**Tenant Talk Live Webinar 3/6/2023 Unanswered Questions**

1. All properties receiving government subsidized funding are subject to REAC inspections, so how do deficient landlords get away with their inadequacy?

*Foluke: The current REAC system does not do enough to address conditions issues. Health and safety violations inside units only reflect a small percentage of the total score (less than 1 percent), the current REAC system allows properties to pass REAC inspection even if they fail the unit inspection, and HUD is slow to act when properties fail inspections*

*Once properties receive scores of 60 or lower, they have experienced deferred maintenance for years to decades.*

*Rachel: I would have to speculate but HUD says that they choose the units to inspect but we notice the better units having little or no maintenance issues are inspected and releasing a much higher inspection score even though many complaints exist. Also, I believe relationships over the years have formed between these Private Owners and HUD Inspectors and they turn a blind eye to the maintenance issues. I am sure there may be other answers but these are mine.*

1. Are Churches being made aware of these issues with Millennia??  I have conversations with individuals seeking housing and those desiring to assist who attend Congregations and are Activists.

*Foluke: We have not connected with any churches yet, but we would love help with that outreach!*

*Rachel:* *There has been Church involvement. It has been so long therefore I will have to do some research on the names and contact information if I still have it.*

1. Millennia, not quite sure what it is, but does it affect NYCHA?

*Foluke: No, Millennia does not have properties in NYC.*

*Rachel: Millennia is a business enterprise and unless NYCHA is doing business with this business enterprise no it does not directly affect NYCHA but because of the public housing properties being converted to Rental Assistance Demonstration (RAD) there could be privately owned businesses and Developers that can be slum landlords among other injustices against Residents including fair housing violations.  This is why it is important to organize a Resident Council and get involved by attending the public meetings to stay informed and to help bring change to the policies and procedures that do not work in the best interest of the Residents and participants of these Housing Authorities and privately owned properties.  See here for more information on Millennia @*[*https://themillenniacompanies.com/leadership/frank-t-sinito/*](https://nam04.safelinks.protection.outlook.com/?url=https%3A%2F%2Fthemillenniacompanies.com%2Fleadership%2Ffrank-t-sinito%2F&data=05%7C01%7C%7C83a19406ba4f48053d0308db2052ee9d%7Cd9ab7747cd104372b0b3229c61592adf%7C0%7C0%7C638139313386608324%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=Y2j9Hclg1uv5Cc2%2FVYHbVBo86q72GBqBrUfTLwlmZ6w%3D&reserved=0)

1. How about the Northern and Western States in these issues?

*Foluke: Millennia does not operate in the west, but they do have several complexes in the northeast. A map of their complexes can be found here:* [*https://themillenniacompanies.com/property-search/*](https://nam04.safelinks.protection.outlook.com/?url=https%3A%2F%2Fthemillenniacompanies.com%2Fproperty-search%2F&data=05%7C01%7C%7C294aa4b4349048aa4ffa08db1ff477c0%7Cd9ab7747cd104372b0b3229c61592adf%7C0%7C0%7C638138907091393468%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=%2BLPLP2ptVjlU93NSK3fJHPn2IrW3BJPgHR6x4O0QqbA%3D&reserved=0)

*Rachel: This is happening all around the USA and nationally. Feel free to join Faces of HUD Housing Facebook Group where there are people living in all types of HUD housing posting their lived stories about living in unsafe, indecent and unsanitary conditions. Also, know they share photos and do virtual walkthroughs to prove what they are posting.*

1. Are lots of these housing issues coming in racial differences?

*Foluke: Absolutely. Some of those racial disparities are discussed in this letter:* [*https://www.nhlp.org/wp-content/uploads/HUD-Millennia.pdf*](https://nam04.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.nhlp.org%2Fwp-content%2Fuploads%2FHUD-Millennia.pdf&data=05%7C01%7C%7C294aa4b4349048aa4ffa08db1ff477c0%7Cd9ab7747cd104372b0b3229c61592adf%7C0%7C0%7C638138907091393468%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=HC%2B8f3wfHVt%2BaMBBs%2BmmK%2FKcQ%2F3Dq20YvDUeMlrrI%2B0%3D&reserved=0)

*Rachel: I will definitely say yes and Fair Housing has 12 specific characteristics of protection under Fair Housing and one of those is race and here are all of them: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.*

1. Was millennia also in Miami-Dade area? I ask because there were priorities to house chronic homelessness folks through their housing trust fund.

*Foluke: Yes. Cordoba Courts is a Millennia property in Opa Locka, Florida.*

*Rachel: Cordoba Courts in Opa Locka Miami Dade County Florida is one of the properties owned by Millennia properties and there are many of the same issues. There were a few Residents that were placed in hotels for long periods of time due to the unsafe and indecent conditions and agreements were violated by Owner/Management. For example, compensation for travel expenses to and from for taking their children to and from school when outside of the range for school bus and normal travel if any. The former Resident Council President Shalonda Rivers was very instrumental in organizing a Resident Council and getting their property noticed by the local government and many of the violations still exist today and include forced move outs, mold and mildew, crime ridden neighborhood even though security is on the premises mainly to put fear in the Residents who voice concerns and retaliation is rampant at the hands of Owner/Management agents. Other Millennia Properties in Florida include Stony Brook in Riviera Beach, Windsor Cove in Orlando, Fl and Eureka Gardens in Jacksonville.*