

**Amendment 2**  
**to**  
**CB 120086 - FAS Transfer of Greenwood Senior Center to PNA ORD**

**Sponsor:** CM Pedersen

Lower housing affordability levels in the Quit Claim Deed Conveying Determinable Estate with  
Covenants

Amend Section B.3. of Exhibit B to Attachment A to Council Bill 120086 as follows:

3. For purposes of this Deed, “social services” means services consistent with the Subrecipient Agreement (during its term) and RCW 43.83.410. For purposes of this Deed, “affordable housing” means housing development that creates and maintains housing units on the Property with a mix of units that are affordable to households with income levels up to ~~80%~~ 50% of area median income ~~and with a majority of units serving households with incomes up to 60% of adjusted median income.~~

**Effect:**

This amendment would lower the income level for housing to be considered affordable pursuant to the agreements to transfer the Greenwood Senior Center (GSC) property to the Phinney Neighborhood Association (PNA). Because the Phinney Neighborhood Association is required to provide social services as defined under this section of the deed, it would prevent the Phinney Neighborhood Association from redeveloping the site to provide housing affordable to households earning more than 50% of Area Median Income. According to the Office of Housing, in 2021, 80% of Area Median Income for a household of two is \$74,050. Household income for a household of two at 50% of Area Median Income is \$46,280.