

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: November 2, 2015

SUBJECT: HOME Funds – Waiver of Repayment provision

PRESENTER: Russ Burrell, County Attorney/
Amy Brantley/ Assistant County Manager

ATTACHMENTS: No

SUMMARY OF REQUEST:

The County has been contacted by Shirley Owens, who is seeking to refinance an existing mortgage on her home, to take advantage of a lower interest rate. In 2001, Ms. Owens received a home rehabilitation loan, which was a grant run through the County and the Asheville Regional Housing Consortium. Per a clause in the promissory note, no monthly payments were required on the rehabilitation loan until such time as the property was sold, ceased to be hers, or the first loan was refinanced.

In 2007, the repayment stipulation was waived, allowing Ms. Owens to refinance the first mortgage for a lower interest rate. Given the current interest rates, a considerably lower rate could again be obtained through refinancing the first mortgage. In order to proceed with the refinancing, the repayment stipulation would again need to be waived by the Board of Commissioners. The rehab loan would remain an outstanding lien on the property.

BOARD ACTION REQUESTED:

The Board is requested to waive the repayment provision, which would allow Ms. Owens to refinance the first mortgage on her home. The rehab loan would remain an outstanding lien on the property.

Suggested Motion(s):

I move the Board waive the repayment provision, allowing Ms. Owens to refinance her first mortgage.