

TxCDBG 2017 SURVEY QUESTIONNAIRE GUIDANCE

HUD recently released the 2017 Section 8 income limits. This data is used to calculate the income limits for each county in the TxCDBG Survey Questionnaire and is effective June 9, 2017. Any survey taken on or after June 21, 2017, must use the appropriate 2017 Survey Questionnaire.

Additionally, HUD no longer requires the break down in income limits (30%, 50%, 80%) for projects that do not have a direct benefit to households. Therefore, two types of survey questionnaire that will be available.

The “standard” survey questionnaire (that is identical to those used in the past) will continue to be available, but a new “pared-down” version is available, as well. The “pared-down” version simply asks if a household is above or below the 80% income limit, which is the upper limit of what is considered low- to moderate-income.

While the “standard” survey questionnaire (2017 Survey Questionnaire – Standard) can be used in all surveys taken (regardless of the project), it **MUST** still be used in capturing the income limits and data of households that are receiving a direct benefit from a project activity. Examples of these project activities are:

- Water/sewer yard service line replacement/installation
- On-site septic facility installation
- Housing rehabilitation

The “pared-down” version of the survey questionnaire (2017 Survey Questionnaire – 80% Only) will be able to be used to capture the income limits and data of households that are not receiving a direct benefit from a project activity (i.e., those project activities that do not occur on private property). Examples of these project activities are:

- Water/wastewater treatment plant improvements
- Water tower or lift station rehabilitation
- Water/sewer line replacement (mains, transmission lines)
- Replacement of water hydrants or sewer manholes
- Street reconstruction

Be mindful to select the survey questionnaire that is correct for the type of project (direct vs. indirect benefit). Utilizing the incorrect survey questionnaire to qualify project activities within an application could result in a disqualification. If there is ever any doubt about which survey questionnaire to utilize, the “standard” version should be used at a minimum to ensure compliance with all TxCDBG rules.

NOTE: The creation of the new survey questionnaire does not change the methodology in which surveys are calculated. All methods currently used in calculating beneficiaries for a project activity have not changed.

Questionnaire “Anomalies”

While only seen in the “standard” survey questionnaire, there are a few “anomalies” with the survey data. Most are rare, but the most notable is that some counties may find an income limit (30%, 50%, 80%) that has little to no range in income. Here is an example from Anderson County: that has little to no range in income.

<i>EXtremely LOW: GI OF DEPT 30% AMFI</i>												
Family Size	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>	<u>11</u>	<u>12</u>
Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
BETWEEN:	\$12,060	\$16,240	\$20,420	\$24,600	\$28,780	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Very Low Income: 31% - 50% AMFI</i>												
Family Size	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>	<u>11</u>	<u>12</u>
Income	\$12,061	\$16,241	\$20,421	\$24,601	\$28,781	\$0	\$0	\$0	\$0	\$0	\$0	\$0
BETWEEN:	\$19,600	\$22,400	\$25,200	\$28,000	\$30,250	\$32,500	\$34,750	\$37,000	\$39,200	\$41,440	\$43,680	\$45,920
<i>Low Income: 51% - 80% AMFI</i>												
Family Size	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>	<u>11</u>	<u>12</u>
Income	\$19,601	\$22,401	\$25,201	\$28,001	\$30,251	\$32,501	\$34,751	\$37,001	\$39,201	\$41,441	\$43,681	\$45,921
BETWEEN:	\$31,400	\$35,850	\$40,350	\$44,800	\$48,400	\$52,000	\$55,600	\$59,150	\$62,720	\$66,304	\$69,888	\$73,472
<i>Non-Low-and-Moderate Income: Greater than 80% AMFI</i>												
Family Size	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>	<u>11</u>	<u>12</u>
Income	>	>	>	>	>	>	>	>	>	>	>	>
MORE than:	\$31,401	\$35,851	\$40,351	\$44,801	\$48,401	\$52,001	\$55,601	\$59,151	\$62,721	\$66,305	\$69,889	\$73,473

This is because the FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

If this situation occurs, the income limit with little to no range in income (which in the case is the “Extremely Low Income” bracket) should be disregarded and “Very Low Income” should be selected if a household’s income falls within its range of income.

Any questions regarding the 2017 Survey Questionnaires can be directed to Chad Hinds at (512) 936-2332 or at Chad.Hinds@TexasAgriculture.Gov.