

EXHIBIT B

Outline of Rental and Administration of the Artist Live-Work Units

1. The PUD includes 4 artist live-work units that will front on the East Park, all of which will be reserved for local artists earning equal to or less than 60% of the MFI. There are no market rate artist live-work units in the PUD.
2. The maximum monthly rent will coincide with the 2017 Inclusionary Zoning Maximum Price Schedule for Multifamily Units at 60% of the MFI, a copy of which is attached hereto. The monthly rent will be reduced by the amount of the utility allowance since the units will be individually metered and the tenants will be responsible for their own utility bills. The rent also does not include parking.
3. The Artist Live-Work Units will be administered by Cultural Development Corporation (“CuDC”). CuDC has worked across the District creating live work spaces for artists in development such as Brookland Artspace Lofts, Loree Grand, Mather Studio, and H-Space.
4. A panel composed of CuDC and FP Eckington Holdings, LLC (“FP”) will review the artistic eligibility of all the applicants for the artist-live work units. The panel will evaluate the applications based on the following criteria:
 - a. Commitment to artistic practice and/or active participation in the arts industry
 - b. Demonstrated previous and current involvement in the arts industry;
 - c. Housing Needs; and
 - d. Priority will be given to artists that currently live and work in the District.
5. The panel will review each applicant’s resume, references, sample of work and narrative statements. The panelists will not review the applicants based on the quality of the work presented. The panel will assign objective baseline scores to each applicant to determine whether an applicant qualifies for residency in the artist live-work units. FP’s management team will ultimately control leasing once the panel determines which applicants meet the selection criteria based on a ranking of the overall baseline score.
6. Once selected, the selected applicant will have three business days to enter into a lease. If the applicant has not signed a lease within 3 business days, the unit will be offered to the next qualifying applicant on the list.
7. The income certification requirements for the artist-live work units will be identical to the income certification requirements for the Inclusionary Zoning units in the PUD. CuDC will coordinate with the Department of Housing and Community Development (“DHCD”) to receive financial certification letters for all applicants deemed financially eligible. Once an applicant has received their certification letter from DHCD, with a copy to CuDC, CuDC will coordinate unit selection and leasing with FP.

8. The income verification process will be coordinated by CuDC, who will conduct tenant income reviews bi-annually to provide two years of housing security to artist tenants. A minimum of two years of housing security will encourage artist tenants to invest in the home improvements necessary to live and work productively and to grow and invest in building the community. At the time of income verification, artist residents whose income have changed putting them below or above the allowable limits will not be offered standard renewal leases for their units.
9. FP and CuDC will devise a marketing and outreach strategy to ensure District artists are aware of the artist live-work units.
10. FP anticipates the artist selection process will commence in the first quarter of 2020, with artist occupancy by the second quarter of 2020.