IN THE UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF TEXAS
SHERMAN DIVISION

Dewanna Johnson, et al.,	*	
Plaintiffs,	*	
	*	Case No. 4:25-CV-00418-ALM
	*	
v.	*	Judge Mazzant
	*	
Providence Homeowners Association,	*	
et al.,	*	
Defendants.	*	

NOTICE OF PENDING CLASS ACTION SETTLEMENT

TO: Housing Choice Voucher Tenants Who Resided in Providence Homeowners' Association in Providence Village, Texas, as of May 31, 2022.

IMPORTANT: PLEASE READ THIS NOTICE CAREFULLY.
IT EXPLAINS YOUR RIGHTS AND OPTIONS.

This Notice is to inform you about a proposed settlement in a lawsuit concerning rules that restricted Housing Choice Voucher tenants in Providence Homeowners Association ("PHOA").
You may be entitled to a monetary payment under the proposed settlement if you had a Housing Choice Voucher and lived in PHOA as of May 31, 2022.

Please read this Notice carefully. It contains important information about your options, your legal rights, and important deadlines for you to take action.

IMPORTANT INFORMATION AT A GLANCE

You may be included in this settlement and eligible for a payment of **$2,024** if:

- You were the head of a Housing Choice Voucher household; and
- You lived in Providence Homeowners Association in Providence Village, Texas as of May 31, 2022.

To receive a payment, you must:

✓ Complete the Eligibility Form;
✓ Sign the Release of Claims Form; and
✓ Submit both forms by **NOVEMBER 12, 2027**

You will not receive a payment from this settlement if you do not submit both forms by the deadline.

WHY DID I RECEIVE THIS NOTICE?

You received this Notice because records from the Denton Housing Authority, the Dallas Housing Authority, or the McKinney Housing Authority show that you may be a member of a proposed settlement class.

The Plaintiffs in this lawsuit are current and former Housing Choice Voucher tenants who lived in the Providence Homeowners' Association ("PHOA") in Providence Village, Texas. They sued PHOA and First Service Residential Texas, Inc., which was PHOA's property manager during the relevant time period.

The lawsuit alleges that PHOA adopted rental restrictions in 2022 that unlawfully discriminated against Housing Choice Voucher ("voucher") tenants. The lawsuit alleges that the restrictions violated the Fair Housing Act because were racially discriminatory because most of the voucher tenants were Black or African-American. The lawsuit also alleges that PHOA's rental restrictions affecting voucher households created a racially hostile living environment for Black or African-American residents.

PHOA denies the allegations and denies that it violated the law.

The Plaintiffs and PHOA have reached a proposed settlement. FirstService Residential, Texas, Inc. has not settled. The part of the lawsuit against FirstService Residential Texas, Inc. is not resolved by this settlement and will continue to proceed in court.

The Court has not yet decided whether to approve the settlement, but the Court will hold a hearing to determine if the settlement will be approved.

You can learn more about the lawsuit and proposed settlement on the settlement website at www.ProvidenceHOAsettlement.com

This Notice is to inform you of both a proposed Class certification and a proposed class settlement with the PHOA and to advise you of your options under the settlement.

AM I INCLUDED IN THE SETTLEMENT?

You may be included in the settlement if:

- You had a Housing Choice Voucher; and
- You lived in PHOA as of May 31, 2022.

According to the records of the Denton Housing Authority, the Dallas Housing Authority, and the McKinney Housing Authority, you may be a member of the class and may be eligible to receive a payment of **$2,024**.

This payment represents your share of the compensatory damages payment that PHOA is making to resolve this lawsuit. Only the holder of the Housing Choice Voucher is eligible to receive this payment.

WHAT DOES THIS MEAN FOR ME?

If you are determined to be included in the settlement (which means you are a Settlement Class Member), this settlement will provide you with a one-time monetary payment.

To receive this payment, you must release, or agree to give up, certain legal claims against PHOA. These claims are described in the enclosed Release of Claims Form.

WILL THIS PAYMENT AFFECT MY ELIGIBILITY FOR HOUSING VOUCHERS?

This payment is for the settlement of a civil rights lawsuit. Housing Authorities and the U.S. Department of Housing and Urban Development ("HUD") are **NOT** allowed to count this payment as income when deciding whether you are eligible for Housing Choice Voucher housing pursuant to 24 C.F.R. §5.609 (b)(25) and 24 C.F.R. §5.601. They also are **NOT** allowed to count this payment as income when calculating your rent for a Housing Choice Voucher.

This settlement applies only to claims against PHOA. It does not settle or release any claims against FirstService Residential, Texas, Inc., PHOA's property manager during the relevant time period.

OTHER TERMS OF THE PROPOSED SETTLEMENT

PHOA's will pay a total settlement fund of $567,250. The settlement fund will be used as follows:

Payment Category	Amount
Attorneys' fees	$100,000
Payment to the seven named Plaintiffs, including the two class representatives	$105,000
Administrative costs to distribute the settlement money.	$10,000
Estimated amount available for class member payments	$352,250

The two class representatives and the other five named plaintiffs will receive settlement payments of $15,000 each. These payments are to compensate them for their significant contributions to this lawsuit, including providing evidence that helped resolve the case for the class. These payments also recognize the additional effort and risks that come with being named Plaintiffs in the lawsuit.

The total amount of the settlement fund from PHOA that is set aside for the class action settlement is $567,250. The following amounts will be paid for specific purposes: $100,000 in attorney fees (this is 17.6% of the total fund); $105,000 for the total payments to the seven named plaintiffs including the two class representatives; and $10,000 for the administrative work to accurately distribute the money to the Settlement Class Members.

The number of Settlement Class Members for the per capita distribution of the remaining $352,250 of the fund (62% of the fund) is estimated to be 213, not counting the named Plaintiffs.

If this estimate is correct, each eligible Settlement Class Member will receive approximately **$ 2,024**. If fewer class members submit valid claims, any remaining funds will also be distributed to the Settlement Class Members that did make valid claims.

RIGHT TO OBJECT TO THE SETTLEMENT AND OPT OUT OF THE CLASS

You have the right to object to this proposed settlement. You have the right to object to the attorneys' fees set out in the proposed settlement and to object to the Plaintiffs' Motion for Attorneys' Fees in the Amount Set out in the Settlement Agreement.

If you want to object to this Class Settlement, then mail your written objections along with the enclosed "Objection Form" to: United States District Court Eastern District of Texas Sherman Division, 101 East Pecan Street, Sherman, TX 75090

You can appear in person to state your objections to the Court at the hearing set by the Court to decide whether to approve this proposed Class Settlement. The Court hearing on whether to approve this proposed Class settlement will be held on January 13, 2027 at 9:00 am at the United States District Court for the Eastern District of Texas Sherman Division in Judge Amos Mazzant's Court at the Paul Brown United States Courthouse, 101 East Pecan Street, Sherman, TX 75090.

If you agree with this proposed settlement, then you do not need to appear at the Court hearing and you do not need to fill out an Objection Form.

If the Court approves the settlement, and you continue to object to the Class Settlement, you will have the right to take the action of opting out of the settlement and out of this case. "Opting out" means that you will not receive payment from the proposed settlement. Opting out means you are turning down the proposed settlement payment. If you opt out, you can bring your own separate lawsuit against the PHOA for damages.

To opt out, fill out the enclosed "Opt Out" form and mail it to: United States District Court Eastern District of Texas Sherman Division, 101 East Pecan Street, Sherman, TX 75090.

You do not have to state any reasons for your decision to Opt Out. If you Opt Out, do not fill out or sign the "Release form."

WHAT IS MY NEXT STEP TO BE AN ELIGIBLE CLASS MEMBER?

To be eligible for payment, you must complete, sign and return the enclosed (1) Eligibility form and (2) Release of Claims form to: Johnson v Providence HOA c/o Settlement Administrator, PO Box 23648, Jacksonville, FL 32241 or complete these forms on the portal at www. ProvidenceHOAsettlement.com**.**

DEADLINE: The forms must be submitted by NOVEMBER 12, 2027.

You may receive a share of the settlement funds only if you fill out, sign, and submit both of these forms and the Court approves this Class Settlement. The Eligibility Form asks for information needed to confirm that you are one of the individuals covered by this settlement. The Release form says that in return for the payment, you will not continue to sue PHOA for the claims in the lawsuit and that upon your receipt of the funds, your claim against PHOA will be dismissed. The Release form also says that you will not have any basis to file a new lawsuit against PHOA for the claims asserted in this lawsuit or for the facts regarding the June 2022 rental rules. The Release Form does not apply to your claims against FirstService Residential, Texas, LLC., and the claims against FirstService Residential, Texas, LLC will continue.

Do not fill out, sign, or submit the Eligibility Form or Release Form if you want to Opt Out. If you want to Opt Out, submit the Opt Out form instead.

After the Court approves the Class Settlement after the Court hearing and after correct completion and submission of these forms, a final decision will be made about your eligibility for payment.

If you fail to return both of the required forms by the deadline above, or if your forms do not verify your eligibility, you will not be eligible to receive any of the PHOA settlement funds.

ADDITIONAL INFORMATION

The lawyers representing the Plaintiffs are available to answer your questions. These lawyers and their contact information are set out below.

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