

## Comparison of SEVRA and SESA

This chart offers a comparative analysis of the two different versions of the Housing Choice Voucher Reforms generated by Congress. The Section Eight Voucher Reform Act of 2010 (SEVRA), was released in December 2010, while the Section Eight Savings Act of 2011, was released by the House Financial Services Committee in June 2011.

Income	Current Law	SEVRA 12/10 draft	SESA 6/11 draft	Discussion
Income Targeting	75% of families that enter the voucher program and 40% of families that enter public housing or section 8 must have incomes at or below 30% area median income (AMI), which is defined as “extremely low-income” by HUD.	75% of families entering the voucher program and 40% of families that enter public housing or section 8 must have <i>the higher of 30% AMI or federal poverty line</i> adjusted by family size.	Same as SEVRA 12/10 draft.	The new definition will move to include an additional 3% of low-income families. The more encompassing definition will prevent the most vulnerable families from becoming homeless with affordable housing assistance.
Project-based vouchers (PBV)	<p>Project-basing permitted in areas with goals to de-concentrate poverty, expand housing and economic opportunity.</p> <p>Agency may project-base up to 20% of budget authority. No more than 25% of units in a project may receive PBV – except for units housing the elderly, people with disabilities, or families that receive supportive services (“services” decided by HUD).</p> <p>Contract terms may be up to 15 years.</p>	<p>Areas authorized for project-basing to include: areas where vouchers are difficult to use or where the poverty rate is 20% or less –these areas 40% of units may have PBV.</p> <p>20% cap of budget authority may project-base <i>20% of authorized vouchers</i> or budget authority. Agency is authorized to project-base an additional <b>5%</b> in units housing the homeless, persons with disabilities, or areas where vouchers are difficult to use.</p> <p>Contract terms may be up to 20 years.</p>	<p>Contract terms may be extended to 20 years.</p> <p>All other SEVRA 12/10 provisions have been omitted.</p>	<p>People who are homeless, disabled, and extremely low-income have difficulty obtaining housing with tenant vouchers. Project-basing offers rental subsidy tied to a unit. PBV are critical in developing housing for the homeless and disabled.</p>

<p>Screening/Criminal Record</p>	<p>Before issuing voucher PHAs are required to screen for certain types of criminal offenses and drug related activity. PHA can elect to screen based on additional criteria related to tenant behavior and suitability. Landlords responsible for deciding whether applicant will be suitable as tenant.</p> <p>Does not address due process rights of recipients if voucher assistance is terminated. HUD regulations stipulate due process rights of tenants and applicants if assistance is denied or terminated, however, silent in statute.</p>	<p>Screening of voucher applicants, beyond those that are required, must be limited to "criteria that is directly related to applicant's ability to fulfill obligations of an assisted lease." Mitigating circumstances must be considered of applicants' records.</p> <p>Basic due process requirements added to statute and the right to an informal hearing.</p> <p>Denials are only permitted for misdemeanors if they are based on a pattern of activity during a reasonable period before admission and evidence that is credible and objective, while taking into consideration circumstances.</p>	<p>Same as SEVRA 12/10 draft.</p> <p>Same as SEVRA 12/10 draft.</p> <p>This section has been deleted.</p>	<p>Limited screening related to lease obligations will increase likelihood of low-income and homeless individuals of being housed.</p> <p>Often times low-income and homeless individuals have acquired criminal records -- largely due to special circumstances to survive. It is vital to consider these conditions before an applicant is denied housing because of criminal records.</p>
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