

**From:** Joy McCracken [<mailto:joy@nwdhr.org>]  
**Sent:** Thursday, January 26, 2017 2:22 PM  
**To:** [paras2ghazvini@gmail.com](mailto:paras2ghazvini@gmail.com)  
**Cc:** Lacock Fletcher <[Fletcher.Lacock@rcgov.org](mailto:Fletcher.Lacock@rcgov.org)>; Jim Scull <[jscull@scullconst.com](mailto:jscull@scullconst.com)>;  
[mgoodman40@aol.com](mailto:mgoodman40@aol.com); Mayor's Office Group <[Mayor'sOffice@rcgov.org](mailto:Mayor'sOffice@rcgov.org)>  
**Subject:** Village on Monroe

Ms. Ghazvini,

I am the Executive Director of NeighborWorks the developer of the Village on Monroe project. NeighborWorks is a non-profit that has been providing homeownership opportunities for the low-moderate income families for the past 20 years. We provide credit counseling, Homebuyer Education, down payment and closing cost assistance, rehab programs and foreclosure prevention, if needed. To date, we have built over 150 homes and have assisted over 1100 families achieve the dream of owning a home.

We always want to be a good neighbor and appreciate your concerns regarding drainage. We have asked our engineer and the city engineer to revisit the plans to made sure we are addressing any drainage issues. The small homes are designed for one and two persons households, therefore the we believe these 5 households will not exceed 10 people. We have an interested party for one of the units; a single man. Attached you will find our Business Plan for the project for your review. If you have any questions please do not hesitate to contact me.

Thanks for your interest,  
Joy



**Joy McCracken, Executive Director**  
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**From:** Parastou Ghazvini [<mailto:paras2ghazvini@gmail.com>]  
**Sent:** Sunday, January 29, 2017 2:28 PM  
**To:** Joy McCracken <[joy@nwdhr.org](mailto:joy@nwdhr.org)>  
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[mgoodman40@aol.com](mailto:mgoodman40@aol.com); Mayor's Office Group <[Mayor'sOffice@rcgov.org](mailto:Mayor'sOffice@rcgov.org)>  
**Subject:** Re: Village on Monroe

Dear Ms. McCracken,

I am pleased to have received your email. It is wonderful to come across organizations that are involved in such important and much needed work in our community. I first learned about NeighborWorks by visiting your website after receiving the initial notice about the new housing development in my neighborhood. I welcome the opportunity to ask a few questions about the plans regarding the Village on Monroe. I would appreciate your clarification on the matters bellow.

The Brochure's Executive Summery indicates that there are going to be three one-bedroom and two two-bedroom units, but elsewhere, including in most of the drawings there are two one-bedroom units and three two-bedroom units. Which version accurately reflects your plans?

The elevations in the brochure show the units on the east side of the property with garage doors on the south side, but in other drawings all garages are accessed from the north side. Again, which is correct?

It is proposed that the alley will be used only to access the two additional off street parking spaces on the south side of the property, but the city is under the impression that other townhome vehicles will also use the alley. It's good to know the anticipated traffic pattern(s) for vehicles going in and out of the complex. What are your projections?

I would like to know the number and the location of the east side window(s) of the end unit on the east side of the property, as the elevations and the floor plans do not correlate. Please specify.

Thank you, in advance, for your time and consideration.

Best,

Parastou Ghazvini