

Exhibit B

Project Employment Opportunities

Job Creation. The redevelopment of the Terrace Manor apartment complex (the “Project”) proposed by this PUD application will create substantial employment benefits for the District. WC Smith, of which Terrace Manor Redevelopment LP (the “Applicant”) is an affiliate, is a pioneer in ensuring that local residents are afforded first priority for construction jobs, with extensive experience working with the community and relevant employment authorities to provide job opportunities for area residents during project development. Among other things, in 2014, WC Smith established the Skyland Workforce Center, a non-profit organization that provides high-quality workforce development programs to residents in Wards 7 and 8. Since its inception, the Skyland Workforce Center has placed over 458 candidates in jobs and has helped several hundred residents to develop necessary job skills through direct workforce training.

First Source Employment. The Project will meet all District First Source Employment Program requirements. District residents will be employed for each classification of jobs created by the Project, estimated approximately as follows: 20% of journey worker hours; 60% of apprentice hours; 51% of skilled laborer hours; and 70% of common laborer hours. The Applicant will work with the District Department of Employment Services to enter into a First Source Agreement reflecting this commitment.

Certified Business Enterprise (“CBE”). WC Smith has a strong history of meeting and exceeding the District’s CBE goals aimed at fostering the success of locally-owned businesses in contract procurements. Here, the Project will achieve a 35% CBE participation rate as

prescribed by the D.C. Department of Small and Local Business Development (“DSLBD”), will enter into a CBE agreement with DSLBD to this effect, and will organize an outreach event for the Project to ensure a high level of participation by CBEs and Small Business Enterprises (“SBEs”) during the contract bid process for the Project.