

Class Action Notice

This Notice is authorized by the U.S. District Court. This is not an advertisement from a lawyer.

This is an important legal document; we recommend that you read all of it.



This notice is to tell you about a proposed settlement of a class action lawsuit that was filed in the United States District Court. The lawsuit is called, *Chavez v. Vilsack and Villas de Avenida de Canada*. The plaintiffs, or people who brought the class action lawsuit in their name, have reached a settlement with the Defendants: United States Department of Agriculture (USDA) and Villas de Avenida Canada, LLC. In the lawsuit, Plaintiffs allege that Defendant USDA illegally permitted the sale of the property without taking action to preserve affordable housing and that Defendant Villas de Avenida Canada illegally raised rent and failed to maintain habitable conditions.

Important Information About Your Legal Rights

The proposed settlement covers all tenants that lived at the La Vista Del Rio Apartment Complex from March 1, 2023, to October 3, 2023 and that met the requirements of the USDA's Section 515 housing program that applied to the property during that time.

The Settlement requires the USDA to:

- Beginning on August 13, 2025 and until 90 days after the settlement is approved, open the application process for class members who would like to apply for Rural Development housing vouchers, which can assist with class members' rental payments if they meet eligibility requirements. **Update your mailing address with Class Counsel to be sure you get information to apply for vouchers.**
- Verify that Villas de Avenida Canada is meeting habitability requirements for class members still living at the apartment complex under the RD Voucher program.

The Settlement requires Villas de Avenida Canada to take the following action for class members who continue to live at Villas de Avenida Canada:

- Limit monthly rental payments to no more than 30 percent of household income.
- Rehabilitate class member units to meet RD Voucher habitability requirements.
- Refrain from retaliating against class members for their participation in this lawsuit. This includes treating class members differently from other tenants or taking negative action against class members.

- Effective August 13, 2025, Defendant Villas will write off any debts allegedly owed by class members residing at the property.

Your Options: Read this notice to understand the settlement and to determine if you are a class member. Then decide if you want to:

DO NOTHING	You will be bound by the settlement , if the judge approves it. This means you will not be able to sue the USDA or Villas de Avenida Canada about the same issues.
GO TO A HEARING	Ask to speak in Court about the fairness of the settlement. The hearing will be at [time] on [date].
OBJECT TO THE SETTLEMENT	<p>If you want to object to the settlement, you can do so in writing and sending your objection to all of those listed below <i>no later than [date]:</i></p> <p>The Court: The Hon. James O. Browning United States District Court, Pete V. Domenici United States Courthouse 333 Lomas Blvd NW, Suite 660, Albuquerque, New Mexico 87102</p> <p>Class Counsel: Sovereign Hager and Maria Griego NM Center on Law and Poverty PO Box 27290, Albuquerque, New Mexico 87125</p> <p>Defense Counsel:</p> <p>Ben Feuchter Jennings Haug Keleher McLeod Waterfall LLP 201 Third Street NW, Suite 1200 Albuquerque, New Mexico 87102</p> <p>Roberto D. Ortega U.S. Attorney's Office, District of New Mexico 201 3rd Street N.W., Suite 900 Albuquerque, New Mexico 87102</p>

Do I have a lawyer in this lawsuit?

In a class action, the judge appoints class representatives and lawyers to work on the case and represent the interests of all class members. For this settlement, the judge has appointed the following individuals and lawyers:

New Mexico Center on Law and Poverty
Sovereign Hager
Maria Griego
PO Box 27290
Albuquerque NM 87125
(505) 255-2840

National Housing Law Program
Natalie Maxwell
Marcos Segura
90 New Montgomery St.
Suite 1015
(415)546-7000

These are the lawyers who negotiated this settlement on your behalf. If you want to be represented by your own lawyer, you may hire one at your own expense.

If you have questions, please contact the NM Center on Law and Poverty, the attorneys for Plaintiff and the Class, at (505) 255-2840.