

August 18, 2022

**SENT VIA EMAIL ONLY**

Bridgett Simmons, Staff Attorney  
National Housing Law Project  
1663 Mission St., Suite 460  
San Francisco, CA 94103

Re: Renewed request for a meeting between The Millennia Companies® (“Millennia”) and the National Housing Law Project (“NHLP”)

Dear Ms. Simmons:

On April 18, 2022, I responded to the letter that you sent to Secretary Marcia L. Fudge of the United States Department of Housing and Urban Affairs (“HUD”) on April 4, 2022. In this response, I requested that Millennia, tenant organizations, and NHLP meet to discuss our common goals and missions. Rather than responding to that meeting request, NHLP has continued its public campaign to spread inaccurate information and continues to omit pertinent facts.

In the news release dated August 2, 2022, NHLP includes unsubstantiated statements about Millennia and fails to recognize Millennia’s historic efforts to preserve much-needed affordable housing that is critical to our nation’s housing stock – deeply affordable housing that would otherwise be lost. In fact, despite the pandemic and a myriad of challenges over the past several years, Millennia preserved more affordable housing units than any other developer in 2020, and the second most units in 2021.

Millennia’s portfolio is stable and overwhelmingly performs well. The news release references poor property conditions. Regarding property conditions, you do not reference the vast majority of properties with successful physical inspections or the circumstances where deeply distressed communities have been transformed into safe, sanitary and modernized communities where residents thrive. If you are going to describe Millennia in total, the properties that have been rehabilitated cannot be intentionally vacant from the description, nor can the fact that we maintain the affordability of these units well into the future.

You further demand that HUD hold Millennia accountable. HUD has and still does hold Millennia accountable. As you are aware, two of the methods by which HUD holds property owners accountable is through the inspections from the Real Estate Assessment Center (“REAC”), which concentrate on the physical aspects of a property, and the Management and Occupancy Reviews (“MOR”), which concentrate on the regulatory compliance and physical conditions of the properties.

Between June 2021 - when REAC inspections restarted after an almost 15-month hiatus due to Covid-19 - and July 2022, there have been 152 REAC inspections at Millennia properties. The average score for the portfolio is 83. There are 15 failing in-place REAC scores, many several years old. Of those 15, eight of the properties have been transformed, or are in the process of being transformed. Millennia is addressing, or has addressed, the needs at each of these properties, many affiliated with the Global

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Ministries Foundation ("GMF") portfolio. Additionally, the median MOR rating for the portfolio is Satisfactory Plus. Given those metrics, there is oversight from HUD. Your communications are devoid of this context.

The news release claims that Millennia has developed a reputation for failing to rectify critical issues at many of its complexes and links to the article in the *Houston Chronicle* as its justification for this statement. To move this conversation forward, it would be helpful if you would raise specific issues with me, so that we can discuss and correct the record. For example, the article and your organization continuously reference properties such as Stonybrook, a property that is now thriving, or Sandpiper Cove, a property that is now sold and under rehabilitation.

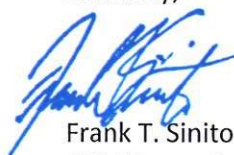
While correct and current information may not support your campaign, it is important, and fair, to include it. For example, the news release references "severe problems" at six properties; however, you do not include the current status of each: Stonybrook (completely transformed); Gabriel Towers (passed all recent inspections and is approaching a substantial rehabilitation); Sandpiper Cove (sold and is under rehabilitation); Cordoba Courts (under rehabilitation); Memphis Tower (under rehabilitation); Forest Cove (relocation in progress, and actively working to re-submit tax credit application). Again, I welcome the opportunity to discuss and provide you with complete information.

Additionally, please note that Millennia works with tenant organizations and appreciates the work that can be accomplished. There are properties where the tenants' associations and the property management teams work closely together to improve the functions of a property. Since June 2021, senior members of Millennia's teams have met with hundreds of residents at more than 30 properties in cities such as Memphis, Kansas City and Atlanta. In fact, Millennia representatives have been meeting, and continue to meet, with Foluke Nunn, the contact listed on the most recent news release, regarding the development plans and complexities at Forest Cove.

While your campaign to vilify Millennia has not stopped, nor been updated with correct information, I again would request that we meet to discuss the many issues that need to be addressed when preserving an already distressed asset and how all parties can move forward. I understand that a meeting may not be newsworthy, but it may help us collectively address the needs of residents, open the lines of communication, and reach a shared understanding of the efforts to address the needs at the apartment developments you reference.

I will have my Chief of Staff, Maria Hurst, follow up with you in the coming days to discuss this meeting request.

Sincerely,



Frank T. Sinito  
Chief Executive Officer

cc: Foluke Nunn