



## AFFORDABLE HOUSING RESIDENT PROFILE

### Raymond Hendricks

Raymond Hendricks is a handy person to have around, but he's so helpful he doesn't get much free time to himself. As the building engineer for Dominion Terrace, a 58-unit garden condominium complex in Arlington, Virginia, Raymond leads a busy life keeping the residents' homes in good condition. It isn't easy work, but for him, it is less strenuous than his previous job.

A northern Virginia native, Hendricks worked as a roofer in the Washington Metropolitan Area for nearly 40 years. The hard labor in the mid-Atlantic summer heat was beginning to take a physical toll on him, so when he was offered his job at Dominion Terrace, it was just what he needed. It was also very convenient.

Raymond was already a tenant in the building when it was converted from rental apartments to condominiums in 2005 by IDI Group, which worked closely with Arlington County government to complete the project. Some of the previous tenants opted to purchase their units, and the remaining units were sold through the county's employer-assisted housing (EAH) program. EAH aimed to provide housing opportunities for employees of county government agencies, local universities, and an area hospital center—people who earn too much to be considered low-income,

but too little to afford market-rate housing in this high-priced area. "Many of the residents here are nurses, teachers, and firemen," Raymond said, "most are younger than 35."

"It's a lot nicer now," Raymond added, noting that the property was in decline before IDI Group rehabilitated it. "Now it's respectable, livable, and functional... I have everything I need here." The complex is located near a Metro station and bus lines, and is close to shopping—all factors that make it a desirable place to live. There is also a grassy outdoor courtyard with a gazebo.

As the building engineer, Raymond lives in a comfortable two-bedroom apartment and helps maintain the common areas as a general contractor for the homeowner's association. When he's not working on other people's units he's working on his own, replacing tile in the bathroom, updating windows, and taking care of plenty of other home improvement tasks. It's not a restful life, but it's one that works for Raymond—and for the residents of Dominion Terrace who depend on his services.

