

RESOLUTION R-5709

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND  
EXPRESSING THE CITY'S INTENT TO REPAY THE INTERFUND LOAN  
RELATED TO THE PROPERTY KNOWN AS HOUGHTON VILLAGE.

1 WHEREAS, the City purchased the property known as Houghton Village in 2022 to  
2 explore a potential mixed-use development of the property to support the City's goals for  
3 helping secure available and affordable locations for affordable housing, community and arts  
4 groups, non-profit organizations, public school, and other public purposes in Kirkland; and  
5

6 WHEREAS, the City funded the property acquisition through an interfund loan that was  
7 intended to be repaid within three years, but despite continued efforts by the City to identify an  
8 affordable housing provider to develop the property in partnership with the City, a viable option  
9 has not yet materialized; and  
10

11 WHEREAS, Council recognizes that the interfund loan must be repaid in a timely  
12 manner to avoid a permanent diversion of funds; and  
13

14 WHEREAS, the City's discussions on development and use of the property are ongoing  
15 and Council anticipates that the interfund loan will be repaid in 2026 through either sale or  
16 lease of the property with or without conditions on development, through refinancing on the  
17 property, or through other opportunities to be identified by staff; and  
18

19 WHEREAS, while the City explores options for use or sale of the property, City Council  
20 desires to state its intent to repay the interfund loan for the property within the next year and  
21 to clearly express that this short extension of the anticipated interfund loan term continues to  
22 be only a temporary loan of those monies and is not intended in any way to be a permanent  
23 diversion of the borrowed funds.  
24

25 NOW, THEREFORE, be it resolved by the City Council of the City of Kirkland as  
26 follows:  
27


28 Section 1. The interfund loan from the Fleet Replacement Reserves, Facilities Sinking  
29 Funds, and Development Services Reserves authorized by Resolution R-5512 to be used to  
30 finance acquisition of the property known as Houghton Village will be repaid in full, with an  
31 interest rate of 1.1% under the existing terms for the loan, in 2026.  
32  
33

34 Passed by majority vote of the Kirkland City Council in open meeting this 9th day of  
35 December, 2025.  
36

37 Signed in authentication thereof this 9th day of December, 2025.

  
Kelli Curtis, Mayor

Attest:

  
Anastasiya Warhol, City Clerk