

TxCDBG 2016 SURVEY QUESTIONNAIRE

GUIDANCE

HUD recently released the 2016 Section 8 income limits. This data is used to calculate the income limits for each county in the TxCDBG Survey Questionnaire and is effective March 28, 2016. Any survey taken on or after March 28, 2016, must use the 2016 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, there are two types of survey questionnaire that will be available to be used in 2016.

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 (2016 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 (2016 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.

DATA 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:

<i>Very Low: at or below 30% AMFI</i>											
<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>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
to	to	to	to	to	to	to	to	to	to	to	to
\$11,880	\$16,020	\$20,160	\$24,300	\$28,440	\$31,050	\$33,200	\$35,350	\$34,020	\$35,964	\$37,908	\$39,852
<i>Low Income: 31% - 50% AMFI</i>											
<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>
\$11,881	\$16,021	\$20,161	\$24,301	\$28,441	\$31,051	\$33,201	\$35,351	\$34,021	\$35,965	\$37,909	\$39,853
to	to	to	to	to	to	to	to	to	to	to	to
\$18,750	\$21,400	\$24,100	\$26,750	\$28,900	\$31,050	\$33,200	\$35,350	\$37,450	\$39,590	\$41,730	\$43,870
<i>Moderate Income: 51% - 80% AMFI</i>											
<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>
\$18,751	\$21,401	\$24,101	\$26,751	\$28,901	\$31,051	\$33,201	\$35,351	\$37,451	\$39,591	\$41,731	\$43,871
to	to	to	to	to	to	to	to	to	to	to	to
\$30,000	\$34,250	\$38,550	\$42,800	\$46,250	\$49,650	\$52,100	\$56,500	\$59,920	\$63,344	\$66,768	\$70,192
<i>Non-Low-and-Moderate Income: Greater than 80% AMFI</i>											
<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>
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\$30,000	\$34,250	\$38,550	\$42,800	\$46,250	\$49,650	\$53,100	\$56,500	\$59,920	\$63,344	\$66,768	\$70,192

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

Any questions regarding the 2016 Survey Questionnaires can be directed to Trenton Engledow at (512) 936-7894 or at Trenton.Engledow@TexasAgriculture.Gov.