

Milestone	Duration	Current - 9/4/2019		Assumptions
		Start	Finish	
Site Control				
Exclusive Negotiation Agreement (ENA)		1/12/2018	4/1/2019	2-year extension requested for 6/7/21 EIR target completion
Development Disposition Agreement (DDA)		3/17/2021	6/7/2021	
Entitlements & EIR				
Scoping Meeting		1/14/2019	1/14/2019	
Prepare Traffic Study	4 months	5/25/2018	9/15/2019	
EIR Submittal				
Prepare First Screencheck Draft EIR		Thu 2/28/19	Tue 11/5/19	
Team Review First Screencheck Draft EIR	12 wks	Wed 8/28/19	Tue 11/19/19	
Revisions to First Screencheck Draft EIR	12 wks	Wed 9/11/19	Tue 12/3/19	
City Review First Screencheck Draft EIR (assumes completion of review 2 months after last section is submitted)	3.5 mons	Wed 10/23/19	Tue 1/28/20	
Revisions to Draft EIR Sections	3.5 mons	Wed 11/6/19	Tue 2/11/20	
City Complete Review of Second Screencheck	4 wks	Wed 2/12/20	Tue 3/10/20	
Complete Revisions to Second Screencheck	2 wks	Wed 3/11/20	Tue 3/24/20	
City review proof copy	2 wks	Wed 3/25/20	Tue 4/7/20	
Final Revisions/Publish Draft EIR	7 days	Wed 4/8/20	Thu 4/16/20	
NOC Filed with OPR/NOA Dist to Public	0 days	Thu 4/16/20	Thu 4/16/20	
Neighborhood Council Planning Committee Meeting		Tue 9/17/19	Tue 9/17/19	
Neighborhood Council Meetings		Tue 10/1/19	Fri 11/1/19	
Draft EIR Public Review Period (45-edays assumed)	45 edays	Thu 4/16/20	Sun 5/31/20	
Prepare First Draft Final EIR and Mitigation Monitoring Program (MMP)	8 wks	Mon 6/1/20	Fri 7/24/20	
Team Review First Draft Final EIR and MMRP	2 wks	Mon 7/27/20	Fri 8/7/20	
Revisions	1 wk	Mon 8/10/20	Fri 8/14/20	
City Review Final EIR and MMRP	4 wks	Mon 8/17/20	Fri 9/11/20	
Revisions to Final EIR Based on City Comments	1 wk	Mon 9/14/20	Fri 9/18/20	
City Review Proof Copy of Final EIR	2 wks	Mon 9/21/20	Fri 10/2/20	
Prepare Final EIR for Printing/Distribution	8 days	Mon 10/5/20	Wed 10/14/20	
Joint Hearing Officer & Advisory Agency Hearing	5 wks	Mon 11/9/20	Wed 12/16/20	
City Planning Commission Hearing	15 days	Thu 1/7/21	Fri 1/15/21	
Appeal Period for Site Plan Review, Coastal Development Permit, & VTT (if not appealed, then final)	15 days	Mon 2/1/21	Tue 2/16/21	
Posting of a Notice of Determination (for any entitlement with a final action)		Wed 2/17/21	Wed 2/17/21	
General Plan Amendment Transmittal from Commission to the Mayor		Wed 2/17/21	Wed 2/17/21	
Mayor Recommendation to Council		Mon 2/22/21	Mon 2/22/21	
Planning and Land Use Management Hearing (PLUM)		Fri 3/5/21	Fri 3/5/21	
City Council Hearing		Mon 3/15/21	Mon 3/15/21	
Mayor Approves Ordinances		Wed 3/17/21	Wed 3/17/21	
City Clerk Posts Ordinances		Fri 3/19/21	Fri 3/19/21	
Coastal Commission Action		Wed 5/19/21	Wed 5/19/21	
Posting of Notice of Determination for Coastal Commission action		Mon 6/7/21	Mon 6/7/21	
Finance				
HCIDLA - Managed Pipeline Phase I - HCID Linkage Fee / AHTF Phase II - 9% credits		Mon 1/13/20	Fri 2/14/20	Need HCID managed pipeline capital award for Phase I TEB application
HACLA Project Based Vouchers		Mon 1/13/20	Fri 2/28/20	Timing of future HACLA PBV rounds not known beyond 2019. Will apply for PBVs before application to LACDA.
LACDA - No Place Like Home		Mon 11/16/20	Fri 1/15/21	Typical timing for LACDA NOFA rounds is Oct/Nov of each calendar year.
LACDA - Affordable Housing Trust Fund		Mon 11/16/20	Fri 1/15/21	
HCD - MHP - West (Phase I)		Mon 2/1/21	Tue 6/15/21	
City TEB Application / Award - West (Phase I)		Mon 4/5/21	Fri 6/11/21	HCID requires submission 60 days prior to CDLAC app. We intend to submit Inducement Application as soon as CEQA approvals are obtained.
CDLAC / TCAC Application - West (Phase I) - 4%		Mon 8/16/21	Wed 10/20/21	
TCAC Application - East (Phase II) - 9%		Wed 3/2/22	Wed 6/15/22	
Financing / Land Closing - West (Phase I)		Wed 10/20/21	Wed 4/13/22	
Financing / Land Closing - East (Phase II)		Wed 6/15/22	Mon 12/12/22	
Design Development				
Site Plan & Design Development		Wed 1/1/20	Fri 1/1/21	
Construction - Phase I				
Demolition	20 months			
Demolition	1 month	Mon 5/2/22	Fri 5/27/22	
Grading / Excavation	2 months	Mon 5/30/22	Fri 7/29/22	
Building Foundation	2 months	Mon 8/1/22	Fri 9/30/22	
Building Construction	12 months	Mon 10/3/22	Fri 9/29/23	
Paving / Landscape	3 months	Mon 10/2/23	Fri 12/22/23	
Construction - Phase II				
Building Foundation	18 months			
Building Foundation	1 month	Tue 1/3/23	Fri 2/3/23	
Building Construction	14 months	Mon 2/6/23	Fri 4/5/24	
Paving / Landscape	3 months	Mon 4/8/24	Fri 6/28/24	