

Yesler Financial Projections			
May 2017			
Sources and Uses Summary	Nominal \$	Future \$	
	Phase I and II	Future Phases	Total
SHA Housing Needs			
Buildings and SHA Site Prep	(\$173.9)	(\$265.)	(\$439.)
One-Time Grants (CNI, City)	\$24.2	\$13.	\$37.2
LIHTC, Debt, Def Dev Fee	\$115.1	\$178.1	\$293.2
Housing Gap	(\$34.6)	(\$73.9)	(\$108.5)
Infrastructure			
Infrastructure Costs	(\$34.6)	(\$5.8)	(\$40.4)
Infrastructure Funding	\$9.4	\$1.6	\$10.9
Infrastructure Gap	(\$25.2)	(\$4.3)	(\$29.5)
Master Development Costs	-	-	-
Net Gap (before land sales proceeds)	(\$59.8)	(\$78.2)	(\$138.)
Land Revenues	Phase I and II	Future Phases	Total
Land Sales			
Completed / Pending Land Sales	\$41.5	-	\$41.5
Future Land Proceeds	-	\$114.4	\$114.4
Less In-Tract Costs	(\$2.6)	(\$15.9)	(\$18.5)
Net Land Sales Proceeds	\$38.9	\$98.5	\$137.4
Total Surplus (Gap)	(\$20.9)	\$20.3	(\$.7)
Cumulative surplus / (Gap)	-	-	-
<p>Infrastructure costs include demo, site prep, pocket parks, utility and road work, and relocation.</p> <p>In-Tract Costs are costs incurred by developers on SHA's behalf such as private access drives.</p>			