



**City of Austin  
Neighborhood Housing and Community Development  
Cost/Benefit Analysis**

**Scenic Point Phase II  
Boyle Ln. and Johnny Morris Rd.**

**AHFC Agenda Item #**

Authorize an increase of \$1,270,000 to an existing loan to Austin Habitat for Humanity, Inc. or an affiliated entity, for a total loan amount not to exceed \$2,520,000 to assist with the development of the Scenic Point Subdivision, Phase II, to provide homeownership opportunities for low- and moderate-income households. (District 1)

Property Name

Property Address

Council District (Member)

Census Tract

Units

Affordability Period/Period Ends

Estimated Total Project Cost

Requested **Total** Funding Amount

AHFC Funding Amount Per Unit

**Scenic Point Phase II**

**Boyle Ln. and Johnny Morris Rd.**

**#1 (Houston)**

22.02

Affordable Units	67	Total Units:	67	% Affordable:	100%
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99 Years	2119
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\$10,018,000

\$2,520,110

\$37,612

**Benefits/Qualitative Information**

**Proposed Project**

Habitat plans to build out Phase II of the Scenic Point Subdivision on land that was donated to the organization in 2016. Habitat will install the infrastructure to support 67 detached single-family homes that will be built and sold to low- and moderate-income households.

**Population Served**

All buyers must have total household incomes at or below 80% of the Median Family Income for the Austin-Round Rock Metropolitan Statistical Area, currently \$65,100 for a four-person household. Individuals and families who successfully complete Habitat's home-buyer education program and contribute 300 hours of sweat equity will qualify for a 0% interest mortgage from Habitat.

**Project Attributes**

- Homes will consist of 2 through 4 bedrooms, depending upon the family's needs. The size of the homes will range from 1,000 square feet to 1,359 square feet.
- Prices will range from \$120,000 to \$169,000; however, each household's mortgage amount would range from \$75,000 to \$90,000. Habitat provides a zero percent (0%) interest second mortgage which would require no repayment until the home is sold.
- The typical monthly payment for principal, taxes, and insurance will range from approximately \$640-\$870.
- To ensure long-term affordability of the homes, Habitat uses a Shared Equity and Right of First Refusal model of

Walk Score <sup>1</sup>	17 (Car-Dependent)			
Bike Score <sup>1</sup>	45 (Somewhat Bikeable)			
Transit Score <sup>1</sup>	33 (Some Transit)			
Opportunity Index <sup>2</sup>	Education: Very Low	Housing & Environment: Very Low	Economic & Mobility: Very Low	Comprehensive Index: Very Low
School Rating (2014) <sup>3</sup>	<b>Elementary:</b> Barbara Jordan Elementary School (Met Standard)	<b>Middle:</b> Sadler Means Young Women Leadership Academy (Met Standard) Garcia Young Men's Leadership Academy (Improvement Required)	<b>High:</b> LBJ High School (Met Standard)	





<i>Information Below by Census Tract</i>				
Number of Jobs <sup>4</sup>	4			
Median Family Income (MFI) <sup>5</sup>	\$28,561			
Number of Moderate Income Households <sup>5</sup>	1,425			
Number of Low Income Households <sup>5</sup>	1,060			
Percentage of Moderate Income Households with Substandard Housing or Overcrowding <sup>5</sup>	21%			
Percentage of Low Income Households with Substandard Housing or Overcrowding <sup>5</sup>	24%			
Percentage of Severely Cost Burdened Moderate Income Households <sup>5</sup>	54%			
Percentage of Severely Cost Burdened Low Income Households <sup>5</sup>	73%			
Number of Owner Units <sup>5</sup>	44% affordable to 50% MFI	76% affordable to 80% MFI	80% affordable to 100% MFI	
Number of Rental Units <sup>5</sup>	4% affordable to 30% MFI	34% affordable to 50% MFI	83% affordable to 80% MFI	

Sources: <sup>1</sup> Walkscore.com; <sup>2</sup> Kirwan Institute, Central TX Opportunity Maps; <sup>3</sup> AISD; <sup>4</sup> US Census, On the Map (2013); <sup>5</sup> HUD CPD Maps (using 2007-2011 ACS data)



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			Approx. Distance	Address	Transit Routes			
					Route	Estimated Trip Length	Transfers	Total Walking Distance (approx)
Healthcare		Clinic/Urgent Care: Fast Med	4.7 Miles	3607 Manor Rd Ste 100	323, 20	36 mins	1	0.6 Miles
		Hospital: St. Davids	6.9 Miles	919 East 32nd St	323, 20	49 mins	1	0.9 Miles
		Pharmacy: HEB Pharmacy	2.3 Miles	7112 Ed Bluestein Blvd #125	323	18 mins		0.6 Miles
Education		Day Care: Extend-A-Care For Kids	0.4 Miles	6711 Johnny Morris Rd		7 mins		0.4 Miles
		Elementary School: Jordan	0.4 Miles	6711 Johnny Morris Rd		7 mins		0.4 Miles
		Middle School: Sadler Means Young Women's Leadership Academy	3.1 Miles	6401 North Hampton Dr	37	27 mins		0.6 Miles
		Middle School: Garcia Young Men's Leadership Academy	0.4 Miles	7417 Johnny Morris Rd		8 mins		0.4 Miles
		High School: LBJ	2.0 Miles	7309 Lazy Creek Dr	37	16 mins		0.6 Miles
		Library: University Hills Branch	1.9 Miles	4721 Loyola Ln	323	17 mins		0.6 Miles
Transportation		Nearest Bus Stop	0.2 Miles	Johnny Morris/North Point		3 mins		0.2 Miles
		Nearest High-Capacity/High-Frequency Transit Line	3.1 Miles	3109 Rogge/Reicher	323, 20	29 mins	1	0.8 Miles
		Nearest Bike Share	6.9 Miles	2498 East 6th St	323, 20, 320	1 hr 2 mins	2	1.2 Miles
		Nearest Train Station	5.4 Miles	M L King Jr Station	323, 20	47 mins	1	1.0 Mile
Other Amenities		Bank: Austin Telco Federal Credit Union	3.6 Miles	7501 East Highway 290	37	41 mins		1.3 Miles
		Grocery Store: HEB	2.3 Miles	7112 Ed Bluestein Blvd #125	323	19 mins		0.6 Miles
		Park: Davis White Northeast District Park	0.5 Miles	6705 Crystalbrook Dr		10 mins		0.5 Miles
		Community/Recreation Center: Turner Roberts Recreation Center	1.6 Miles	7201 Colony Loop Dr	237	21 mins		1.0 Mile

# Austin Strategic Housing Blueprint Goals

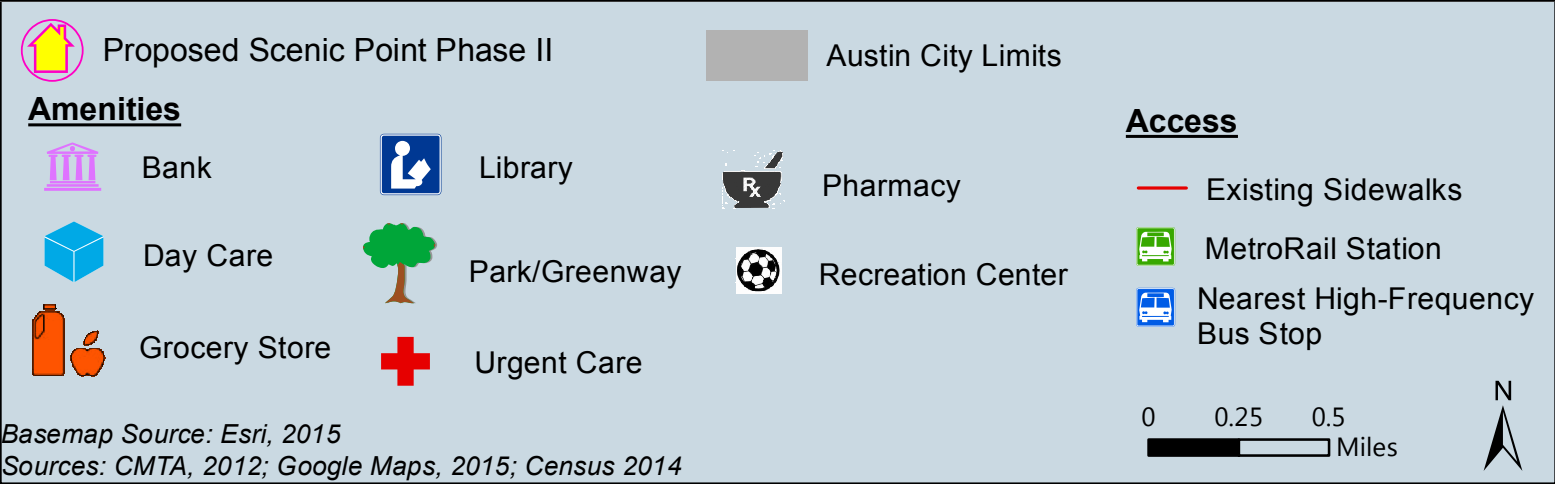
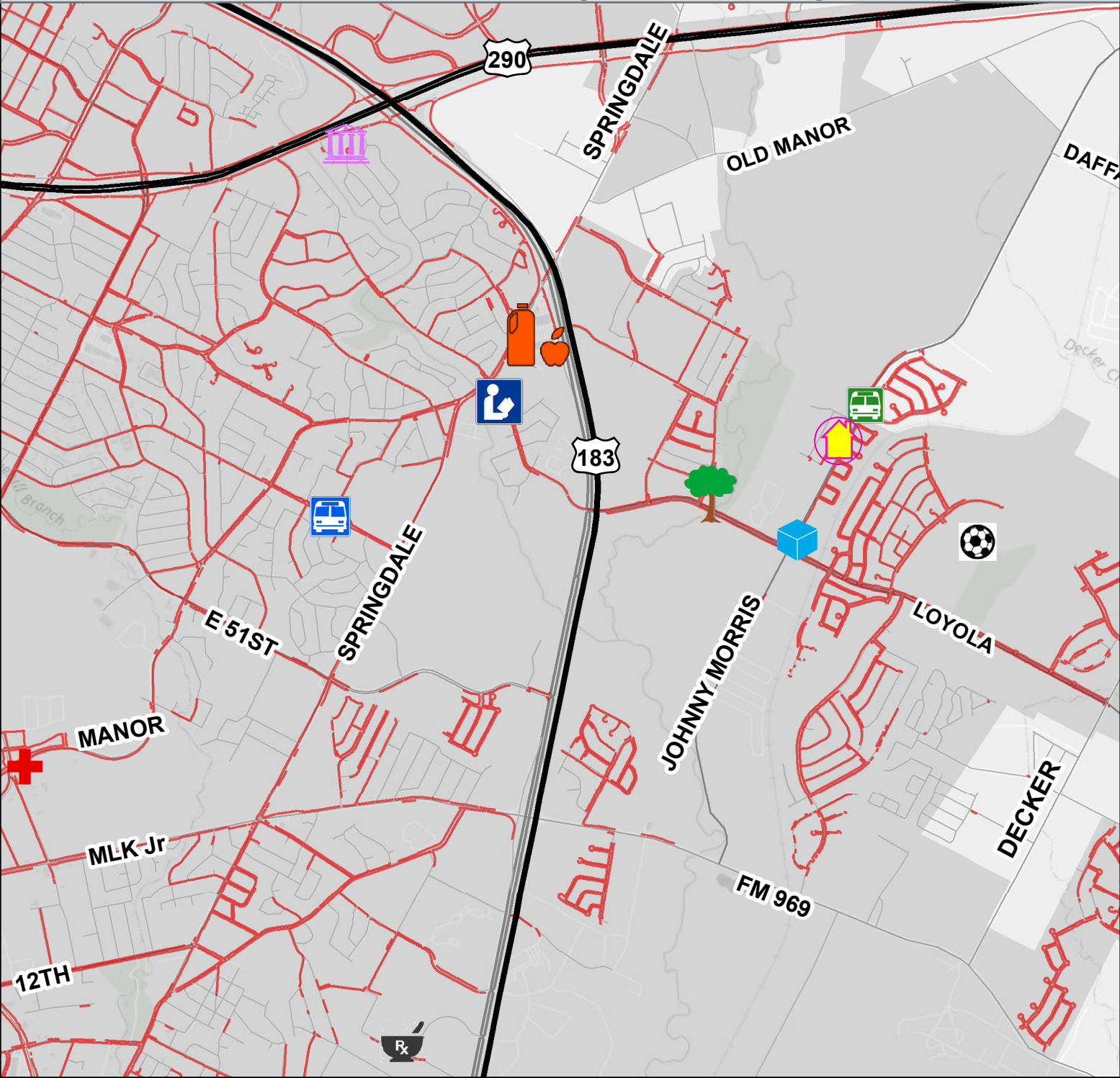
**Project Name:** Scenic Point Phase 2

**Project Type:** Single Family Detached Homes for Ownership

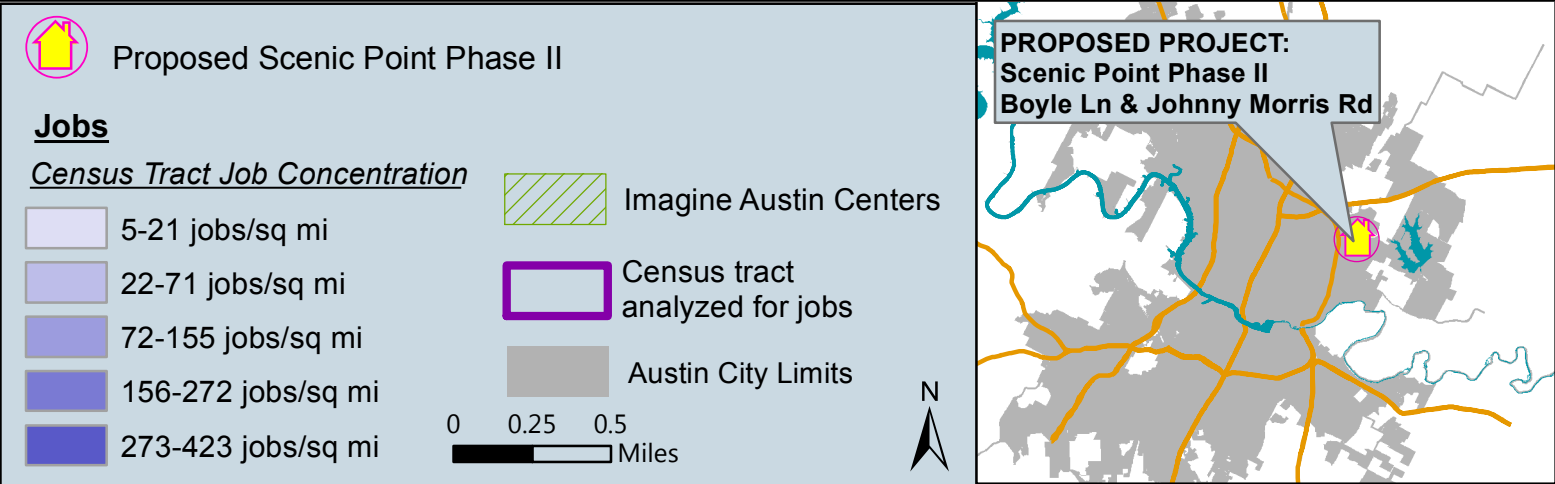
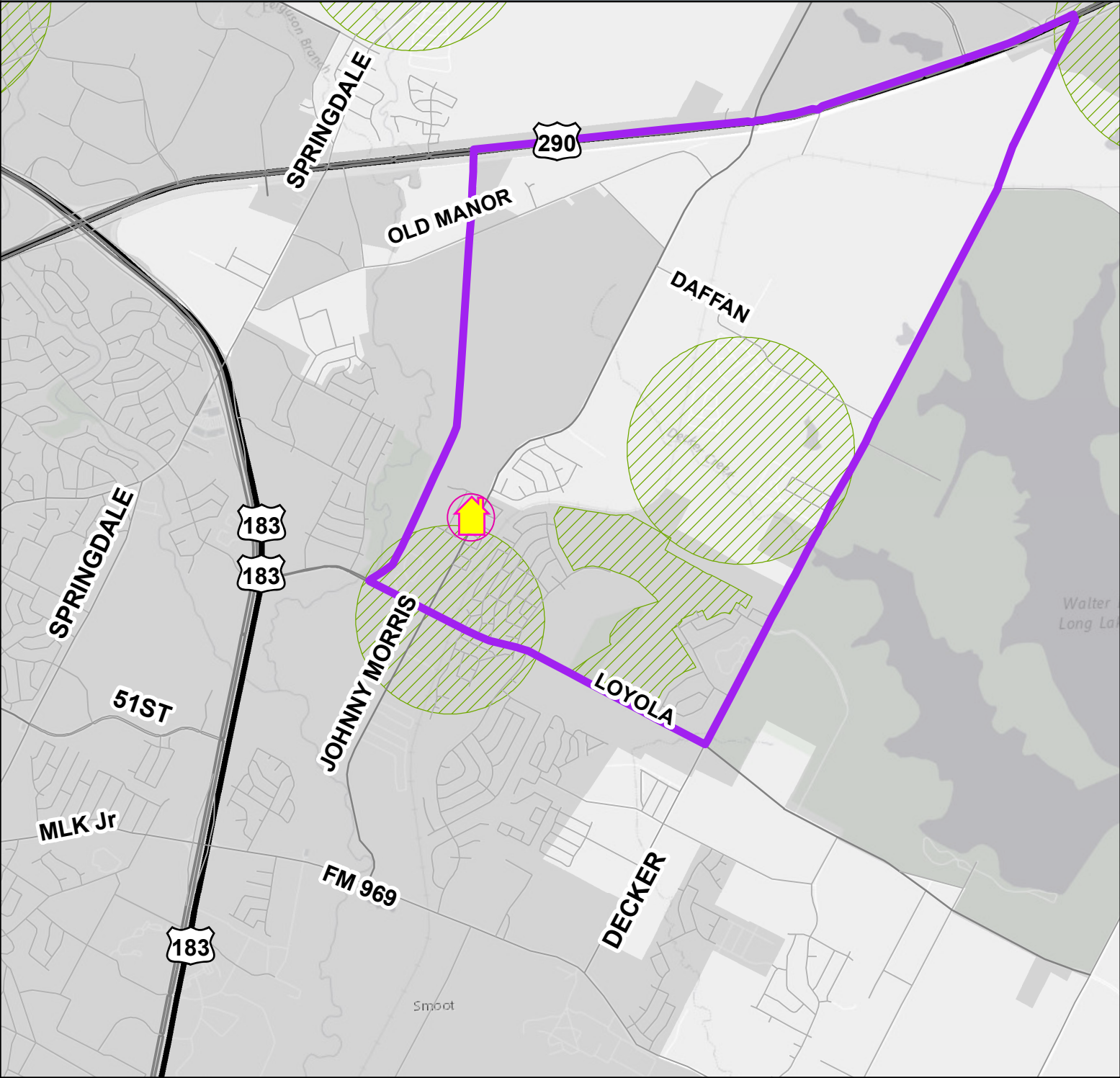
Overall	20,000 Units Affordable to 30% MFI & below	N/A	Geographic	75% of new units within 1/2 mi of Imagine Austin Centers & Corridors	Yes	Housing For All	Serve at least 20 people w/ voucher & under 20% MFI per yr in non-PSH	N/A
	25,000 Units Affordable to 31-60% MFI	N/A		At least 10% rental units affordable to 30% MFI or below per Council District	In the 2014 Housing Market Study, 16% of rentals in the 78724 zip code were affordable to 30% MFI & below		100% ground floor units in NHCD-funded projects adaptable	N/A
	15,000 Units Affordable to 61-80% MFI	N/A		At least 25% ownership units affordable to 120% MFI or below per Council District	N/A		25% of all NHCD-funded affordable units to be accessible	N/A
	25,000 Units Affordable to 81-120% MFI	N/A		At least 25% of new income-restricted affordable units in high-opportunity areas	N/A		Support production of 50 PSH units/yr (25 Housing First)	N/A
	50,000 Units Affordable to 121% MFI & above	N/A	Family Friendly Housing	25% of affordable units with 2+ bedrooms and a system to provide opportunities for families	N/A			
	100 PSH units per year (50 Housing First)	N/A	Housing & Transportation	25% of affordable units within 1/4-mi of high frequency transit	No			
	Preserve 1,000 affordable units per yr	N/A		75% of affordable units within 3/4-mi of transit	Yes			



**Amenities and Access Near Proposed Housing Development**

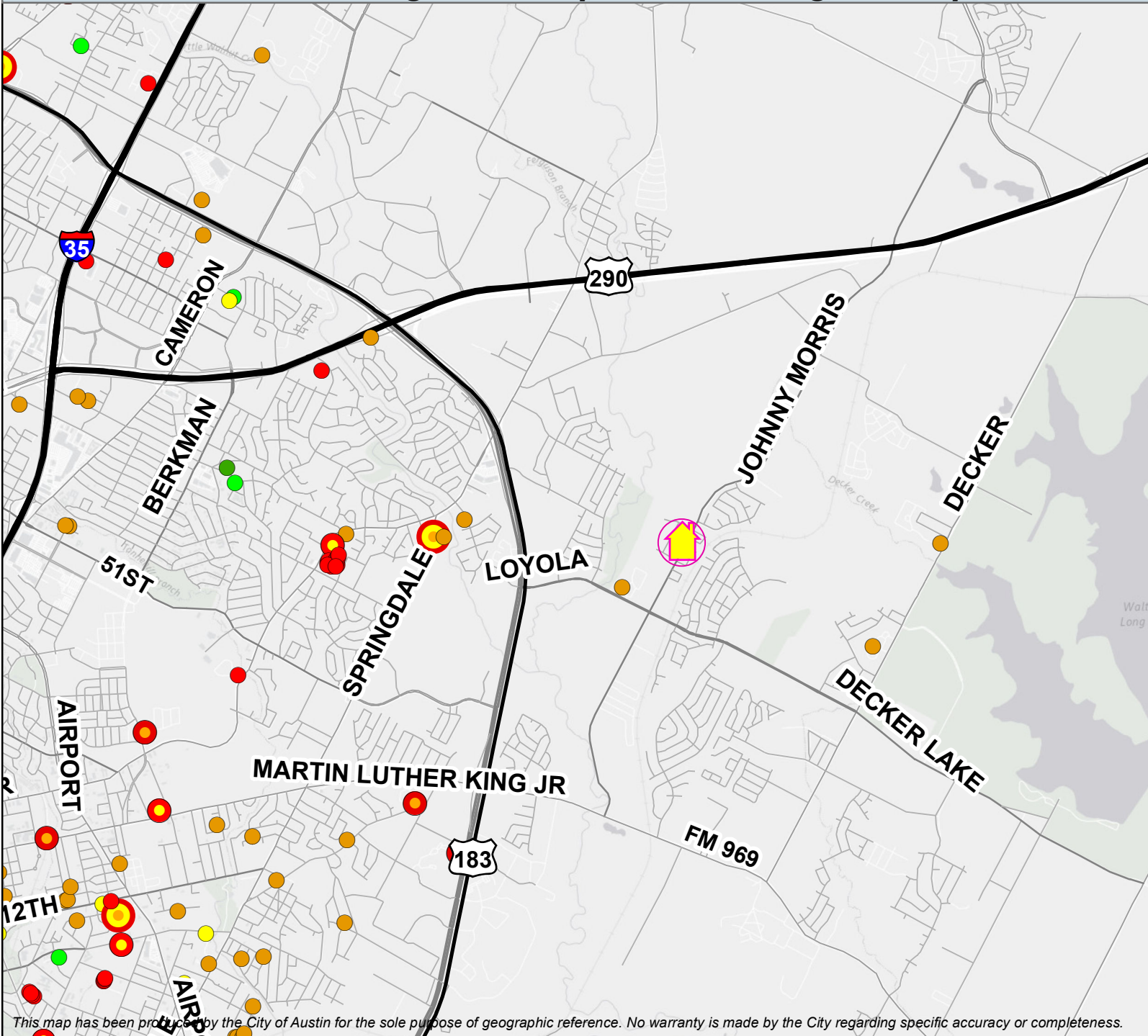


**Employment Near Proposed Housing Development**





# Subsidized Housing Near Proposed Housing Development



Sources: HUD, 2015; COA, 2015  
 Basemap Source: ESRI, 2015

0 0.2 0.4  
 Miles



**PROPOSED PROJECT:**  
 Scenic Point Phase II  
 Boyle Ln & Johnny Morris Rd

