

DEANWOOD HILLS LLC

DRAFT OUTLINE OF TESTIMONY OF
IVY DENCH-CARTER

- I. Project Overview
 - A. Affordability Levels
 - B. Financing
 - C. Project Schedule
- II. Project Benefits/Amenities

DEANWOOD HILLS LLC

PENNROSE
We Bring It All Together

IVY DENCH-CARTER **Vice President**

With 25 years of management and real estate development experience, Ivy Dench-Carter heads Pennrose Properties' Baltimore Regional office, where she oversees all phases of development projects, from sourcing deals to securing financing to overseeing the successful transition to operations and management. Her extensive experience ranges from stand-alone affordable housing development deals to complex mixed-income, mixed finance and multi-phase redevelopment projects.

Mrs. Dench-Carter started her career with Pennrose at Pennrose Management Company in 1990 as a Site Manager for two developments before earning a promotion to Regional Property Manager, which gave her oversight of 21 affordable housing developments. In 1995, Mrs. Carter joined Pennrose Properties, beginning her career in the arena of affordable housing development. She brings with her extensive knowledge of affordable, public housing redevelopment, mixed-income and mixed-finance projects, and has extensive knowledge in the arena of affordable housing preservation. Currently, Mrs. Carter has oversight for projects in Maryland, Virginia, North Carolina and the District of Columbia.

Mrs. Carter attended Spelman College in Atlanta, GA. Her civic involvement encompasses working with non-profit organizations, community organizations and religious affiliations. In addition, Mrs. Carter serves as the Vice President for the Maryland Affordable Housing Commission (MAHC), where she leads the Development Committee on matters that affect production of affordable housing within Maryland. She also serves on the Board of the Anne Arundel County Affordable Housing Coalition.