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September 13, 2023

Millennia Housing Management, Ltd. believes that the lawsuit purporting to represent a class of 86,000 residents is frivolous and believes that once, assuming that any class is certified, we will prevail on the merits. To claim that every project is subpar and that every resident has suffered damages is simply not believable.

The majority of the projects managed by Millennia are regulated by the Department of Housing and Urban Development, also known as HUD. HUD has strict inspection procedures and standards. HUD has conducted over 550 inspections at properties managed by Millennia since June of 2021, after the moratorium on inspections due to the Covid-19 pandemic was lifted.

The class action lawsuit recently filed is meant to be purely scandalous and disparages the work that Millennia has done to preserve affordable housing that otherwise would have been lost. These preservation efforts have continued during a time when this country is suffering from an affordable housing crisis and an increase in people who are experiencing housing insecurity.

Millennia has invested in apartment communities and neighborhoods that have been neglected for years, if not decades. The goal for these physically distressed communities is to complete a Low-Income Housing Tax Credit financing transaction and complete a substantial rehabilitation at each community. The results of these transactions, which Millennia has completed over 110 times, are to preserve affordability for decades to come.

The lawsuit that was filed appears to be taking advantage of a tragic situation at a property in North Little Rock, Arkansas known as Shorter College Apartments, where three people died in October of 2022 due to a fire. The lawsuit indicates that the fire was related to a gas leak without any evidence for that fact and blames Millennia for the fire. After the fire, in December of 2022, the Arkansas Public Service Commission Pipeline Safety Office determined that there was no evidence that natural gas played a role in the fire. This fact is notably excluded from the recently filed lawsuit.

Further, the fact that the lawsuit cites news articles rather than actual court findings is additional evidence of the frivolous nature of the lawsuit.

Given that this is pending litigation, Millennia has no further comment. Thank you for your time.