

## **LINC III - SOURCE OF INCOME DISCRIMINATION - KNOW YOUR RIGHTS**

### **What is LINC III?**

The LINC III rental assistance program helps families in shelter whose lives have been affected by domestic violence. The program helps you pay your rent for one year, with up to four one-year renewals if you are eligible and funding is available. The amount of rental assistance depends on your income and how many people are in your household. If you get a LINC certification letter, it will tell you how much you will get for a subsidy. The letter will also tell you most you can pay for an apartment. The City will pay for the move, security deposit and broker's fee, if you need one.

### **What is "Source of Income" Discrimination?**

The New York City Human Rights Law says a landlord with more than 6 apartments cannot discriminate against you because of your source of income, including your rental subsidy. A landlord with more than 6 apartments cannot refuse to rent to you just because you would pay the rent with LINC III rental assistance.

### **What types of apartments can I rent using LINC III rental assistance?**

You should be able to use your LINC subsidy with any apartment so long as the monthly rent is at or below the highest rent listed in your LINC III Certification letter. When you find an apartment, tell your case manager or housing specialist so they can work with the broker or landlord to get you the lease. They will request a City inspection and submit the lease and your latest income information to HRA for approval.

### **What do I do if the landlord refuses to rent me an apartment?**

If a landlord refuses to rent you an apartment, you should ask the landlord to tell you the reason(s) for refusing to rent to you. You should ask the landlord the questions listed on the **short question form** on the back of this page and write down what the landlord tells you. If you think the landlord did not to rent to you because you are using the LINC III rental assistance program, you should contact one of the following providers:

**Fair Housing Justice Center:** (212) 400-8214, Monday, Tuesday, Thursday or Friday

**Legal Aid Society:** 888-663-6880, Tuesday through Thursday, 9:30 am - 12:30 pm

**If a landlord refused to rent you an apartment, please answer the questions on the back of this form. Read them before you look for apartments, so you know what to look out for!**

- Please give us your name, shelter, and best contact information to reach you.

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Who was the landlord? What is the name of the broker? What is the address of the apartment? Does the building have more than six apartments?

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- Did the landlord tell you why they wouldn't rent you the apartment? What did the landlord say? When did you have this conversation?

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- Did the broker or landlord ask about your shelter history?

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- Did the broker or landlord ask you any other questions about your income? If so, what?

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- Did the broker or landlord ask about your personal background or history?

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