

Transfer of Assistance

Expanding housing opportunities for NYCHA residents

What is Transfer of Assistance?

Transfer of Assistance (TOA) gives eligible NYCHA residents a chance to move into non-NYCHA buildings, often brand-new buildings, while maintaining their basic resident rights. TOA is a U. S. Department of Housing and Urban Development (HUD) tool made available through the federal Rental Assistance Demonstration (RAD) program.

Through TOA, NYCHA and its development partners reserve apartments in non-NYCHA buildings for residents of existing NYCHA buildings. This means NYCHA residents can benefit from new development in their neighborhoods or beyond.

Residents who apply, are selected, and move into an apartment in the non-NYCHA building transfer from the Section 9 federal housing assistance program to the Project-Based Section 8 federal housing assistance program. Residents in the Project-Based Section 8 program have the same rent calculation as in the Section 9 program and retain their basic rights and protections.

How does it work?



NYCHA Development



Non-NYCHA Building

NYCHA reserves apartments for TOA in a non-NYCHA building, often through partnerships with City agencies and development partners.



NYCHA Development



Non-NYCHA Building

Eligible residents at selected NYCHA developments are invited to apply for an apartment in the non-NYCHA building.



NYCHA Development



Non-NYCHA Building

If a household is selected and agrees to move, **their public housing assistance converts to Project-Based Section 8 assistance** when they move into their new home.

NYCHA continues to administer recertifications, set rents, and manage the Section 8 subsidy for the household. **Households who move through TOA continue to have their rent calculated based on 30% of their adjusted household income and retain their basic rights and protections, guaranteed through the RAD program.**

Who is eligible?

To be eligible, residents must meet all of the following criteria:

In good standing

Households must be current on rent with no arrears, and not subject to a termination of tenancy proceeding.

Unit-qualified

Households cannot move into a unit that is too large or too small for their household size, per HUD Section 8 requirements. All household members must vacate their current NYCHA unit upon transfer.

Income-qualified (when applicable)

Household income must be below the maximum income requirements in place at the non-NYCHA building. There is no minimum income requirement.

Age-qualified (senior TOA developments only)

The head of household or their spouse or domestic partner must be 62 years of age or older at the time of moving.

Resident rights are protected.

✓ **Rent will not increase.**

Residents will continue to pay 30% of their adjusted gross household income toward rent,* per federal regulations.

* Exceptions may apply to households who pay flat rent; are current tenant-based Section 8 participants; are a mixed family as defined by HUD; or who signed a non-public housing over-income lease.

✓ **Leases will automatically renew.**

Project-Based Section 8 leases renew each year and cannot be terminated except for good cause. Other household members retain succession rights.

✓ **Residents will not be rescreened for Section 8.**

Households that transfer are not subject to Section 8 eligibility screening.

✓ **Moving costs will be covered.**

The development team will cover all packing and moving expenses. Packing assistance is also available upon request.

NYCHA's ongoing role

NYCHA remains involved in the new building. NYCHA will continue to administer Section 8 recertifications, set rents, and manage subsidies for all Transfer of Assistance households. NYCHA will also execute oversight agreements, including a RAD Use Agreement and Control Agreement, to ensure that all Transfer of Assistance units remain permanently affordable, whether on or off NYCHA property.

Questions? Contact us!



development@nycha.nyc.gov



on.nyc.gov/nycha-development

