

EXHIBIT B

Tenant Relocation Assistance Plan Redevelopment of the Breezeway Motel and the Fairfax Gardens Apartments

Revised January 27, 2022

For tenants at the Fairfax Gardens Apartments, the following relocation measures will be provided:

1. Each tenant shall receive a written notice of the need to relocate from Fairfax Garden Apartments a minimum of one hundred eighty (180) days prior to the start of construction and in accordance with all State and Federal requirements. This notice shall be provided in both English and Spanish languages, and shall be delivered to all tenants, including those on month-to-month leases.
2. Tenants receiving the notice to vacate who are residents in good standing at that time will receive a reimbursement for moving expenses in the amount of one thousand five hundred dollars (\$1,500.00) for a one bedroom unit and one thousand eight hundred dollars (\$1,800.00) for two and three bedroom units to help defray such costs. This reimbursement will be paid after the notice to vacate has been delivered and to those tenants requesting assistance.
3. For tenants in good standing as of the date of the notice to vacate, a return of the security deposit will be processed within two (2) weeks of the tenants' vacation of the unit. For tenants who are not in good standing, the security deposit shall be applied as a credit against the amount of any past due rent outstanding as of the date of the notice.
4. To the extent possible, the management company for the Fairfax Gardens Apartments will provide an ongoing listing of available rental residential units in the City of Fairfax and/or nearby areas of Fairfax County communities that are of a similar condition and price point as Fairfax Gardens Apartments to those tenants requesting assistance.
5. As leases mature within twelve (12) months of the anticipated construction start date, any new leases will be executed on a month-to-month basis. No new month-to-month leases will be entered into within three (3) months of the construction start unless the tenant acknowledges in writing receipt of notification of impending construction and the need to relocate.

For the sixteen (16) units of the Breezeway Motel which have been occupied for a period of twelve (12) consecutive months or more, each unit will receive a payment of five hundred dollars (\$500.00) to help defray the costs of moving to be paid upon the guests' vacation of the units.