

RESOLUTION R-5719

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND
AUTHORIZING THE CITY MANAGER TO SELL THE HOUGHTON VILLAGE
PROPERTY

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 affordable housing, community and arts groups, non-profit organizations, public school, and
4 other public purposes in Kirkland; and

5
6 WHEREAS, in 2025, City Council adopted a development plan for the site that reflects
7 these objectives and provides a framework for potential future use of the property; and

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9 WHEREAS, the City solicited offers throughout 2025 to redevelop the property with
10 substantial affordable housing; and

11
12 WHEREAS, the property was purchased using an interfund loan intended to be repaid
13 within three years, but economic market conditions for new construction over that time resulted
14 only in affordable housing development proposals that require substantial City subsidy and
15 would not fully repay the interfund loan; and

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17 WHEREAS, the City Council approved Resolution R-5709 on December 9, 2025
18 expressing the intent to fully repay the loan in 2026 to avoid any appearance of a permanent
19 diversion of funds; and

20
21 WHEREAS, selling the property in 2026 will accomplish the intent of R-5709; and

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23 WHEREAS, the City Manager should market the property in 2026 and solicit offers from
24 public, private and non-profit entities, with all proposals reviewed and considered for approval
25 by the Council, preserving Council discretion while supporting repayment of the interfund loan.

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

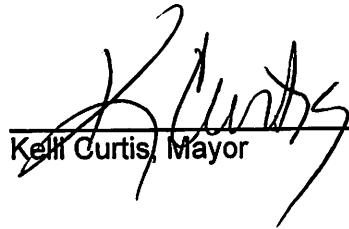
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30 Section 1. The City Manager or his designee is hereby authorized and directed to take
31 actions necessary to facilitate sale of the Houghton Village Property in 2026, including but not
32 limited to, all necessary legal and administrative actions, and marketing the property for sale
33 and seeking offers from public, private and non-profit entities.

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35 Section 2. Viable offers to purchase the property shall be presented to Council for
36 consideration. Final approval of any offer will be made by the City Council.

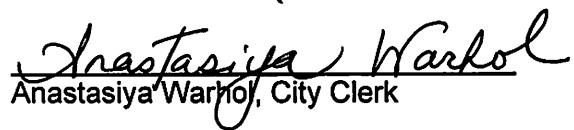
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38 Section 3. This resolution is not intended as a declaration of surplus or to fulfill any
39 necessary processes relating to sale of the property. Any required processes would be fulfilled
40 prior to finalizing any sale.

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42 Passed by majority vote of the Kirkland City Council in open meeting this 3rd day of
43 February, 2026.

44
45 Signed in authentication thereof this 3rd day of February, 2026.


Kelli Curtis, Mayor

Attest:


Anastasiya Warhol, City Clerk