



The matter arises regarding the denial of Petitioner's September 2019 application Medicaid benefits due to excess resources. Hunterdon County had determined that Petitioner's resources, specifically a home in Florida that he rents, exceeded the resource limit. Petitioner revealed the home on his application and stated it was worth about \$160,000 but had an encumbrance of over \$100,000. Petitioner's countable income was set at \$2,000.50. While this amount also renders him ineligible for Medicaid, Hunterdon County only listed the excess resources as a basis for the denial.

The Initial Decision upheld the denial and I concur. Petitioner claims that he had little equity value in the Florida property but the rent covers the mortgage payment. ID at 3. While the equity value could affect the valuation of the resource, Petitioner offered no evidence that the property was worth less than \$2,000. N.J.A.C.10:71-4.1(d). Rather Petitioner did not dispute the resource amount but wanted to retain the home to live in when his daughter went to college. Even using Petitioner's unverified valuations, his estimated equity would be around \$60,000 which far exceeds the resource maximum.

Thus, I hereby ADOPT the Initial Decision.

THEREFORE, it is on this <sup>7<sup>th</sup></sup> day of MARCH 2020,

ORDERED:

That the Initial Decision is hereby ADOPTED.

  
Jennifer Langer Jacobs, Assistant Commissioner  
Division of Medical Assistance  
and Health Services