

From: Ron White <rwhite2@albemarle.org>
Sent: Monday, June 17, 2019 8:23 AM
To: Denise Harper <DHarper@piedmonthousing.org>
Subject: RE: ACHAP Client

If proceeds are only sufficient to pay principal, we will accept that as we have in other cases.

Ron White
Chief of Housing
434-296-5832

From: Denise Harper <DHarper@piedmonthousing.org>
Sent: Friday, June 14, 2019 1:54 PM
To: Ron White <rwhite2@albemarle.org>
Subject: ACHAP Client

I have a client that is asking if Albemarle County would be willing to waive the interest on his loan. He purchased a condo at Villas of Southern Ridge in 2008 for \$185,500.00. It is now assessed at \$158,700.00. He has a contract for \$169,000 so he can pay off the principal. Please let me know your thoughts.

Denise W. Harper
Accounting Manager
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dharp@piedmonthousing.org
Phone: 434/422-4841
Fax: 434/817-0664

From: Ron White <rwhite2@albemarle.org>
Sent: Friday, April 5, 2019 9:11 AM
To: Denise Harper <DHarper@piedmonthousing.org>
Subject: RE: ACHAP Client

I think that is a reasonable solution but I would ask that you document the file with specific need to accept this reduction. That could include things such as

- Keeping payments affordable or in line with current payments
- Limited additional equity to finance more
- Anything else that you think is pertinent.

THANKS

Ron White
Chief of Housing
434-296-5832

From: Denise Harper <DHarper@piedmonthousing.org>
Sent: Thursday, April 04, 2019 2:05 PM
To: Ron White <rwhite2@albemarle.org>
Subject: ACHAP Client

I have an ACHAP client that has requested that we waive the interest on his loan.

The situation is that he and his wife purchased in 2005. They received \$16,500 in ACHAP and \$4,000 in ACHAP HOME. He is now separated and is required to get his wife off of the mortgage. He is diabetic and he is still in the home with his children. He would like to include the \$16,500 in his refinance to get rid of the 6% interest rate. The payoff is almost \$30K. The current balance on the ACHAP HOME loan is \$1,600. The rest has been forgiven. Would it be acceptable to the county to waive the interest and the balance due on the HOME loan and just accept the principal of \$16,500.00? Please let me know your thoughts.... THX!!

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From: Ron White <rwhite2@albemarle.org>
Sent: Monday, June 18, 2018 2:53 PM
To: Denise Harper <DHarper@piedmonthousing.org>
Subject: RE: ACHAP Client

Let me know what you find out from CAAR but we should at least recapture the ACAHP principal if possible.

Ron White
Chief of Housing
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From: Denise Harper <DHarper@piedmonthousing.org>
Sent: Monday, June 18, 2018 1:48 PM
To: Ron White <rwhite2@albemarle.org>
Subject: ACHAP Client

Hey Ron. I have a client that received ACHAP, CAAR and CDFI back in 2010. She purchased a townhome in Briarwood. Needless to say, she will be hard pressed to get enough to pay off all three liens. ACHAP is in a second lien position and if I could waive the interest and forgive the CDFI (not sure but would hope so), I could possibly recapture at least the principal for ACHAP and CAAR. Just let me know your thoughts. I am reaching out to Anne Gardiner at CAAR to see if I have any wiggle room with them. THX!!

Denise W. Harper
Piedmont Housing Alliance
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“Everyone deserves a place to call home”.

From: Ron White <rwhite2@albemarle.org>
Sent: Monday, July 10, 2017 11:46 AM
To: Denise Harper <DHarper@piedmonthousing.org>
Subject: RE: ACHAP Client

I advised him that our policy has been to accept whatever proceeds are available and not take any action on the balance.

From: Denise Harper [<mailto:DHarper@piedmonthousing.org>]
Sent: Monday, July 10, 2017 11:14 AM
To: Ron White <rwhite2@albemarle.org>
Subject: ACHAP Client

We have another ACHAP client selling in Briarwood and the sales price is not sufficient to cover the ACHAP payoff. The payoff with interest is \$26,878.08. It looks like he will net about \$12K at settlement. His name is Roderick Burton and he works at the county. I think he talked to you about this. He has a contract for \$170,000.00 with first and second with VHDA totaling \$142,340.68. Closing costs of \$11,220 and seller closing cost credit of \$4,500.00. Please let me know your thoughts so I can get back to them. THX!!

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