



## Peaceful Villa Frequently Asked Questions

December 2021

### GENERAL INFORMATION

Home Forward plans to redevelop Peaceful Villa beginning in the year 2024. The redevelopment process includes several phases and will take four years to complete. All residents will need to move before construction begins in 2024. Residents will have time and support to prepare for this transition. Packing, moving, relocation and rental assistance will be provided to every resident at Peaceful Villa. The current schedule reflects resident moves will begin January 2024 with construction start May 2024. Each resident will be able to return to the completed redeveloped Peaceful Villa in summer of 2026.

#### ***Why is Peaceful Villa being redeveloped?***

Peaceful Villa was built in 1948. The buildings have reached the end of their useful life cycle. A redevelopment to current code requirements will provide comfortable cost effective and energy efficient new buildings. With the recent City of Portland revised zoning code, there is an opportunity to create additional new affordable housing apartments for our community.

#### ***When will I receive more details about the project?***

We want to share information as early and as often as possible. However, because we are so early in this project, we are still very much in the planning phase. To keep you updated, Home Forward staff will offer regular resident meetings to ask your input on the project, as well as discuss plans, details, schedule, etc. Please look for information on upcoming meetings between now and June 2022. These will be held both in person, on site at Peaceful Villa as well as virtually to accommodate the different needs of Peaceful Villa residents.

#### ***Who do I contact if I have questions throughout the process?***

**Property Management:** (503) 280-3900 [peacefulvilla@homeforward.org](mailto:peacefulvilla@homeforward.org)  
**Relocation Team:** (503) 280-8575 [relocationhotline@homeforward.org](mailto:relocationhotline@homeforward.org)  
**Resident Services: Regina Rozier** (971) 533-6472  
[regina.rozier@homeforward.org](mailto:regina.rozier@homeforward.org)

## **RELOCATION PROCESS**

### ***Will I have to move out of my apartment?***

Yes, but not right away. Each resident at Peaceful Villa will be relocated from the property before construction begins. We estimate that resident moves will begin in January 2024 to accommodate a construction start date of May 2024. Once we have a more detailed timeline/schedule we will let all households know. We will also update residents should the timeline/schedule change.

### ***Will I have to pay anything to relocate?***

No. There is no cost to residents to relocate. Relocation assistance will be provided to every household including but not limited to packing, moving and help with setting up things like cable, internet access, utilities, etc.

### ***How does the relocation process start?***

The first part of the relocation process will be one-on-one meetings between a Relocation Specialist and every household at Peaceful Villa. At this first meeting, the Relocation Specialist will ask questions to determine how much assistance with packing, moving and transferring services is needed.

### ***How will I find a new place to live?***

Relocation Specialists will identify available places to live based on the needs and requirements of each household.

## **DESIGN / CONSTRUCTION**

### ***When will construction start and will I be around during construction?***

Construction is expected to start in the spring of 2024. All Peaceful Villa residents will be relocated off the property before construction begins. Prior to construction beginning there will be architects, engineers, surveyors, and other Home Forward consultants visiting the site for planning and inspections. This will occur as early as this month as part of the Architect/Engineering selection process. If there is a need for someone to enter your unit, Home Forward will notify you at least 48-hours prior to entry.

***What will the new housing look like?***

Home Forward is in the early stages of hiring an architect to help design the new Peaceful Villa. So, we do not know what it will look like at this point in time. In addition to resident meetings where design details will be shared and discussed, we will also create an advisory group made up of Peaceful Villa residents to help inform the design process. If you are interested in being a part of this advisory group, please contact Resident Services, Regina Rozier at (971) 533-6472 or at [regina.rozier@homeforward.org](mailto:regina.rozier@homeforward.org).

***What long will the construction take to complete?***

The construction process is approximately 24 to 26 months. The current schedule anticipates that residents will be able to return to the redeveloped property in Summer 2026. We will have additional timeline details once we have a general contractor on board. And, although residents will not be on site during construction, we will send out emails and mailers to provide updates and report the progress of the redevelopment.

**PROPERTY MANAGEMENT**

***Will my rent change at Peaceful Villa?***

At Peaceful Villa your rent payment is calculated based on your annual household income. Your rent payment for Peaceful Villa will change only if your income changes. This will be the same process at the apartment you relocate to from Peaceful Villa.

***Will I be required to pay my rent in the new housing location?***

You will continue to pay monthly rent while you are temporarily relocated. Your rent payment will continue to be calculated based on your annual household income. Your rent payment will only change if your income changes.

**CLOSING**

These are just a few questions we thought may come up for you regarding the redevelopment of Peaceful Villa. There will certainly be other questions through this process. Please know we will continue to respond and share out to you, the residents of Peaceful Villa.