



CITY OF
URBANA

Office of Human Rights and Equity
Carla M. Boyd

400 S Vine St • Urbana IL 61801 • (217) 384-2466 • cmboyd@urbanaininois.us

April 25, 2022

The Weiner Companies, Ltd.
Attn: Kelli Berry
211 E. Green Street
Urbana, IL 61801

Re: Case # UC 2022-04
Charles Horn v. The Weiner Companies, Ltd.


Dear Ms. Berry:

A **“No Probable Cause”** finding has been issued in the above referenced case.

A no probable cause finding means that the evidence presented in the case does not support the allegations made in the charge.

Although the City of Urbana’s Office of Human Rights and Equity is closing the file in this matter, the Complainant may appeal the finding to the Urbana Human Relations Commission. That appeal must be made in writing **within 28 days** of the date of this letter. If a written appeal is received, the Office of Human Rights and Equity will notify you and provide additional information regarding the process.

Sincerely,


Carla M. Boyd
Human Rights and Equity Officer

cc: Dave Wesner, Assistant City Attorney

Enclosures



CITY OF
URBANA

Office of Human Rights and Equity
Carla M. Boyd

400 S Vine St • Urbana IL 61801 • (217) 384-2466 • cmboyd@urbanaillinois.us

April 25, 2022

Mr. Charles Horn


**Re: Charles Horn v. The Weiner Companies, Ltd.
City of Urbana Case #: UC-2022-04**

Dear Mr. Horn:

A **“No Probable Cause”** finding has been issued in the above referenced case.

A no probable cause finding means that the evidence presented in the case does not support the allegations made in the charge.

Although the City of Urbana’s Office of Human Rights and Equity is closing the file in this matter, you may appeal the finding to the Urbana Human Relations Commission. You must file an appeal **within 28 days** of the date of this letter. Your appeal should be sent to Peter Resnick, Interim Chair, Urbana Human Relations Commission, 400 S. Vine Street, Urbana, IL 61801.

Sincerely,



Carla M. Boyd
Human Rights and Equity Officer
City of Urbana

cc: Dave Wesner, City Attorney

Investigative Fact Finding Summary Report

Date: April 22, 2022

Name of Complainant: Charles Horn

Name of Respondent: Weiner Companies, Ltd.

Case Type: Housing/Source of income- Housing Choice Voucher

List of Witnesses Interviewed: Kelli Berry, Weiner Companies, Ltd.

Resources: Housing Authority of Champaign County, including rules and regulations

Summary of Complaint

On or about December 17th, 2021, Charles Horn alleges that the Weiner Companies, Ltd. unlawfully discriminated against him based on his protected class, Source of Income. Mr. Horn informed Weiner Companies, Ltd. that his source of income was a Section 8 Housing Choice Voucher.

Complainant Allegations: (Exhibit A)

1. Mr. Horn alleges that he was a bona fide, financially capable applicant;
- (2) On December 17, 2021, Mr. Horn received an email from Rick Hawkins, Leasing Agent of the Weiner Companies Ltd., stating they do not accept Section-8 Vouchers at 704 W. Nevada St. As a result, the Complainant, Mr. Horn alleges that the Weiner Companies Ltd. unlawfully discriminated against him based on his protected class under the Urbana Human Rights Ordinance..
- (3) The Complainant alleges because he was informed of the Weiner policy he did not apply for a rental unit with Weiner because of their alleged unlawful discriminatory policy.

Respondent's Position: (Exhibit B)

1. Respondent acknowledges Rick Hawkins did send the Complainant an email dated December 17, 2021, that stated Weiner did not accept housing vouchers at 704 W. Nevada. However the email to the Complainant did not provide a reason why The Weiner Companies, Ltd. does not accept housing vouchers at 704 W. Nevada.
2. The Respondent's position statement indicated that Weiner does not accept section 8 at 704 W. Nevada because these property units are pre-leased beyond the time period that's acceptable by the Housing Authority's section 8 guidelines.
3. Preleasing means units are shown, advertised, and leases signed on units while the unit is occupied by a tenant that has given notice.

Investigation Findings of Facts:

Investigation Findings of Facts:

1. Both the complainant and respondent agree that the Complainant, Charles Horn inquired about leasing an apartment at 704 W. Nevada St., Urbana, IL on or about December 17, 2021.
2. The Complainant and Respondent agrees that Charles Horn stated he had a Housing Choice Voucher (Source of Income). (**Exhibits A 1 & A 2**).
3. Documentation was presented supporting the fact the Weiner Companies, Ltd. pre-leases all of their units at 704 W. Nevada. (**Exhibit B 2**)
4. The units located at 704 W. Nevada in Urbana, were advertised for and not available until August 2022. (**Exhibit C**)
5. The units at 704 W. Nevada St., Urbana, IL were advertised between the dates of October 6, 2021 through December 2021. The available units at the time Mr. Horn inquired about leasing an apartment, 2 of the advertised units were signed between the dates of November 1, 2021 – January 30, 2022. Both advertised units have a future move in date of August 19, 2022. (**Exhibit C**)

Interviews:

The Human Rights and Equity Officer for the City of Urbana, Illinois, took statements from:

Witness:

- a. Kelli Berry, Designated Managing Broker, The Weiner Companies, Ltd.
 1. Kelli Berry, via email, concerning the advertisement of the 704 W. Nevada St., Urbana property. Kellie Berry provided the dates and advertisement avenues used for renting at the property. The Weiner Companies, Ld. began advertising for the available units at the Nevada St. property on October 6, 2021. Kelli Berry provided the signed lease and occupation dates for each available apartment at the time Mr. Horn inquired.

Resource:

- b. Housing Authority of Champaign County, Staff
 2. The Housing Authority of Champaign County (HACC), was asked about the Housing Choice Voucher program and its leasing requirements. According to HUD policy and rules, the HACC cannot approve pre-leases for the Housing Choice Voucher program. A 12-month lease must be entered into by the Housing Choice Voucher holder and landlord prior to the expiration date on the voucher. Additionally, the HACC provided documentation from the HACC Admin Plan: Section 8.5 (**Exhibit B 1**)

Conclusion:

The Human Rights and Equity Officer serves as an unbiased fact gatherer identifying and securing information through interviews of witnesses and review of submitted written records. As such, the following conclusions are made:

1. The Complainant inquired, via email, about a rental unit at 704 W. Nevada St., Urbana, IL. **(Exhibit A)**
2. A representative of The Weiner Companies, Ltd. stated, via email, that they do not accept vouchers **(Exhibit A)**
3. The Respondent states in the written verified response that The Weiner Companies Ltd. pre-leases all of the units at 704 W. Nevada.. **(Exhibit B)**
4. The Respondent states that the leases at 704 W. Nevada do not align with the rules and guidelines of the Section-8 Housing Choice Voucher program. **(Exhibit B)**
5. The Investigation found that the Housing Choice Voucher (HCV) program does not approve pre-leased housing agreements. **(Exhibit B 1)**
6. The Respondent provided documentation that The Weiner Companies, Ltd. advertises and pre-leases all available rental units for the 704 W. Nevada St., Urbana property. **(Exhibit C)**

Therefore, if the Respondent's representative, Rick Hawkins, Jr. correctly stated the actual Source of Income policy and practice of The Weiner Companies, Ltd. such a blanket policy would violate the Urbana Human Rights Ordinance. However, the Respondent's position statement provided why they have such a policy at 704 W. Nevada. The Respondent pre-leases units at 704 W. Nevada and preleasing units violate the Housing Authority's guidelines for the Housing Choice Voucher Program. As such the Respondent has provided a legitimate nondiscriminatory business reason for their policy.

Therefore, after reviewing all the facts gathered during the investigation and factoring in "reasonable cause" principles, a **"NO PROBABLE CAUSE" finding is issued in this case.** A "No Probable Cause" finding means there was insufficient evidence to support the claim of an Urbana's Human Rights Ordinance housing violation under the protected class of "Source of Income".

Signature: _____

Human Right and Equity Officer

Date: _____

4/22/22

Signature: _____

Attorney/City of Urbana, IL

Date: _____

4/27/22



Formal Discrimination Complaint Form

CITY OF URBANA

Human Relations Division
400 S Vine St Urbana, IL 61801

Carla M. Boyd
Human Rights and Equity Officer
cmboyd@urbanailinois.us
217.384.2466

CASE #UC

UC-2022-04

NAME (Indicate Mr., Ms. or Mrs.)

Mr. Charles Horn

HOME TELEPHONE NO. (Inc. Area Code)

STREET ADDRESS

CITY/STATE/ZIP CODE

COUNTY

Urbana, IL 61801

Champaign

COMPLAINT TO BE FILED AGAINST:

NAME

The Weiner Companies, Ltd.

TELEPHONE NUMBER (Include Area Code)

217-384-8001

STREET ADDRESS

CITY/STATE/ZIP CODE

211 East Green Street

Urbana, IL 61801

CAUSE OF DISCRIMINATION BASED ON Article III Section 12-54 of the Urbana Human Rights Ordinance which prohibits discrimination on the basis of (Check appropriate box(es)) :

- Race Color Creed Class National Origin Religion Sex Age Marital Status
- Physical/Mental Handicap Personal Appearance Sexual Orientation Family Responsibilities Matriculation
- Political Affiliation Prior Arrest/Conviction Record Source of Income Other (Specify)

DATE MOST RECENT OR CONTINUING DISCRIMINATION TOOK PLACE (Month-Day-Year)

December 17, 2021

THE PARTICULARS ARE (If additional space is needed, attach extra sheet(s)):

On or about December 17, 2021, Charles Horn alleges that The Weiner Companies Ltd. unlawfully discriminated against him based on his protected class, Source of Income.

- (1) Mr. Horn alleges that he was a bona fide, financially capable applicant;
- (2) On December 17, 2021, Mr. Horn received an email from The Weiner Companies Ltd. stating they do not accept Section-8 Vouchers at 704 W. Nevada St. Therefore, Mr. Horn alleges that The Weiner Companies Ltd. discriminated against Mr. Horn and people of his protected class.
- (3) Mr. Horn alleges he was informed of this policy of discrimination by email sent by a representative of The Weiner Companies Ltd. and would have applied for a rental but for knowledge of the alleged discrimination.

I swear or affirm that I have read this complaint and that it is true to the best of my knowledge, information, and belief.

Signature of Complainant

State of Illinois

County of Champaign

Subscribed and sworn to before me this 13 day of January 2022

Seal & Signature of Notary

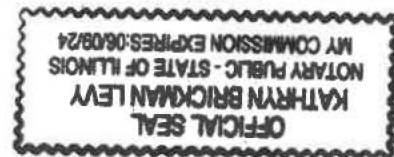


Exhibit B

THE
WEINER COMPANIES, LTD.
Your rental, real estate, and property management experts

02.10.2022

Re: Case #UC 2022-04

To Whom It May Concern:

I am writing in regards to Case #UC 2022-04.

It is not that we do not accept Section 8, Section 8 will not work with our leases and our leasing policies. We do not write yearlong (365 days) leases and we prelease all of our units. Preleasing means that we show, advertise, and sign leases on our units while the unit is occupied by the tenant who has given us notice. Section 8 requires an inspection prior to approving and signing a lease which cannot be done with an occupant.

Charles Horn had inquired about a unit at 704 W. Nevada in Urbana. This is a unit that is being advertised for a move-in date of August 2022 and, therefore, would not meet the requirements of Section 8.

Please let me know if you have any other questions.

Thank you,

Kelli Berry
Designated Managing Broker

211 E GREEN ST URBANA, IL 61801 | 217.384.8001 (O) | 217.384.2210 (F)

INFO@WEINERCOMPANIES.COM | WWW.WEINERCOMPANIES.COM

Boyd, Carla

Exhibit A(1)

From: charles horn [REDACTED]
Sent: Wednesday, January 12, 2022 2:38 PM
To: IHRO
Subject: Fw: Thank You for Your Inquiry about 704 W. Nevada St.

*** Email From An External Source ***

----- Forwarded Message -----

From: rick@weinercompanies.com
<bca2b5e9afcd4490914cf8793f3354062411abdb4142c52db0e5fc473ca02ade@weinercompanies.mailer.appfolio.us>
To: "houston26us@yahoo.com" [REDACTED]
Sent: Friday, December 17, 2021, 09:37:05 AM CST
Subject: Re: Thank You for Your Inquiry about 704 W. Nevada St.

Good morning Charles, we don't accept housing voucher.

Rick Hawkins Jr
Leasing Agent The Weiner Companies, Ltd. 211 East Green St Urbana, IL 217.384.8001 [www.weinercompanies.com] (
<https://www.weinercompanies.com/>)

-----Original Message-----

From: "charles horn"
Sent: Friday, December 17, 2021 9:26am
To: rick@weinercompanies.com
Subject: Re: Thank You for Your Inquiry about 704 W. Nevada St.

I have a voucher. Do you take them? On December 17, 2021, at 5:34 AM, "The Weiner Companies, Ltd." wrote:
Greetings From Your Online Portalbody { margin: 0; padding: 0; min-width: 100% !important; } @media only screen and (max-width: 550px), screen and (max-device-width: 550px) { table[yahoo] .action-button__link { padding: 15px 15px 13px !important; font-size: 1em !important; } } @media only screen and (max-width: 580px), screen and (max-device-width: 580px) { table[yahoo] img[class=logo] { height: auto !important; width: 100% !important; } } /* latin */ @font-face { font-family: 'Source Sans Pro'; font-style: normal; font-weight: 400; src: local('Source Sans Pro'), local('SourceSansPro-Regular'), url([https://fonts.gstatic.com/s/sourcesanspro/v9/ODell1aHBYDBqgelAH2zIjbPFdulYtoLzwST68uhz_Y.woff2]) (https://sg.appfolio.com/ls/click?upn=-2FIVt7se7uX6UFSGizzkyiJ3TQ5wRHCrS9LHGvTTTExjUgLWiwZtNrsOFFVMnRTDHWtJiz1-2FLqvHrJsRKJupTqjTKecDEGMKtjtSe1AEY6tVJcvTmwJgYVZN-2BjL3YKGUI0xNHysN888LIX0MVv41szw-3D-3DqKIX_oQktXKpL2-2B03TezapuLA4GMpJLds6aHvKJ4fHin6kd-2Bx8oUFhsJFDGyb1H9z-2BLayJQIDp8WMIrqnNAIPJ1-2BMCKq2Yrsak6i-2F2do6S4qlxSFIOAvBCzdVvQy-2FkkCVg-2F0bZHGnrTCjP6Bu6tGK-2BNf6ms1NpDjprGfFWHgGWK256-2F69z036bppsSBTrsKVk7mGA1FVlqN3AKMtkYN7ucPps8gl-2BqABXIA7vk-2B-2FX1UK69MyQrg7h4clRF5fr5frcrV4lLzEkHWFRRKEAyiOa9luYQsYjomVFZ0BQK5xuzvrup6OJwC-2Be4jvJgMPxjx6cFL7GygjvJ5FAMvMAGidMERu6xeT7UoNfyxx07x3ZoWRTlukXrcatcvLRVIZK-2FU6qk3GrUJOHR2NKEPE9pV2mDJ6cpTmA-3D-3D)) format('woff2'); unicode-range: U+0000-00FF, U+0131, U+0152-0153, U+02C6, U+02DA, U+02DC, U+2000-206F, U+2074, U+20AC, U+2212, U+2215, U+E0FF, U+E0FFD, U+F000; } /* latin

Find messages, documents, photos or people



charles horn I have a voucher. Do you take them? On December 17, 2021, at 5:34 AM, "The Weiner < Fri, Dec 17, 2021 at 8:26 AM

rick@weinercompanies.com <bca2b5e9afcd4490914cf8793f3354062411abdb4142c52db0e5f Fri, Dec 17, 2021 at 9:37 AM

To: [Redacted]

Good morning Charles, we don't accept housing voucher.

Rick Hawkins Jr
Leasing Agent The Weiner Companies, Ltd. 211 East Green St Urbana, IL 217.384.8001 [www.weinercompanies.com](
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screen and (max-width: 580px), screen and (max-device-width: 580px) { table[yahoo] img[class=logo] { height: auto !important; width: 100%





MOVING TO WORK VOUCHER
Housing Choice Voucher Program

U.S. Department of Housing and Urban
 Development
 Office of Public and Indian Housing

OMB No. 2577-0189
 (Exp. 07/31/2022)

Public Reporting Burden for this collection of information is estimated to average 0.05 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. Assurances of confidentiality are not provided under this collection. This collection of information is authorized under Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). The information is used to authorize a family to look for an eligible unit and specifies the size of the unit. The information also sets forth the family's obligations under the Housing Choice Voucher Program.

Privacy Act Statement. The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). Collection of family members' names is mandatory. The information is used to authorize a family to look for an eligible unit and specifies the size of the unit. The information also sets forth the family's obligations under the Housing Choice Voucher Program. HUD may disclose this information to Federal, State and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as permitted or required by law. Failure to provide any of the information may result in delay or rejection of family voucher issuance.

Please read entire document before completing form Fill in all blanks below. Type or print clearly.		Voucher Number: EHV0125
1. Insert unit size in number of bedrooms. (This is the number of bedrooms for which the Family qualifies, and is used in determining the amount of assistance to be paid on behalf of the Family to the owner.)		1. Unit Size ↓
2. Date Voucher Issued (mm/dd/yyyy) Insert actual date the Voucher is issued to the Family.		2. Issue Date (mm/dd/yyyy) 10/29/21
3. Date Voucher Expires (mm/dd/yyyy) must be at least sixty days after date issued. Voucher is issued. (See Section 6 of this form.)		3. Expiration Date (mm/dd/yyyy) 02/26/22
4. Date Extension Expires (if applicable)(mm/dd/yyyy) (See Section 6. of this form)		4. Date Extension Expires (mm/dd/yyyy)
5. Name of Family Representative: CHARLES P HORN	6. Signature of Family Representative: 	Date Signed: 
7. Name of Public Housing Agency: Housing Authority of the County of Champaign	8. Name and Title of PHA Official: NJ Melton, HACC HCV Eligibility Specialist	
9. Signature of PHA Official:		

1. **Housing Choice Voucher Program**
 - A. The public housing agency (PHA) has determined that the above-named family (item 5) is eligible to participate in the housing choice voucher program. Under this program, the family chooses a decent, safe and sanitary unit to live in. If the owner agrees to lease the unit to the family under the housing choice voucher program, and if the PHA approves the unit, the PHA will enter into housing assistance payments (HAP) contract with the owner to make monthly payments to the owner to help the family pay the rent.
 - B. The PHA determines the amount of the monthly housing assistance payment to be paid to the owner. The monthly housing assistance payment by the PHA is the difference between the applicable payment standard and the MTW tiered flat rent applicable to the family. In determining the maximum initial housing assistance payment for the family, the PHA will use the payment standard in effect on the date the tenancy is approved by the PHA. The family may choose to rent a unit for more than the payment standard, but this choice does not change the amount of the PHA's assistance payment. The actual amount of the PHA's assistance payment will be determined using the rent for the unit selected by the family.
2. **Voucher**
 - A. When issuing this voucher the PHA expects that if the family finds an approvable unit, the PHA will have the money available to enter into a HAP contract with the owner. However, the PHA is under no obligation to the family, to any owner, or to any other person, to approve a tenancy. The PHA does not have any liability to any party by the issuance of this voucher.

WANTING TO MOVE?
HERE'S WHAT YOU NEED TO DO:

1. Contact your caseworker to see if it is permissible to move. Some participants may be in a lease that has not ended yet. Please note: according to the new Administrative Plan for the Section 8 Program, the HACC will only allow one (1) move in any 12-month period. There are certain criteria for exceptions; e.g., the participant's eviction from unit, the termination of the Housing Assistance Payment Contract, or a lease of less than 12 months. Any other exception, other than these stated would need approval from the Section 8 Supervisor, who would then base the decision on criteria set forth in the Administrative Plan.

Cooperate with your caseworker during the issuing of another voucher and during the re-exam process.

2. Notify your present landlord in writing of your intent to move per the terms of your lease. A copy of this notice needs to be turned into your caseworker. It must include the date you intend to vacate the unit. You landlord must also verify that you are current on all rent payments, that there are no damages beyond normal wear and tear and that you are in compliance with all the terms and conditions of the lease. Please ask your HCV specialist for a notice of intent to vacate form if needed.

3. A Request for Tenancy Approval and the proposed lease for the new unit must be turned into your caseworker so they may determine if the unit is the correct size and the proposed rent is approvable and reasonable. If the owner chooses to use his/her own lease this must be reviewed to ensure it contains the correct HUD language and provisions.

** A Request for Tenancy Approval and the proposed lease must be submitted. An inspection for the new unit will not be scheduled if these two documents are not presented.

4. DO NOT MOVE INTO THE NEW UNIT UNTIL THE UNIT HAS PASSED THE INSPECTION AND YOUR CASEWORKER HAS GIVEN YOU THE OKAY.

** REMEMBER, RENTAL ASSISTANCE CANNOT BEGIN UNTIL THE REPAIR ITEM(S) HAVE BEEN COMPLETED AND APPROVED BY THE H.A. INSPECTOR.

** IF YOU CHOOSE TO MOVE INTO THE NEW UNIT PRIOR TO IT PASSING INSPECTION AND/OR WITHOUT YOUR CASEWORKER'S APPROVAL, YOU WILL BE RESPONSIBLE FOR THE FULL RENT.

I have reviewed the information above; understand the rules and my responsibility. I acknowledge that if I fail to comply with these rules my move and or assistance may be delayed or denied (copy to participant).

Head of Household Signature

11-29-21

Date

X

Co-Head/Spouse Signature

X

Date

Boyd, Carla

Exhibit B(1)

From: Temeka Couch <temekae@hacc.net>
Sent: Friday, March 18, 2022 7:53 AM
To: Boyd, Carla
Subject: Re: Pre-leasing statement

*** Email From An External Source ***

Use caution when clicking on links or opening attachments.

HAP is Housing Assistance Payment Contract

Get [Outlook for iOS](#)

From: Boyd, Carla <cmboyd@urbanaillinois.us>
Sent: Thursday, March 17, 2022 8:45:05 PM
To: Temeka Couch <temekae@hacc.net>
Subject: RE: Pre-leasing statement

CAUTION: This message originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content to be safe.

Thank you Temeka fir this information! This helps. I just need one clarification. What is HAP contract?

Again, thank you for you time and attention to this matter.

Carla

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Temeka Couch <temekae@hacc.net>
Date: 3/17/22 4:03 PM (GMT-06:00)
To: "Boyd, Carla" <cmboyd@urbanaillinois.us>
Subject: Pre-leasing statement

*** Email From An External Source ***

Use caution when clicking on links or opening attachments.
Good afternoon,

I was reaching out to you regarding a statement that you are requesting, please let me know if you need anything additional. Our Admin Plan Section 8.5 sets up Lease Term:

The following must be completed before the beginning of the initial term of the lease for a unit:

- * The unit is in compliance with all requirements under the HQS Inspection Standards;
- * The rent on the lease agreement is consistent with the rent approved by HACC and the rent reasonable test;
- * The lease has the same commencement date as the HAP contract;
- * The HUD-prescribed tenancy addendum is attached to the lease and both documents are signed by the landlord and the participant.

8.4 Lease Review states:

The family and owner must submit a standard form lease commonly used in the State of Illinois and that is used for the owner's unassisted tenants at the premises. The terms and conditions of the lease must be consistent with State and local law. The lease must specify what utilities and appliances are to be supplied by the owner, and what utilities and appliances are to be supplied by the family.

The initial term of the lease agreement is twelve months, can be effective any day of the month and must end the last day of a month the following year (e.g. June 5, 2019 through May 31, 2020). Owners may elect to execute a lease for an indefinite extension of the initial term (the endless lease), which will allow the owner the ability to terminate tenancy during the lease only by instituting a court action. However, owners may elect fixed, definite extensions of the initial lease, such as year-to-year. This option allows the owner to terminate tenancy without cause at the end of the initial term or any subsequent term.

The HUD prescribed tenancy addendum, which is attached to the Housing Assistance Payment contract as Part C, will always take precedence over any other terms and conditions in the owner's lease with the tenant. House rules of the owner may be attached to the lease as an addendum provided, they do not violate any fair housing provisions and do not conflict with the HUD tenancy addendum

Temeka Couch
Deputy Director

Housing Authority of Champaign County

2008<<https://maps.google.com/?q=205+W.+Park+Ave+Champaign,+IL+61820&entry=gmail&source=g>> N Market St
Champaign,<<https://maps.google.com/?q=205+W.+Park+Ave+Champaign,+IL+61820&entry=gmail&source=g>> IL
61822

Phone: 217.378.7100 ext. 5016

Fax: 217.378.7113

[cid:image001.png@01D83A15.2AC6DE70]<<http://www.hacc.net/>>[Description: FB Outlook

Icon]<<https://www.facebook.com/Housing-Authority-of-Champaign-County-Illinois-142083673233875/>>

[cid:image003.png@01D83A15.2AC6DE70] <<https://www.linkedin.com/company/champaign-county-housing-authority/>> [cid:image004.png@01D83A15.2AC6DE70]

<<https://twitter.com/HAofChampaign>> [cid:image005.png@01D83A15.2AC6DE70]

<<https://www.instagram.com/haccmovingforward/>> [cid:image006.png@01D83A15.2AC6DE70]

<https://www.youtube.com/channel/UC6-ufzMyrtGMjtm_KOJ3oaw>

[cid:image007.png@01D83A15.2AC6DE70]

CONFIDENTIALITY NOTICE: This email message may contain privileged or confidential information. If you are not the intended recipient, you may not disclose, use, disseminate, distribute, copy or rely upon this message or attachment in any way. If you received this message in error, please return by forwarding the message and its attachments to the sender. Housing Authority Champaign County does not accept liability for any errors, omissions, corruption or virus in the contents of this message.

Boyd, Carla

Exhibit C

From: kelli@weinercompanies.com
Sent: Thursday, March 03, 2022 9:40 AM
To: Boyd, Carla
Subject: RE: Case # UC 2022-04

*** Email From An External Source ***
Use caution when clicking on links or opening attachments.

Good morning, Carla.

To date, we have not received any letter in the mail.

In response to your requests -

1. We use Appfolio as our property management software and they integrate with various 3rd party advertisers. Appfolio posts to Abodo, Apartment Advisor, Apartment List, Apartments.com, Dwellsy, Homes.com, Hunt, Lovely, RadPad, Realtor.com, Rentals.com, rentalsource.com, RentPath, Show Me the Rent, Uloop, Zillow, & Zumper. In addition to these sources, we post vacancies on our website, advertise at the University of Illinois Housing Fair, and use yard signs.
2. Appfolio is unable to provide me with the dates that the unit was advertised. I did submit a support request and they are looking into making the adjustment going forward. We did begin advertising that building as a whole on October 6, 2021.
3. I do not have the information regarding Joe Allan Properties.
4. It does not look like Charles specified a unit on his inquiry, so I will give you the information for the units that did not renew -
Unit #1: current tenant signed @ 06/14/2021, lease dates - 08/18/2022 - 08/07/2022
Unit #1: future tenant signed @ 01/27/2022, lease dates - 08/19/2022 - 08/06/2023
Unit #3: current tenant signed @ 11/02/2020, lease dates - 08/18/2021 - 08/07/2022
Unit #3: future tenant not yet signed
Unit #5: current tenant signed @ 10/12/2020, lease dates - 08/18/2021 - 08/07/2022
Unit #5: future tenant not yet signed
Unit #7: current tenant signed @ 03/12/2022, lease dates - 08/18/2021 - 08/07/2022
Unit #7: future tenant signed @ 11/12/2021, lease dates - 08/19/2022 - 08/06/2023

I think that I have answered all the questions.

Please let me know if you need anything else from me.

Thank you,
Kelli

Kelli Berry
REALTOR, Designated Managing Broker
The Weiner Companies, Ltd.
211 E. Green St.

Urbana, IL 61801
217.384.8001

-----Original Message-----

From: "Boyd, Carla" <cmboyd@urbanaininois.us>
Sent: Wednesday, March 2, 2022 12:33pm
To: "'kelli@weinercompanies.com'" <kelli@weinercompanies.com>
Subject: Case # UC 2022-04

Good Afternoon Kelli,

As noted in the initial Respondent letter, Conciliation is a part of the investigative process. As part of the process, the Office of Human Rights and Equity inquires if there is an interest in conciliation by the Respondent. If there is no interest, the investigation continues.

If you are interested in conciliation, please respond to the Office of Human Rights and Equity by Friday, March 4, 2022.

Thank you for your time and attention to this matter.

Carla M. Boyd
Human Rights & Equity Officer

Executive Department | City of Urbana
400 S Vine St | Urbana IL 61801
217.384.2466

