

OUTLINE OF TESTIMONY
KENTON DRURY, PMP
E&G GROUP

- I. INTRODUCTION
- II. EXISTING CONDITION OF THE SITE
- III. PROPOSED DEVELOPMENT
- IV. WORK WITH THE COMMUNITY
- V. CONCLUSION



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Kenton Drury, PMP

Project Manager

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EXPERIENCE

E&G Group Project Manager

2011 to Present

- Project Manager for renovation of 134 affordable apartments located in five buildings in five different locations in Washington, DC. Two buildings are subject to DC's Green Building requirements for affordable housing.
- Project Manager for a new, transit oriented, 155-unit affordable housing development located at 2321 4th Street, NE—within a five minute walk to the Rhode Island Redline Metro station. This building is being designed to comply with the City's Green Building requirements.
- Owner's Representative for Maryland Hall for the Creative Arts, in Annapolis, MD. Project involves significant upgrades to their concert/performance hall and community theater facilities.

The World Bank, Washington, DC Office of the Chief Enterprise Architect Project Manager

2009 to 2011

- Established the Project Management Office and implemented a comprehensive scorecard reporting system that provided status, risks and action plans for all projects within the EA Portfolio.
- Managed several diverse project teams, including members outside of the EA Practice, earning the 2009 VPU award for one of those projects.
- Developed and conducted Project Management Best Practices brown bag sessions to mature the EA Practice.

Archstone-Smith, Arlington, VA Development Manager

2005 to 2009

- Directed and managed the successful permitting and \$130 million plus financing of Wisconsin Place, a 15-story, 432-unit, luxury high-rise apartment building, built on a 1,500 plus garage parking structure, adjacent to the Friendship Heights Metro stop and incorporated into a



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mixed-use development with 305,000 SF of Class "A" office space and 305,000 SF of specialty retail, including Bloomingdales and Whole Foods.

- Provided leadership and hands on management for the successful entitlement of Crystal Houses Lofts, a 252-unit, in-fill, LEEDs qualified, podium style apartment development in Crystal City, VA.
- Secured a 40 acre mixed-use multi-family and retail site in St. Charles, MD for entitlement and development by Archstone.
- Secured the approval of the Loan Committee to place a mixed-use podium style development site under contract.
- Worked with various teams within the organization to determine and initiate income optimizing improvements to older assets.

Ancon LLC, Washington, DC Project Manager

2000 to 2005

- Responsible for providing project leadership, hands-on management and collaboration with design professionals, attorneys, contractors, government staff, elected officials and tenant organizations to successfully achieve the Owner's business objectives.
- Successfully directed and managed the acquisition, permitting and design program for the moderate rehab of Capitol Park Plaza apartments, a 648-unit high rise apartment community, in Southwest DC.
- Worked collaboratively with DCHFA to underwrite the loan for the acquisition and moderate rehab of Capitol Park Plaza, with tax-exempt bond financing and worked intimately with the equity syndicator to secure a buyer for the Low-Income Housing Tax Credits.
- Directed the HUD refinancing of the Chastleton, in Washington, DC.

Alexandria Redevelopment and Housing Authority Alexandria, VA Director of Development

1999 to 2000

- Successfully managed the underwriting and issuance of tax-exempt bond financing for the preservation of an affordable Alexandria apartment community with more than 200 units.
- Produced and successfully implemented the Action Plan that permitted HUD to release previously frozen Capital Improvements Public Housing Funds.
- Wrote and secured approval from HUD of the Five Year Public Housing Plan for ARHA.
- Implemented the communication framework between ARHA and the tenant's organization, so the redevelopment of a stalled Hope VI project could proceed.



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Ancon LLC, Washington, DC Project Manager

1996 to 1999

- Performed the local data collection, analysis and wrote the Market Study reports for the tax-exempt bond financing for three apartment developments that preserved over 500 affordable housing units for non-profit housing providers.
- Performed the inspections, analysis and wrote the Physical Needs Assessment reports for more than 20 HUD Section 202 and Section 236 properties to the satisfaction of the clients and HUD's asset management division.

Corcoran Jennison Companies, Boston, MA Vice President

1987 to 1996

- Managed and lead the design, approval, tenant relocation process, HUD underwriting and issuance of mortgage insurance and tax-exempt bond financing for the substantial rehabilitation of the Villages at Marley Station, a 757-unit LIHTC work force housing development in Glen Burnie, MD.
- Provided property management and marketing direction for over 2,000 apartment units in 7 communities in the Boston, DC and Baltimore areas.
- Completed construction and marketing of two new high-rise developments (Avondale in Laurel, MD and Park at Landmark in Alexandria, VA).

Interstate General Company, St. Charles, MD Vice President

1976 to 1987

- Provided hands on management for the design, approval, construction and financial underwriting and issuance of HUD mortgage insurance, for the production of more than 3,000 units in 10 apartment developments in various communities, including Washington, DC; Montgomery County, MD; Richmond, VA and St. Charles, MD.
- Successfully managed and completed the construction and tenant fit-out of the 300,000 SF Smallwood Village Center in St. Charles, MD.
- Successfully managed the design, approval, financing and construction of three office building and two community centers in St. Charles, MD.
- Started IGC's single family development division.



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EDUCATION AND AFFILIATIONS

- University of Maryland, College Park, MD, BS Degree in Civil Engineering.
- George Washington University, School of Business, Washington, DC: Graduate Level courses in Finance, Business Law, Public Policy and Statistics.
- ESI International, Ballston, VA, in affiliation with George Washington University, Washington, DC: Project Management courses in Risk Management, Agile Project Management and IT Project Management.
- PMP Certification and Member of DC Chapter of PMI.

SKILLS

- MS Word, Excel, Project and PowerPoint