



THE VISTA AFFORDABLE HOUSING PRESERVATION PROJECT (VAHPP)

A Project of the Legal Aid Foundation of Los Angeles



What is the VISTA Affordable Housing Preservation Project (VAHPP)?

The VISTA Affordable Housing Preservation Project (VAHPP) at the Legal Aid Foundation of Los Angeles helps to improve communities and preserve the long-term affordability of at-risk HUD project-based Section 8 housing in Los Angeles, through a holistic approach of tenant organizing, legal advocacy, and individual and organizational capacity building.

Who does VAHPP serve?

VAHPP serves tenants in HUD project-based Section 8 buildings where there is/are: (1) a risk of opt out or conversion to market rate rent; (2) substandard housing; or (3) elderly and/or disabled tenants.

How do I know if a project-based Section 8 building is eligible for VAHPP?

A HUD project-based Section 8 building is eligible for VAHPP services if:

- The project-based Section 8 contract is expiring within 5 years;
- The property has received two consecutive REAC scores (HUD health and safety inspection scores) of less than 60 from HUD;
- The property is at risk of abatement by HUD due to health or safety issues; OR
- The owner has submitted a request to HUD to prepay a HUD mortgage on the property.

What services does VAHPP provide?

VAHPP services for tenants include:

- Substantive legal trainings on tenant organizing, remedying habitability issues, defending fair housing rights, strategies for affordable housing preservation, basics of landlord-tenant law, and other related topics;
- Incorporation assistance for tenant associations, including drafting of bylaws;
- Legal advice and counsel;
- Assistance with affordable housing preservation transactions and/or financing for tenant-driven non-profit corporations;
- Litigation and/or representation of tenants at administrative hearings pertaining to the preservation, maintenance, or improvement of their project-based Section 8 housing; and
- Facilitation of mediations and/or meetings between tenant associations, and landlords, property managers, or HUD representatives.

VAHPP also provides legal trainings and capacity building for organizations on a variety of issues related to preservation of project-based Section 8 housing.

Who do I call to learn more about VAHPP?

For more information about VAHPP, call Natalie Minev, Esq. at (213) 640-3956 or Sheyda Joolharzadeh, Esq. at (213) 640-3965.