

# CHRP Partners Meeting – Biweekly Meeting

July 23, 2020

# Welcome

Please take a moment to change your Zoom display name to your first and last name followed by the agency you are here representing.

1. Click on the “participants” button at the bottom of your screen
2. Hover your mouse over your name (tap if on mobile) until the “More” button appears
3. Click on “More,” then “Rename”
4. First Name Last Name, Agency (Irene Marsh-Elmer, Lake County Community Development)

If you have questions at any time, please type them in the chat box.

Thank you!

# Introductions

- Irene Marsh-Elmer - [imarshelmer@lakecountyil.gov](mailto:imarshelmer@lakecountyil.gov)
- Danielle Selvais – [dselvais@lakecountyil.gov](mailto:dselvais@lakecountyil.gov)
- Louis Figueroa – [lfigueroa@lakecountyil.gov](mailto:lfigueroa@lakecountyil.gov)
  
- Nareen Kim, North Suburban Legal Aid Clinic
- Samuel DiGrino, Prairie State Legal Services



Referrals  
Overview

Referrals for  
Legal  
Assistance

Questions

Next  
Time:  
Township  
Reporting

# Agenda

# Receiving Referrals

You may receive referrals from:

- a) 211
- b) other agencies on the ServicePoint Referral Network that are not CHRP providers
- c) other CHRP agencies that will not be serving that client

When you receive an electronic referral, you must call the client. Instructions for picking up a referral are available on the website:

<https://www.lakecountyil.gov/4476/Lake-County-COVID-Housing-Relief-Program>

# Sending Referrals

You may send referrals to:

- a) legal providers to help clients who need legal assistance
- b) other CHRP agencies because you cannot serve the client
- c) any other agencies on the ServicePoint Referral Network that provide services your client may need (i.e. employment support, counseling, primary health care)

While you must ask your client if they need legal assistance and should send a referral if they indicate they do, you are not required to send referrals to other agencies. For more information about the Referral Network, including the agencies you can send referrals to, visit the website at the following URL:

<https://www.lakecountyl.gov/1957/ServicePoint>

# Legal Providers

Samuel DiGrino, Prairie State Legal Services

Nareen Kim, North Suburban Legal Aid Clinic



# Lake County Evictions in the COVID-19 Era



**PRAIRIE STATE LEGAL SERVICES**

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# Process

1. Non-Payment of  
Rent or Other  
Lease Violation

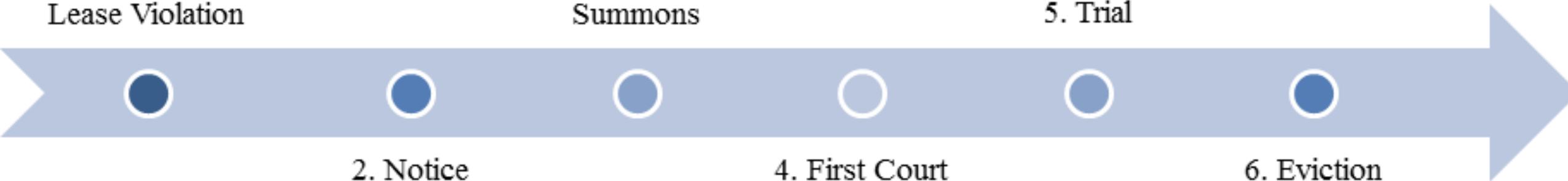
2. Notice  
from  
Landlord

3. Complaint  
and  
Summons

4. First Court  
Date

5. Trial

6. Eviction  
by Sheriff



# Traditional Eviction Notices

- 5 day notice for Non-Payment of Rent
  - more than 5 days for some types of subsidized housing
- 10 day Notice for Violation of Lease Term (written lease only)
  - more than 10 days for some types of subsidized housing
- 30 day notice for Non-renewal
  - "Good Cause" needed in some types of subsidized housing

# New Timelines – All Properties

- Most existing evictions are on hold and most new cases cannot be filed until after August 22, 2020 (pending extension by the governor)

# New Timelines - CARES Act Properties

- Covered Properties

- Sec. 8 voucher, Public Housing, Project-based Sec 8, other HUD housing, LIHTC, properties with a mortgage insured by Fannie Mae, Freddie Mac or another Federal Agency

- Benefits for Covered Properties

- Because a 30 day notice for rent is required, resulting in cases filed August 24
- No late fees applied during the 120 day period ending July 25

# Existing Rights and Responsibilities

- Tenants must still pay rent
  - Subsidized Housing participants should recertify their household income
- Landlords must follow the legal process if they are seeking to remove a tenant for any reason
  - Landlords must maintain the property and utilities they are responsible for

# Landlord Self Help

- Changing Locks, Cutting Utilities, and Tenant Harassment are Illegal
  - Tenants should call local law enforcement and seek legal assistance

# New 'Courtrooms'

- All hearings held by Zoom and streamed on YouTube, no end date set
- PSLs has already appeared numerous times via Zoom
- PSLs has space set aside for client court appearances

Intake line - (847) 662-6925

Sam DiGrino – [sdigrino@pslegal.org](mailto:sdigrino@pslegal.org)



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# **NORTH SUBURBAN LEGAL AID CLINIC**

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**PROVIDING ACCESS TO JUSTICE FOR THOSE IN NEED**

# Questions?



Reach out to Irene Marsh-Elmer at  
[imarshelmer@lakecountyil.gov](mailto:imarshelmer@lakecountyil.gov)