



## Change is coming to your property

**Home Forward plans to redevelop Peaceful Villa in the year 2024.** This decision affects you and your neighbors for the 70 households at Peaceful Villa. The redevelopment process includes several phases and will take four years to complete. Each household will have many opportunities to make choices about the future before the construction begins in 2024 and completes in 2026. **You will continue to receive housing subsidy to help with rental costs now and in the future. And, each resident will have the ability to return to the new redeveloped Peaceful Villa.**

Over the next few months, you'll be invited to participate in a series of virtual and on-site **community meetings to learn more, ask questions, and suggest ideas.** We're committed to listening closely to you and to give you choices in what happens next for your family.

**See back for more information about the new redevelopment process, next steps, and your role in the transition.**

### Questions?

**PROPERTY MANAGEMENT:** 503.280.3900 or [peacefulvilla@homeforward.org](mailto:peacefulvilla@homeforward.org)

**RESIDENT SERVICES:** Contact **Regina Rozier** at [Regina.Rozier@homeforward.org](mailto:Regina.Rozier@homeforward.org) or call or text to: 971-533-6472

**RELOCATION TEAM:** 503-802-8575 or [relocationhotline@homeforward.org](mailto:relocationhotline@homeforward.org)

## Community Meetings Schedule

**Location:**  
Peaceful Villa  
Community Room

Two opportunities to meet:

**DECEMBER 15, 2021**

2:00 PM – 3:30 PM

**DECEMBER 16, 2021**

2:00 PM – 3:30 PM

**Initial resident meeting** to share a broad overview of the subsidy change, redevelopment schedule and timeline. We'll listen to your questions and concerns to lay the groundwork for ongoing communication.

**JANUARY 19, 2022**

**Virtual meeting** for residents to ask questions and share information and timelines.

**FEBRUARY 9, 2022**

Residents will have an opportunity to **ask questions and share their needs.** Together, and as individuals, we'll discuss how to prepare for this transition period. Home Forward will provide resources to support in the process.

**APRIL 6, 2022**

Review what we've learned from you, listen to what's on your roadmap, and **discuss future milestones and decision points.**

## Why is the property being redeveloped?

Peaceful Villa was built in 1948. The buildings have reached the end of their useful life cycle. A new redevelopment to new current code requirements, will provide cost effective and energy efficient buildings. With the recent City of Portland new zoning code, there is an opportunity to create additional affordable housing for our community. **Making a decision that affects your home is a difficult one, but we will offer you opportunities that include the ability to return to the redeveloped Peaceful Villa.**

## How will we find a new home during construction?

Residents will meet one on one with a relocation expert to determine their needs during this transition. Support will be given at each step of the relocation process to determine location, needs, preparation and packing.

## How will we get more information?

**A series of four meetings is planned** over the next few months to begin this discussion. Home Forward will facilitate each meeting, bringing you into the process from the start. Most importantly, **we will listen to you, understand your needs, concerns, and hear your suggestions and ideas.**

## When will we have to decide about our next home?

**You will have plenty of time and support** to prepare for this transition. Home Forward staff will be here for you at each step along the way to provide coaching and answer questions.

In 2024, Home Forward will change the rental subsidy for your property from public housing to the project-based Section 8 program. After the community meetings begin, you'll be invited to a one-on-one meetings to discuss a new lease that reflects this change provided under the Rental Assistance Demonstration (RAD) program. You can learn more about this program at: <https://www.hud.gov/sites/documents/TOOLKIT1WHYRAD.PDF>.

**You will continue to receive housing subsidy** to help with rental costs.

## How will we participate in the process?

In addition to your attendance at our community meetings, we will provide an opportunity to **share ideas and input in the new redevelopment design for Peaceful Villa.** These sessions will occur in the Winter of 2022 once the architect team has been selected. **Stipends will be available** to acknowledge your time and expertise.

# A NEW PATHWAY TO 2026

### DECEMBER 2021

## Initial Resident Meetings

- **Broad overview** of the redevelopment process and timeline

### NOVEMBER 2022

## Resident Design Input Sessions

- **Meet with the architect team** to share vision for the new redevelopment

### JANUARY 2023

## Resident Conferences

- **Meet with relocation staff** to share relocation options prior to construction
- **Determine resident needs** in preparation for your move prior to construction start

### JANUARY 2024

## Begin Resident Moves

- **Receive support** for packing and moving as determine in your planning session
- **Move process** for the entire property will take approximately 4 months

### MAY 2024

## Construction Start

- Current **construction duration** will be approximately 24 months
- **Construction schedule** dependent upon permits

### SUMMER 2026

- **Residents return** to new Peaceful Villa Summer 2026 (continued rental subsidy);  
**or**
- **Opportunity for a Mobility Voucher** (continued rental subsidy)