



Date Mailed: January 28, 2026
Docket No.: 25-045102
Case No.: [REDACTED]
Petitioner: [REDACTED]

This is an important legal document. Please have someone translate the document.

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এটি একটি গুরুত্বপূর্ণ আইনি ডকুমেন্ট। দয়া করে কেউ দস্তাবেজ অনুবাদ করুন।

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这是一份重要的法律文件。请让别人翻译文件。

Ky është një dokument ligjor i rëndësishëm. Ju lutem, kini dikë ta përktheni dokumentin.

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Docket No.: 25-045102

Case No.: [REDACTED]

Petitioner: [REDACTED] [REDACTED]

HEARING DECISION

Following Petitioner's request for a hearing, this matter is before the undersigned Administrative Law Judge pursuant to MCL 400.9 and 400.37; 7 CFR 273.15 to 273.18; 42 CFR 431.200 to 431.250; 45 CFR 99.1 to 99.33; and 45 CFR 205.10; and Mich Admin Code, R 792.11002. After due notice, a hearing was held via telephone conference on January 26, 2026. Petitioner appeared and was unrepresented. The Michigan Department of Health and Human Services (MDHHS or Department) was represented by Corlette Brown, Hearing Facilitator, and Shanika Bell-Lenton, Eligibility Specialist.

ISSUE

Did the Department properly determine Petitioner's eligibility for State Emergency Relief (SER) assistance?

FINDINGS OF FACT

The Administrative Law Judge, based on the competent, material, and substantial evidence on the whole record, finds as material fact:

1. On November [REDACTED] 2025, the Department received Petitioner's SER assistance application requesting assistance with \$, [REDACTED] in property taxes. Exhibit A, pp. 7-18.
2. On November [REDACTED] 2025, the Department received a copy of Petitioner's Wayne County Treasurer property tax statement that indicated Petitioner owed property taxes in the total amount of \$ [REDACTED] Exhibit A, p. 19.
3. On November [REDACTED] 2025, the Department sent Petitioner a SER Decision Notice (SERDN) that informed Petitioner her request for SER assistance with property taxes was denied because the amount requested exceeded the \$ [REDACTED] limit for home ownership assistance. Exhibit A, pp. 20-22.
4. On November 24, 2025, the Department received Petitioner's request for hearing that disputed the denial of her SER application for assistance with property taxes. Exhibit A, pp. 3-5.

CONCLUSIONS OF LAW

Department policies are contained in the Department of Health and Human Services Bridges Administrative Manual (BAM), Department of Health and Human Services Bridges Eligibility Manual (BEM), Department of Health and Human Services Reference Tables Manual (RFT), and Department of Health and Human Services Emergency Relief Manual (ERM).

The State Emergency Relief (SER) program is established by the Social Welfare Act, MCL 400.1-.119b. The SER program is administered by the Department (formerly known as the Department of Human Services) pursuant to MCL 400.10 and Mich Admin Code, R 400.7001-.7049.

In this case, Petitioner disputed the denial of her SER request for assistance with property taxes. Petitioner indicated she did not dispute the portion of the SERDN regarding her water/sewage service. The Department explained that it denied Petitioner's request for property tax assistance because the total tax arrearage exceeded the program limit. Further, the Department indicated that Petitioner's property was not in judicial foreclosure.

SER helps to prevent loss of a home if no other resources are available and the home will be available to provide safe shelter for the SER group in the foreseeable future. SER also assists with home repairs to correct unsafe conditions and restore essential services. ERM 304 (October 2024), p. 1.

The following services are covered: 1) home ownership services, which includes house payments (mortgage, land contract payment or mobile home sales contract), including principal and interest, legal fees and escrow accounts for taxes and insurance; *property taxes and fees*; mobile home lot rent for owners or purchasers of mobile homes; house insurance premiums that are required pursuant to the terms of a mortgage or land contract; 2) energy-related home repairs and 3) non-energy-related home repairs. ERM 304, p. 1 (emphasis added).

Home ownership services payments are only issued to save a home threatened with loss due to: mortgage foreclosure; land contract forfeiture; *tax foreclosure or sale*; court-ordered eviction of a mobile home from land or a mobile home park; and repossession for failure to meet an installment loan payment for a mobile home. The lifetime home ownership services maximum is \$2,000.00. ERM 304, pp. 2-3 (emphasis added).

Regarding SER assistance for property taxes, in addition to other requirements, an applicant must meet the following condition: the total amount of tax arrearage for all years *does not exceed \$2,000.00*. ERM 304, pp. 4-5 (emphasis added). The Department will pay only the minimum amount required to resolve the tax emergency and will not pay until loss of the home is imminent. ERM 304, p. 5. The total tax arrearage amount is the *total for every year combined, not just for the tax years which*

assistance is being requested. ERM 304, p. 5 (emphasis added). The Department verifies a property tax sale using both the statement from the taxing authority with the total tax arrearage and a notice scheduling a judicial foreclosure hearing. ERM 304, pp. 6-7.

Here, Petitioner's total tax arrearage was \$[REDACTED] Exhibit A, p. 19. This amount was not disputed. Further, Petitioner acknowledged that her property was not subject to a tax foreclosure or sale and there was no judicial foreclosure hearing scheduled regarding her property. Although Petitioner argued that the Department should pay a portion of her total tax arrearage up to \$[REDACTED] policy provides that for SER assistance eligibility, the total amount of tax arrearage for every year combined, not just the years requested, cannot exceed \$[REDACTED]. Further, the Department only provides SER assistance for property taxes when the loss of the home is imminent. The evidence presented established that Petitioner's total tax arrearage exceeded \$[REDACTED] and no judicial foreclosure hearing had been scheduled for Petitioner's property. Therefore, the Department acted in accordance with Department policy when it denied Petitioner's request for SER assistance with property taxes.

DECISION AND ORDER

The Administrative Law Judge, based on the above Findings of Fact and Conclusions of Law, and for the reasons stated on the record, if any, finds that the Department acted in accordance with Department policy when it determined that Petitioner was not eligible for SER assistance with property taxes.

Accordingly, the Department's decision is **AFFIRMED**.



**JULIA NORTON
ADMINISTRATIVE LAW JUDGE**

APPEAL RIGHTS: Petitioner may appeal this Hearing Decision to the circuit court. Rules for appeals to the circuit court can be found in the Michigan Court Rules (MCR), including MCR 7.101 to MCR 7.123, available at the Michigan Courts website at courts.michigan.gov. The Michigan Office of Administrative Hearings and Rules (MOAHR) cannot provide legal advice, but assistance may be available through the State Bar of Michigan at <https://rs.michbar.org> or Michigan Legal Help at <https://michiganlegalhelp.org>. A copy of the circuit court appeal should be sent to MOAHR. A circuit court appeal may result in a reversal of the Hearing Decision.

Either party who disagrees with this Hearing Decision may also send a written request for a rehearing and/or reconsideration to MOAHR within 30 days of the mailing date of this Hearing Decision. The request should include Petitioner's name, the docket number from page 1 of this Hearing Decision, an explanation of the specific reasons for the request, and any documents supporting the request. The request should be sent to MOAHR

- by email to MOAHR-BSD-Support@michigan.gov, **OR**
- by fax at (517) 763-0155, **OR**
- by mail addressed to
Michigan Office of Administrative Hearings and Rules
Rehearing/Reconsideration Request
P.O. Box 30639
Lansing Michigan 48909-8139

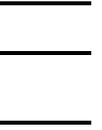
Documents sent via email are not secure and can be faxed or mailed to avoid any potential risks. Requests MOAHR receives more than 30 days from the mailing date of this Hearing Decision may be considered untimely and dismissed.

Via Electronic Mail:

Respondent

WAYNE-GRANDMONT-DHHS
17455 GRAND RIVER AVE
DETROIT, MI 48227

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Via First Class Mail:

Petitioner

[REDACTED]
[REDACTED]
[REDACTED]