

## Washtenaw County

### Legal Services of South Central Michigan / Family Law Project

Due to the COVID-19 pandemic, Legal Services of South Central Michigan and Family Law Project (Washtenaw County) are closed to the public until further notice. If you need legal help, please call Legal Services at 734-665-6181 and leave a message. We continue to check voicemails, and legal services staff continue to work remotely.

If you are a current client at Family Law Project and need help, please call 734-998-9454 and leave a message. We continue to check messages and someone will call you back as soon as possible.

This is a rapidly changing situation, and we will try to keep this page updated as we receive new information, so please keep checking for the latest developments.

For information online about how COVID-19 might affect your common legal issues, visit [this page](https://www.michiganlegalhelp.org) at MichiganLegalHelp.org.

### Washtenaw County Eviction Cases

On March 20, 2020, Governor Whitmer signed an executive order (EO) that stops residential evictions in Michigan during the COVID-19 (Coronavirus) emergency. This order is in place through April 17, 2020 at 11:59 p.m. There is an exception that allows for the removal of tenants if they pose a substantial risk to another person or an imminent and severe risk to property.

Washtenaw County courts have also put a hold on all eviction cases. The following courts are freezing all current and new cases until the following date:

Court	Area Covered	Moratorium Until:
15 <sup>th</sup> District	City of Ann Arbor	April 21, 2020
14B District	Ypsilanti Township	Further notice
14A District	Remainder of Washtenaw County	April 13, 2020

<sup>1</sup> Ann Arbor Township, Augusta Township, Pittsfield Township, Salem Township, Superior Township, Village of Barton Hills, City of Ypsilanti, Bridgewater Township, City of Saline, City of Chelsea, Saline Township, Dexter Township, City of Dexter, Scio Township, Freedom Township, Sharon Township, Lima Township, Sylvan Township, Lodi Township, Lyndon Township, Village of Manchester, Manchester Township, Webster Township, City of Milan.

This means that there will be no evictions ordered and no eviction case hearings until the holds expire. This also means that, in most cases, your landlord cannot use a court order to physically remove you or your belongings from the property until after April 17, 2020.

Once the courts resume, you will get a notice from the court with your new hearing date. You can also call the courts or check their websites if you have questions:

- [15th District Court](#) (City of Ann Arbor) - (734) 794-6750
- [14B District Court](#) (Ypsilanti Township) - (734) 483-5300
- [14A District Court](#) (remainder of Washtenaw County) - (734) 973-4545

On March 23, 2020, the Michigan Supreme Court issued an order extending the time to respond to complaints filed during the state of emergency until after the state of emergency is lifted by the Governor. This gives you extra time to respond if an eviction case was filed against you after March 10, 2020.

Finally, on March 27, 2020, President Trump signed the CARES Act into law. This law prevents many, but not all, landlords from filing new eviction cases for non-payment of rent or charging late fees for 120 days from the effective date of the Act. That means many landlords will not be able to file non-payment eviction cases or charge late fees until July 25, 2020. Even then, they will have to send you a 30-day notice before filing an eviction case. These protections apply to you if:

- You have a housing choice (Section 8) voucher;
- You live in a federally subsidized housing, such as public housing, project-based subsidized housing, and housing through the low-income housing tax credit (LIHTC) program; or,
- Your landlord has a mortgage on the property that is in any way “federally backed.” This means you are protected if your landlord’s mortgage was made, insured, or guaranteed by a federal agency or even if the mortgage has been purchased or securitized by Fannie Mae or Freddie Mac.

These moratoriums do not release you from any obligation under your lease. This means **you still owe your landlord any rent that becomes due during this period**. While your landlord can’t file an eviction now, after the emergency passes your landlord can either start or continue your eviction case.

If your landlord is still trying to evict you during this time, call Legal Services of South Central Michigan (LSSCM) at (734) 665-6181 and leave a message.

For additional information about your rights as a tenant during this period and how COVID-19 might affect your eviction case, visit [this page](#).

## **Washtenaw County Tenant Resources**

If you are behind on rent and need help:

- If you are struggling to pay your rent because you lost your job, [apply for unemployment benefits](#). You can review this [online toolkit](#) for more information on how to apply.
- If you have a voucher or live in subsidized housing, report your loss of income to your voucher administrator or landlord immediately, in writing.
  - Save a copy of the communication for your records.
  - If your voucher is through MSHDA, here are blank copies of the forms you need to fill out to report your income loss: [MSHDA 1890-IR](#), [MSHDA 214](#), [HUD 9886](#).
  - Here is the contact information for common area voucher administrators:
    - [Ann Arbor Housing Commission](#):
      - Phone: (734) 794-6720
      - Fax: (734) 994-0781
    - [Plymouth Housing Commission](#):
      - Phone: (734) 455-3670
    - [Community Management Associates](#) (CMA):
      - Phone: 877-796-8883
      - Email: [staff@cma-inc.org](mailto:staff@cma-inc.org)
    - [RPI Management](#):
      - Phone: 313-846-4401
      - Fax: 734-929-5111
      - Email: [mail@rpimanagement.org](mailto:mail@rpimanagement.org)
- Apply for State Emergency Relief (SER) from the Michigan Department of Health and Human Services (DHHS):
  - Call – (734) 481-2000
  - Apply Online – [mibridges.michigan.gov](http://mibridges.michigan.gov)
- Apply for help with back rent from [Housing Access for Washtenaw County](#) (HAWC):
  - Call – (734) 961-1999
- If you are over 55, apply for help with back rent from [Housing Bureau for Seniors](#):
  - Call – (734) 998-9339

## **Health Insurance Assistance**

If you need help applying for health insurance, including Medicaid, contact the [Washtenaw Health Plan](#):

- Call:
  - 734-544-6778 (English)
  - 734-544-2949 (Spanish)
  - 734-544-9729 (Arabic)

## **Food Assistance, Utility Shutoff & Other Essential Services**

Food Assistance Program (FAP) benefits through DHHS are being [increased to the maximum level for March and April](#), and FAP [work requirements are temporarily suspended](#).

For information on local food distribution, utility shut off policies, and more, visit [Washtenaw County's essential services page](#).

## **Domestic Violence Resources**

- If you need shelter services or support, contact Safe House Center at 734-995-5444, 24 hours a day.
- If you need a personal protection order (PPO), contact Safe House Center at the number above for assistance with writing and filing a petition for a PPO.
- If you have other family law legal issues or questions, contact Safe House Center and request a referral to Family Law Project.

## **Washtenaw County Property Tax Resources**

On March 18, 2020, Governor Whitmer issued an executive order that extends the deadline to redeem property which was foreclosed on due to nonpayment of past due property taxes from March 31st to May 29th or at least 30 days after the state of emergency ends, whichever is later.

If you fall behind on your property taxes or your home was foreclosed for back property taxes:

- Contact the [Washtenaw County Treasurer's office](#) to learn about your options.
- Apply for a 2020 Poverty Exemption from your property taxes from your city or township. You can find a list of the contact information for each Washtenaw County city and township and eligibility guidelines on [this page](#).
- Apply to [Step Forward Michigan](#) for assistance.
- Apply for State Emergency Relief (SER) from the Michigan Department of Health and Human Services (DHHS):
  - Call – (734) 481-2000
  - Apply Online – [mibridges.michigan.gov](http://mibridges.michigan.gov)
- If you are over 55, apply for help with back payments from [Housing Bureau for Seniors](#):
  - Call – (734) 998-9339

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