Agenda Item 4.A.2.

Resolution No. 26-03-005

CAPITAL PROGRAMS AND CLIMATE FINANCING AUTHORITY (CPCFA)

CALIFORNIA RECYCLE UNDERUTILIZED SITES REMEDIATION PROGRAM

Meeting Date: November 10, 2026

Request to Extend Infill Grant Agreement under the California Recycle Underutilized Sites (CALReUSE) Remediation Program

Prepared by: Thaddaeus Brown

Applicant:	City of Richmond as Successor Agency to the Richmond Community Redevelopment Agency
Project Name:	Miraflores
Project Location:	Richmond (Contra Costa County)
Type of Funding:	Grant
Amount Disbursed:	$2,604,490 approved, $2,604,490 disbursed
Resolution No.	26-003-005
Prior Actions:	Approved 11/19/08 Amended 08/16/16 Amended 01/17/17 Amended 10/17/18 Amended 05/18/21 Amended 12/12/23 Amended 12/10/24

Summary

City of Richmond as Successor Agency to the Richmond Community Redevelopment Agency ("Grantee"), requests approval of an amendment to extend the term of the Infill Grant Agreement ("Grant Agreement") through December 31, 2031, under the CALReUSE Remediation Program ("Program"), to complete the remaining administrative requirements and formally close out the project.

Project Background

The Authority approved a CALReUSE grant in the amount of $2,604,490 for the Richmond Community Redevelopment Agency ("Original Grantee") on November 19, 2008, to fund the remediation of a brownfield site to develop the Miraflores Project ("Project"). On October 18, 2010, CPCFA executed the Infill Grant Agreement and a Regulatory Agreement with the Original Grantee for the development of the Project.

The approximately 14-acre brownfield site was comprised of three former flower nurseries that were in operation from the early 1920s to 2006. The site was contaminated by hazardous substances in the soil and groundwater. The Grantee successfully completed all remediation tasks, and the Department of Toxic Substances Control certified the site on June 29, 2015.

The original approved Project was a combination of two distinct development projects: an 80-unit senior affordable rental housing project and a 200-unit mixed-income for-sale housing project consisting of 170 market rate and 30 affordable housing units.

In January 2012, the Infill Grant Agreement and the Regulatory Agreement were amended by the CPCFA Executive Director to name the Grantee as the successor agency to the Original Grantee. These amendments were necessary to account for the Grantee taking over the enforceable obligations of the Original Grantee due to the dissolution of the California redevelopment agencies pursuant to Part 1.85 (commencing with Section 34170) of Division 24 of the Health and Safety Code.

In August 2016, the CPCFA Board approved the Grantee's request for an extension of the term of the Infill Grant Agreement to July 31, 2021, and an amendment to the Infill

Grant Agreement extending the date to record an existing executed Regulatory Agreement on the Project to December 31, 2016. Additionally, the mixed-income for-sale housing project was reduced from 200 to 190 housing units. On February 6, 2017, CPCFA executed both the Regulatory Agreement dated October 18, 2010, and the First Amendment to the Regulatory Agreement, effective December 21, 2016.

In January 2017, the CPCFA Board approved the Grantee's request to transfer a portion of the property to Miraflores Senior LP for the development of the 80-unit senior affordable rental housing project. On February 16, 2017, CPCFA executed the Second Amendment to the Regulatory Agreement, effective February 8, 2017. The Second Amendment removed the 80-unit senior rental housing project from the Regulatory Agreement, as the Grantee submitted and CPCFA accepted an Independent Regulatory Agreement between the Grantee, Miraflores Senior LP and the California Department of Housing and Community Development restricting the affordability of the 80-unit senior affordable rental housing portion of the Project. The senior affordable housing project was completed and fully occupied in August 2018.

In October 2018, the CPCFA Board approved the Grantee's request to transfer the remaining parcels to Miraflores Community Devco, LLC, ("Miraflores Devco") for the development of the remaining 190 housing units, of which 30 units will be affordable. On October 25, 2018, CPCFA executed the Third Amendment to the Regulatory Agreement to add Miraflores Devco as a party to the Regulatory Agreement and to consent to the transfer of the parcels.

In May 2021, the CPCFA Board approved the Grantee's request to extend the term of the Infill Grant Agreement to allow the Grantee to complete the remaining 190 for-sale housing units. The Grantee stated that the site work had been delayed to additional soil requirements from the East Bay Municipal Utility District, and Covid-related safety delays to construction work.

In December 2023, the CPCFA Board approved the Grantee's request to extend the term of the Infill Grant Agreement to allow Miraflores Devco to navigate the pending

foreclosure and bankruptcy proceedings and understand if any modifications to the project would be needed to complete the requirements for close-out of the Grant.

In December 2024, the CPCFA Board approved the removal of the For Sale Component obligations as well as an extension request.

Current Status and Request

The Grantee requests an extension of the current Grant Agreement term through December 31, 2031. In its letter dated October 13, 2026, the Grantee explains that additional time is necessary to complete outstanding administrative requirements and formally close out the Grant.

The remediation of the property (the “Remediation Project”) was completed in 2015, and the 80-unit affordable senior rental project (the “Rental Component”) was completed in 2018. The Grantee states that it is prepared to complete the remaining tasks and documentation relating to both the Remediation Project and the Rental Component.

According to the Grantee, staffing constraints and the length of time elapsed since completion of the grant-funded activities prevented the City from completing all required grant close-out documentation during the current term of the Grant Agreement.

The requested extension would allow the Grantee and the Authority to complete necessary administrative steps, resolve outstanding close-out items, and bring the longstanding Grant to formal completion.

Staff Recommendation

Staff recommends approval of Resolution No. 26-03-005 extending the term of the Infill Grant Agreement from December 31, 2026, to December 31, 2031, for the Miraflores project.

Agenda Item 4.A.2.

Resolution No. 26-03-005

A RESOLUTION OF THE CAPITAL PROGRAMS AND CLIMATE FINANCING AUTHORITY APPROVING THE REQUEST TO AMEND THE GRANT DOCUMENTS UNDER THE CALIFORNIA RECYCLE UNDERUTILIZED SITES REMEDIATION PROGRAM

November 10, 2026

WHEREAS, the Capital Programs and Climate Financing Authority (the "Authority" or "CPCFA"), a public instrumentality of the State of California, is authorized by the Authority's Regulations (Article 9 (commencing with Section 8090) of Title 4 of the California Code of Regulations)" to implement and make specific the statutory provisions of the California Recycle Underutilized Sites ("CALReUSE") Remediation Program; and

WHEREAS, Section 53545.14 of the Health and Safety Code authorizes the CALReUSE Remediation Program to administer grant and loan funding for the purpose of brownfield cleanup that promotes infill residential and mixed-use development, consistent with regional and local land use plans; and

WHEREAS, on November 19, 2008, the Authority approved a grant for Richmond Community Redevelopment Agency in the amount of $2,604,490, as reflected in Resolution 4.C.12; and

WHEREAS, the City of Richmond as the successor agency to the statutorily dissolved Richmond Community Redevelopment Agency has the authority and responsibility to complete the Brownfield Infill Project and Infill Development Project as described in the Infill Grant Agreement dated October 18, 2010; and

WHEREAS, on August 16, 2016, the Authority approved an extension to the term of the Infill Grant from April 4, 2017, to July 31, 2021; and

WHEREAS, on May 18, 2021, the Authority approved an extension to the term of the Infill Grant from July 31, 2021, to December 31, 2023; and

WHEREAS on December 10, 2024, the Authority approved and extension to the term of the infill Grant from December 31, 2023 to December 31, 2026; and

WHEREAS, by letter dated October 13, 2026, the Grantee requested an extension of the term of the Infill Grant Agreement through December 31, 2031, because staffing constraints and the time elapsed since completion of the grant-funded activities prevented completion of the required Grant close-out documentation within the current term; and

WHEREAS, the Grantee is prepared to complete the remaining administrative tasks and documentation associated with the Remediation Project and the Rental Component, and the requested extension would permit the Grantee and the Authority to resolve outstanding close-out items and formally close out the Grant.

NOW, THEREFORE, BE IT RESOLVED by the Capital Programs and Climate Financing Authority, as follows:

Section 1. The Authority finds that extending the term of the Infill Grant Agreement until December 31, 3031 is in the public interest and advances the purpose of the CALReUSE Remediation Program.

Section 2. The Infill Grant Agreement dated October 18, 2010, as amended, is hereby extended to December 31, 2031. The Executive Director or her designee is authorized to execute an extension or other documents and to take any other actions consistent with the purpose of this Resolution.

Section 3. Except as specifically authorized by this Resolution, all provisions and conditions of the Infill Grant Agreement dated October 18, 2010, as amended, shall remain unchanged and in full force and effect.