



COUNTY OF NEVADA
HEALTH & HUMAN SERVICES AGENCY
Housing & Community Services Division

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NEVADA COUNTY BOARD OF SUPERVISORS
Board Agenda Memo

MEETING DATE: April 23, 2024

TO: Board of Supervisors

FROM: **Mike Dent – Housing & Community Services**

SUBJECT: Resolution approving a Subordination Agreement between the County of Nevada and Berkadia Commercial Mortgage, LLC, for the loan between the County of Nevada, in its capacity as the administrator of the Western Nevada County Regional Housing Trust Fund, and Affordable Housing Development Corporation through Nevada City Cashin’s Field, a Limited Partnership, for the amount of \$1,575,000 used for construction of “Cashin’s Field,” a 51-unit low- income multi-family housing project.

RECOMMENDATION: Approve the attached resolution.

FUNDING: There is no fiscal impact with this item. The County’s existing loan is subordinate to the other project funding sources and the conversion to permanent financing does not change the position of the County loan.

BACKGROUND:

On April 11, 2021, Resolution 21-116 authorized a loan for the Cashin’s Field affordable housing project (“Project”) in the amount of \$1,575,000, through the Western Nevada County Regional Housing Trust Fund. The WNCRHTF loan was one of several different financing commitments needed to construct the 51-unit complex, completed in January, 2023. This particular loan sits in a subordinate position behind the construction financing loan, and two other loans from the City of Nevada City.

In March 2024, the County received a request from Affordable Housing Development Corporation through Nevada City Cashin’s Field, LP to authorize execution of a new Subordination Agreement to recognize their new permanent financing with Berkadia Commercial

Mortgage, LLC. Berkadia Commercial Mortgage, LLC, as the senior lender on the Project, requires an executed subordination agreement with the County prior to finalizing its senior permanent loan on the Project.

It is recommended that the Board approve this Resolution and authorize the Subordination Agreement to the loan between the County of Nevada and Berkadia Commercial Mortgage, LLC, for the loan between the County of Nevada, in its capacity as the administrator of the Western Nevada County Regional Housing Trust Fund, and Affordable Housing Development Corporation through Nevada City Cashin's Field, a Limited Partnership, to establish Berkadia Commercial Mortgage, LLC, as the Senior Lender for purposes of debt repayment .

Item Initiated by: Angela Masker, Senior Administrative Analyst, Housing and Community Services

Approved by: Mike Dent, MPA, Director of Child Support, Housing and Community Services