Dear Mr. Sinito,

Thank you for reaching out to our coalition concerning the serious allegations we have raised about the Millennia project-based rental assistance portfolio. We decline your request for a meeting. Each of our members has communicated extensively with Millennia staff—including yourself—over the years. We have found that these conversations are minimally productive at best, and do not address tenant concerns in a sustained way. This is why we have chosen to target our efforts at HUD. Millennia's failures are a reflection of HUD's failure to institute effective monitoring and remediation processes, and we are more confident in HUD's ability to come to the table in good faith and meaningfully work toward a solution with us.

Millennia's only response to all allegations of mismanagement has been to deny and divert attention back to positive examples within its portfolio. This does not negate the hundreds, if not thousands, of households that experience broken elevators, broken A/C systems, sewage leaks, mold, pests, crime, incompetent staff, and retaliation for organizing. Your minimization of this reality does not change these facts, but instead, exacerbates the harm to tenants.

Additionally, while many Millennia complexes may appear to be in fair condition based on their REAC scores, these values do not reflect the current conditions that tenants are experiencing. HUD itself has previously noted that its inspection models “sometimes provide inaccurate and inconsistent results and can prevent HUD from effectively evaluating housing across programs.” (86 Fed. Reg. at 2583). There are several Millennia complexes with passing REAC scores that have made the news for their hazardous conditions and security issues.¹ Further, properties' most current REAC inspections may not have been performed recently due to HUD's extensive inspection backlog.

Since we have gone public with this campaign, we have made contact with tenants from complexes beyond those that our coalition was already aware of. It is clear that there is a systemic issue that is only masked by the failure of HUD to connect with tenants directly and track and address their complaints across Millennia's portfolio. Until there is a serious national investigation by HUD, we have no way of knowing the true scope of the problem.

¹ Inhofe Plaza - 70c (7/6/2022)
JFK Towers - 83b (9/20/2021)
Memphis Towers - 86c (8/30/2019)
St. Stephens Woods - 76c (10/16/2019)
Sunset Village - 82b (11/29/2018)
Wood Towers - 65c (8/27/2021)

**All of the linked articles are from 2022.**
We are, of course, aware that Millennia has several efforts underway to bring its worst properties back into compliance. Our coalition members have first-hand experience with some of these efforts, and they are not satisfied with their execution— the renovations take an unreasonably long amount of time to be completed, the processes are full of hiccups and missteps, and the repairs are not done well when they are finally completed.

If Millennia’s actions and track record lined up with its claims of being a capable and effective affordable housing provider, we would not need this campaign. We wish we did not need this campaign.

In the coming weeks, we will be submitting further documentation to HUD concerning the continuing conditions in the properties that are represented within our coalition. We will include you in that communication.

Sincerely,

The Millennia Resistance Campaign