cash Assistance cases of LINC clients that will alert us when a tenant's rental assistance or Cash Assistance shelter allowance may be in jeopardy. The early warning flag will enable specially designated HRA staff to help tenants resolve these situations. This early warning flag has not existed for prior City rental assistance programs.

Landlords should notify HRA immediately when a tenant falls behind in rent by calling the special HRA Rental Assistance Call Center described above Monday-Friday from 9am to 5pm at **929-221-0043**. The aftercare provider and HRA will intervene to address the issue with the tenant immediately.

How do I sign a lease or find out more?

If you have an apartment to offer to DHS, go to the DHS website for instructions: <http://www.nyc.gov/html/dhs>. If you have an apartment to offer HRA, call 929-221-7246.

The information in this pamphlet provides a general overview of the Landlord Bonus and Special Supplemental Assistance Fund. It is not intended to provide full details concerning the operation of this program. For further information please refer to the LINC I, II and III program documents.