

**AMENDMENT #2 TO GRANT CONTRACT BETWEEN
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
BY AND THROUGH THE METROPOLITAN HOUSING TRUST FUND COMMISSION
AND WOODBINE COMMUNITY ORGANIZATION (WCO), INC.**

This contract amendment is entered into by and between **THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY ACTING BY AND THROUGH THE METROPOLITAN HOUSING TRUST FUND COMMISSION**, a municipal corporation of the State of Tennessee (hereinafter referred to as "**Metro**") and **WOODBINE COMMUNITY ORGANIZATION (WCO), INC.** (hereinafter referred to as "**Recipient**"). It is mutually understood and agreed by and between said, undersigned contracting parties that the subject Grant Contract approved via RS2022-1857, Exhibit X, is hereby amended as follows:

1. The following sentence in the first paragraph, "Woodbine Community Organization (WCO), Inc. will be adding 60 affordable units located at 6962 Highway 70 S., Nashville, TN 37221," will be deleted in its entirety and replaced with, "Woodbine Community Organization (WCO), Inc. will be adding 182 affordable units located at 869 West Trinity Lane, Nashville, TN 37207".
2. Grant Contract section A.2 is deleted in its entirety and replaced with the following:

A.2. The Recipient shall use the funds under this grant in accordance with the Scope of Work, which is attached hereto and incorporated herein as Attachment B.
3. Grant Contract section B.1 is deleted in its entirety and replaced with the following:

B.1. Grant Contract Term. The term of this Grant shall be from execution of the grant agreement until Project completion, but in no way greater than 36 months from the execution of the grant agreement. Metro shall have no obligation for services rendered by the Recipient which are not performed within this term.
4. Attachment A (Recipient's Grant Budget) is deleted in its entirety and replaced with a new Attachment A.

The remaining provisions of the Contract shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Contract:

Recipient: WOODBINE COMMUNITY ORGANIZATION (WCO), INC.

By: _____

Tony Woodham, Executive Director

Date: 07/25/2024

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

APPROVED:




Peter Westerholm, Chair
Metropolitan Housing Trust Fund Commission

7/23/2024

Date

APPROVED AS TO AVAILABILITY OF FUNDS:

Signed by:


62377A2A8742469...
Kevin Crumbo, Director
Department of Finance

8/30/2024

Date

APPROVED AS TO RISK AND INSURANCE:


DocuSigned by:


68804BF12FD741C...
Director of Risk Management Services

9/3/2024

Date

APPROVED AS TO FORM AND LEGALITY:

DocuSigned by:


036A8EB6668C4C0...
Assistant Metropolitan Attorney

8/30/2024

Date

APPROVED BY METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Freddie O'Connell
Metropolitan County Mayor

Date

ATTEST, this the _____ day of _____, 20 _____

BY: _____
Metropolitan Clerk

Attachment A

BARNES HOUSING TRUST FUND RENTAL BUDGET

Unit Address	869 W Trinity Lane					
Development Type	Multi-Family					
Accessible Bus Line Routes	W Trinity Lane & Youngs Lane EB					
Number of 1 Bedrooms	8					
Number of 2+ Bedrooms	70					
Number of 3+ Bedrooms	104					
Square Feet	176,000					
Number of Stories	3					
	TOTAL	Contr/Perm	LP Equity	Barnes Fund	Bond Income	Deferred Dev Fee
Acquisition Costs						
Vacant Land	6,800,000.00	6,800,000.00				
Sub-Total	6,800,000.00	6,800,000.00	0.00	0.00	0.00	0.00
	TOTAL	Contr/Perm	LP Equity	Barnes Fund	Bond Income	Deferred Dev Fee
Predevelopment Costs						
Closing Costs	4,552,968.00	3,052,968.00				
Construction Interest	7,200,000.00	7,200,000.00				
Bond Interest	3,655,000.00	3,655,000.00				
Architect	980,000.00	980,000.00				
Engineering	300,000.00	300,000.00				
Tap Fees	1,893,000.00	1,893,000.00				
Sub-Total	18,580,968.00	17,080,968.00	0.00	0.00	0.00	0.00
	TOTAL	Contr/Perm	LP Equity	Barnes Fund	Bond Income	Deferred Dev Fee
Hard Construction Costs	42,864,000.00	7,252,032.00	32,899,266.00	2,470,000.00	242,702.00	
Sub-Total	42,864,000.00	7,252,032.00	32,899,266.00	2,470,000.00	242,702.00	0.00
	TOTAL	Contr/Perm	LP Equity	Barnes Fund	Bond Income	Deferred Dev Fee
Construction Contingency	2,143,200.00				2,143,200.00	
Sub-Total	2,143,200.00	0.00	0.00	0.00	2,143,200.00	0.00
	TOTAL	Contr/Perm	LP Equity	Barnes Fund	Bond Income	Deferred Dev Fee
Dev Fee Payable	1,785,098.00				1,785,098.00	
TOTAL PROJECT COST	72,173,266.00	31,133,000.00	32,899,266.00	2,470,000.00	4,171,000.00	0.00
Total Cost/Unit	\$396,556.41					

ATTACHMENT B



Barnes Housing Trust Fund Scope of Work

Funding Round Number: 10

Organization Name: Woodbine Community Organization (WCO)

Location: 869 West Trinity Lane, Nashville, TN 37207

Project Type: Rental-New Construction

Grant Award: \$2,470,000

Metro Property Award: No

Total Number of Units: 182

Total Number of Barnes Fund Units by Income Target:

≤ 30% AMI	31-60% AMI	61-80% AMI	Total
	182		182

Project Summary: WCO will construction 182 rental units consisting of the following:

- 1 Bedrooms = 8
- 2 Bedrooms = 70
- 3 Bedrooms = 76
- 4 Bedrooms = 28

Project Timeline: Projected completed date = November 2026.