

**THE PHILADELPHIA HOUSING AUTHORITY
AGENDA FOR THE MEETING OF THE BOARD OF COMMISSIONERS
2013 RIDGE AVE.
PHILADELPHIA, PA 19121
THURSDAY, MARCH 21, 2024, at 3 p.m.**

- A. Call to Order** Herbert Wetzel, Vice-Chair of the Board of Commissioners
- B. Remarks** Kelvin A. Jeremiah, President & CEO
- C. Approval of Minutes** of the Board Meeting held February 15, 2024, as distributed
- D. New Business**

1. RESOLUTION TO CONCLUDE AND TO EXECUTE VARIOUS CONTRACTS UNDER FEDERAL AND STATE COOPERATIVE PURCHASING AND SIMILAR PROGRAMS

Dave Walsh

2. RESOLUTION AUTHORIZING CONTRACTS FOR REAL ESTATE ASSESSMENT CENTER INSPECTION SERVICES WITH CG GLOBAL MANAGEMENT SOLUTIONS, LLC; CREATIVESCAPE, INC.; AND CASTOR PROPERTIES, INC.

Dave Walsh

3. RESOLUTION AUTHORIZING INSURANCE CONTRACTS WITH VARIOUS INSURERS FOR A NUMBER OF TYPES OF INSURANCE

Andrew Kenis

4. RESOLUTION APPROVING THE FISCAL YEAR (FY) 2025 OPERATING AND CAPITAL BUDGETS

Celeste C. Fields

5. RESOLUTION AUTHORIZING CONVERSION UNDER THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM OF FORTY-SEVEN (47) UNITS AT INGLIS METHODIST GARDENS FROM ACC OPERATING SUBSIDY TO PROJECT BASED SUBSIDY

Greg Hampson

6. RESOLUTION AUTHORIZING CERTAIN ACTIONS RELATED TO THE REDEVELOPMENT OF SUFFOLK MANOR

Greg Hampson

7. RESOLUTION AUTHORIZING CERTAIN ACTIONS RELATED TO THE REDEVELOPMENT OF MOUNT OLIVET VILLAGE

Greg Hampson

8. RESOLUTION AUTHORIZING CERTAIN ACTIONS RELATED TO THE 20TH AND CECIL B. MOORE DEVELOPMENT

Greg Hampson

E. Public Comment

RESOLUTION NO. 1

RESOLUTION TO CONCLUDE AND TO EXECUTE VARIOUS CONTRACTS UNDER FEDERAL AND STATE COOPERATIVE PURCHASING AND SIMILAR PROGRAMS

WHEREAS, as of November 18, 2010, in Resolution No. 11414, the Philadelphia Housing Authority ("PHA") has passed resolutions every year to continuously allow PHA to benefit by entering into contracts with various governmental and private entities for the full range of goods and services available under Federal and State Cooperative purchasing and similar programs, in aggregate amounts ranging from approximately thirty million dollars (\$30,000,000.00) to twenty million dollars (\$20,000,000.00); and

WHEREAS, in those resolutions, under certain circumstances, PHA is allowed to acquire and lease goods and services using the Federal Supply Schedules maintained by the U.S. General Services Administration, also referred to as the "GSA Schedules" and Multiple Award Schedules, and to acquire and lease goods and services using the Commonwealth of Pennsylvania's cooperative purchasing program administered by the Department of General Services Bureau of Procurement, referred to as "COSTARS," and other government procurement collectives; and

WHEREAS, such Federal and State cooperative purchasing and similar programs offer competitively obtained and standardized prices, terms and conditions, enable acquisitions to be effected on a streamlined basis, and are consistent with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards applicable to procurement by public housing authorities (2 C.F.R. §200.318 (e)), under which public housing authorities are encouraged to enter into such agreements "[t]o foster greater economy and efficiency [and] to promote cost-effective use of shared services across the Federal government;" and the Pennsylvania Commonwealth Procurement Code, Act 57 of 1998, as amended, authorizes PHA to engage in cooperative purchasing with the Commonwealth through the use of statewide contracts and the COSTARS system; and

WHEREAS, the most recent one-year authorization for such contracting was Board Resolution No. 12265, adopted on March 16, 2023, in an aggregate amount not to exceed twenty-nine million dollars (\$29,000,000.00); and

WHEREAS, PHA wishes to extend such authorization for another one-year period, from April 1, 2024 through March 31, 2025, with contract terms entered into pursuant to such extension not to exceed five (5) years, in a total aggregate annual amount not to exceed twenty-eight million dollars (\$28,000,000.00), and to continue the best practice of providing a quarterly report to the PHA Board of Commissioners as to all contracts entered into pursuant to this resolution where the base contract amount or any option exceeds one hundred thousand dollars (\$100,000.00), although this resolution would provide the requisite pre-approval for such contracting under Control Policy and Procedure #10, as amended;

BE IT RESOLVED, that the Board authorizes the President & CEO and/or his authorized designee(s) to take all actions necessary to enter into contracts, for terms not-to-exceed five (5) years, under the Federal and State cooperative purchasing and similar programs, for a one-year period, from April 1, 2024 through March 31, 2025, in a total aggregate amount not to exceed twenty-eight million dollars (\$28,000,000.00), subject to the availability of funds therefor, and PHA shall provide a quarterly report to the Board of Directors as to all contracts entered into pursuant to this resolution where the base contract amount or any option exceeds one hundred thousand dollars (\$100,000.00).

RESOLUTION NO. 2

RESOLUTION AUTHORIZING CONTRACTS FOR REAL ESTATE ASSESSMENT CENTER INSPECTION SERVICES WITH CG GLOBAL MANAGEMENT SOLUTIONS, LLC; CREATIVE SCAPE, INC.; AND CASTOR PROPERTIES, INC.

WHEREAS, the Philadelphia Housing Authority (“PHA”) has identified a need for Real Estate Assessment Center (“REAC”) inspection and minor Preventive Maintenance services, and a Request for Proposal was developed for the selection of companies to address fulfilling this requirement, according to established procedures and all applicable laws regarding public contracts; and

WHEREAS, the Request for Proposal was posted on PHA's website, advertised via local publications and chambers of commerce, mailed to qualified entities on PHA's Outreach List, and distributed to those who responded to the invitation; and

WHEREAS, the proposals were reviewed and evaluated by an evaluation committee and the supporting documents were reviewed by the contracting Officer; and

WHEREAS, based upon the consensus evaluation and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that contracts be awarded to CG Global Management Solutions, LLC; Creativescape, Inc.; and Castor Properties, Inc.; and

WHEREAS, work is to be assigned to the awardees at the discretion of the contracting officer based on need, performance and other legitimate business factors, and may be altered within the terms of the contract at any time during the course of the contract at the discretion of the contracting officer; and

WHEREAS, it is recommended that the aggregate amount to be expended under the contracts shall not exceed eleven million eight hundred seventy-five thousand dollars (\$11,875,000.00) with a two-year base period and three (1) one-year option periods, as follows:

- 1) The not-to-exceed amount for the two-year base period is four million seven hundred fifty thousand dollars (\$4,750,000.00);
- 2) The not-to-exceed amount for the first one-year option period is two million three hundred seventy-five thousand dollars (\$2,375,000.00);
- 3) The not-to-exceed amount for the second one-year option period is two million three hundred seventy-five thousand dollars (\$2,375,000.00); and
- 4) The not-to-exceed amount for the third one-year option period is two million three hundred seventy-five thousand dollars (\$2,375,000.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute contracts with CG Global Management Solutions, LLC; Creativescape, Inc.; and Castor Properties, Inc. for an amount not to exceed eleven million eight hundred seventy-five thousand dollars (\$11,875,000.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to said contracts, including determining whether options available under the contracts, if any, shall be exercised.

RESOLUTION NO. 3

RESOLUTION AUTHORIZING INSURANCE CONTRACTS WITH VARIOUS INSURERS FOR A NUMBER OF TYPES OF INSURANCE

WHEREAS, the Philadelphia Housing Authority (“PHA”) has a continuing need for General Liability insurance; Public Officials and Employment Practices insurance; Law Enforcement Liability insurance; Employee Benefits Liability insurance; Property insurance; Boiler & Machinery insurance; Fidelity & Crime insurance, Fiduciary Liability insurance; Automobile Liability insurance; Automobile Physical Damage insurance; Mold Liability insurance; Pesticide Liability insurance; Cyber Security and Liability insurance and Employed Lawyers insurance; and such other policies as may be deemed necessary by the President & CEO; and

WHEREAS, PHA entered into a contract with Conner Strong & Buckelew (“Conner Strong”) on November 17, 2022, for the provision of qualified professional insurance brokerage and consulting services; and

WHEREAS, at PHA’s request, Conner Strong has solicited insurance quotations from various insurers for insurance needs covered under this resolution; and

WHEREAS, based on Conner Strong’s recommendations, PHA reviewed and selected the policies and actions set forth on the attachment to this resolution, as providing appropriate coverage and being in the best interest of PHA; and

WHEREAS, each insurance policy has a deductible and PHA is required to pay up to the amount of the deductible for each claim on the policy and such deductible payments are not included in the premium amounts set forth herein; and

WHEREAS, it is recommended that the insurance contracts, as set forth on the attachment to this resolution, be acquired in the total premium amount not to exceed Seven Million, Six Hundred Forty-nine Thousand, Four Hundred Twenty-four Dollars (\$7,649,424);

BE IT RESOLVED, that the President & CEO or his authorized designee is hereby authorized to execute insurance contracts with various insurers, as procured by Conner Strong and the Housing Authority Insurance Group, for General Liability insurance; Public Officials & Employment Practices insurance; Law Enforcement Liability insurance; Employee Benefits Liability insurance; Property insurance; Boiler & Machinery insurance; Fidelity & Crime insurance; Fiduciary Liability insurance; Automobile Liability insurance; Automobile Physical Damage Insurance; Mold Liability insurance; Pesticide Liability insurance; Cyber Security and Liability insurance; Employed Lawyers insurance, and as set forth in the attachment to this resolution, not to exceed Seven Million, Six Hundred Forty-nine Thousand, Four Hundred Twenty-four Dollars (\$7,649,424); and to expend any amounts required to be paid as deductibles and fees under the policies, subject to availability of funds therefor, as set forth above, and to take all necessary actions relating to such contracts.

ATTACHMENT TO RESOLUTION REGARDING INSURANCE CONTRACTS

COVERAGE	INSURER	LIMIT	DEDUCTIBLE	NEW 2024 PREMIUM
Commercial Property	HAPI	\$100,000,000	\$50,000	\$2,394,683
Terrorism (property)	HAPI	80% of loss	\$0	\$75,377
Boiler & Machinery	Hartford Steam Boiler	\$50,000,000	\$10,000	\$43,165
General Liability	HARRG	\$15,000,000	\$50,000	\$1,277,091
Terrorism (GL)	HARRG	80% of loss	\$0	\$23,969
Mold	HARRG	\$500,000	\$50,000	\$80,129
Pesticide	HARRG	\$1,000,000	\$25,000	\$3,652
Public Officials	HARRG	\$2,000,000	\$50,000	\$162,068
Employment Practices	HARRG	\$2,000,000	\$50,000	\$768,159
Law Enforcement	HARRG	\$1,000,000	\$25,000	\$89,728
Employees Benefits	HARRG	\$1,000,000	\$25,000	\$20,000
Fidelity & Crime	Travelers	\$3,000,000	\$100,000	\$32,600
Third Party Discrimination	HARRG	\$1,000,000	\$50,000	\$20,002
Fiduciary	Euclid	\$15,000,000	\$25,000	\$51,040
Auto Liability	HARRG	\$2,000,000	\$0	\$2,500,000*
Auto Physical Damage	Travelers	Actual Cash Value	\$1,000	\$ Included in above amount
Cyber Security	Zurich	\$3,000,000	\$50,000	\$99,219
Employed Lawyers	Atlantic Specialty	\$1,000,000	\$25,000	\$8,542
TOTAL				\$7,649,424

* Not to exceed \$2.5 M for both auto liability and auto physical damage.

Note: Conner Strong & Buckelew is the broker for most PHA policies. Premium payments are made to Conner Strong for the Fidelity & Crime, Fiduciary, and Cyber insurance policies. Other premium payments are made directly to HARRG & HAPI.

RESOLUTION NO. 4

RESOLUTION APPROVING THE FISCAL YEAR (FY) 2025 OPERATING AND CAPITAL BUDGETS

WHEREAS, the Philadelphia Housing Authority (“PHA”) Board of Commissioners approved and adopted Resolution No.11525, dated April 26, 2012, which authorized the implementation of the PHA Budget Policies and Procedures Manual; and

WHEREAS, the PHA Budget Policies and Procedures Manual outlines the policies, procedures and practices required to produce the PHA’s Annual Operating and Capital Budgets and to assure consistency, accuracy, and tracking of PHA’s allocation of resources; and

WHEREAS, PHA has developed balanced FY2025 Operating and Capital Budgets for the Low-Income Public Housing (“LIPH”), Housing Choice Vouchers (“HCV”) and the Capital Fund (“CFP”) Program; and

WHEREAS, the U.S. Department of Housing and Urban Development (“HUD”) requires a certification from the Chair of the Board of Commissioners: as to the Board’s approval of the budget; that all statutory and regulatory requirements have been met; and that the proposed budget expenditures are necessary in the efficient and economical operation of the housing programs and services provided for low-income residents; and

WHEREAS, the Charter of the Finance Committee, as adopted by the Philadelphia Housing Authority (“PHA”) Board of Commissioners on May 21, 2015, by Resolution No. 11777, states that the Committee’s responsibilities include the following: “Review the financial aspects of major proposed transactions, new programs and services, as well as proposals to discontinue programs or services, and make action recommendations to the Board, as appropriate; monitor the financial performance of PHA as a whole against approved budgets, long-term trends, and industry benchmarks; and require and monitor corrective actions to bring the organization into compliance with its budget and other financial targets,” and

WHEREAS, the Finance Committee has reviewed and approved the FY2025 Operating and Capital Budgets, in substantially the form presented at the Board meeting of March 21, 2024, with that presentation to be attached to the minutes of this Board meeting, and the FY2025 Comprehensive Operating and Capital Budgets project revenues at \$634,185,968; expenditures for FY2025 are projected at \$634,185,968; Adjusted Net Income for FY 2025 is \$0; and the FY 2025 budget is balanced; and

WHEREAS, PHA certifies that all statutory and regulatory requirements have been met and the proposed budget expenditures are necessary in the efficient and economical operation of the housing programs and services provided for low-income residents;

BE IT RESOLVED that the PHA Board of Commissioners hereby approves the FY2025 Operating and Capital Budgets, in substantially the form presented at the Board meeting of March 21, 2024 and as reviewed by the Finance Committee, with that presentation to be attached to the minutes of this Board meeting, and authorizes the Chair of the Board of Commissioners to complete and submit to HUD any required certification as to Board approval of the FY2025 budget.

RESOLUTION NO. 5

RESOLUTION AUTHORIZING CONVERSION UNDER THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM OF FORTY-SEVEN (47) UNITS AT INGLIS METHODIST GARDENS FROM ACC OPERATING SUBSIDY TO PROJECT BASED SUBSIDY

WHEREAS, Philadelphia Housing Authority (“PHA”) has been participating in the Rental Assistance Demonstration (“RAD”) program; and

WHEREAS, PHA desires to increase the number of affordable housing units in the City of Philadelphia and has identified a need to partner with private and nonprofit entities to develop low-income housing through public-private partnerships; and

WHEREAS, the project sponsor for the Inglis Methodist Gardens development (“Development”) applied to PHA under its 2018 ACC Operating Subsidy Request for Proposal; and

WHEREAS, PHA awarded ACC Operating subsidy to Inglis Methodist Gardens for all forty-seven (47) units; and

WHEREAS, the project sponsor applied for and received an allocation of 9% low income housing tax credits from the Pennsylvania Housing Finance Agency for the Development and had a financial closing as an ACC development; and

WHEREAS, the Development was completed in 2021 and has been operating as a public housing site; and

WHEREAS, the project sponsor for the Development requested that PHA convert the Development to project based vouchers through the RAD program in order to meet the operational needs of the project; and

WHEREAS, on December 21, 2023, the Board approved a Significant Amendment to the 2024 MTW Annual Plan that included Inglis Methodist Gardens and this amendment was approved by HUD on February 21, 2024;

BE IT RESOLVED that the PHA President & CEO or his authorized designee is hereby authorized to take all reasonable and necessary actions to: a) submit certain RAD closing documents to HUD for approval in connection with the RAD conversion of the public housing units in the Development, including, but not limited to, the RAD Conversion Commitment, the Housing Assistance Payment Contract, the Use Agreement and such other documents as necessary or desirable to facilitate the closing of the RAD transaction (“RAD Closing Documents”); b) negotiate, finalize and execute, deliver and perform the obligations under such RAD Closing Documents once finalized and approved by HUD; c) obtain or facilitate all required government approvals under the RAD program; and d) take all actions as necessary or appropriate to effectuate this resolution and provide the project based voucher payments to the Development.

RESOLUTION NO. 6

RESOLUTION AUTHORIZING CERTAIN ACTIONS RELATED TO THE REDEVELOPMENT OF SUFFOLK MANOR

WHEREAS, the Philadelphia Housing Authority (“PHA”) desires to increase the number of affordable housing units in the City of Philadelphia and has identified a need to partner with private and nonprofit entities to develop low-income housing through public-private partnerships; and

WHEREAS, PHA is the owner of real property located at 1416-24 Clearview St, Philadelphia, Pennsylvania 19141, generally known as “Suffolk Manor;” and

WHEREAS, PHA issued a Request for Qualification for the redevelopment of Suffolk Manor into affordable housing units, on July 20, 2023; and

WHEREAS, there were three (3) respondents to the Request for Qualifications and the PHA evaluation committee selected MDG Design & Construction LLC (“MDG”) as the developer; and

WHEREAS, MDG will apply for an allocation of 4% low income housing tax credits for the re-syndication and rehabilitation of Suffolk Manor into one hundred thirty-seven (137) units of affordable housing units below 60% of area median income (“AMI”); and

WHEREAS, the proposed partnership structure is for PHA to: provide no equity contribution to MDG’s to-be-created Limited Partnership (“Limited Partnership”); convey the Suffolk Manor property through a long term ground lease with the Limited Partnership; receive fifty percent (50%) of the developer fee; receive fifty percent (50%) of cash flow for the fifteen (15) year compliance period; and have the right of first refusal at the end of the compliance period; and

WHEREAS, this transaction will be structured under the U.S. Department of Housing and Urban Development (“HUD”) Rental Assistance Demonstration (“RAD”) Program, which means that PHA will seek authorization from HUD to convert one hundred thirty-seven (137) public housing units to project based vouchers after construction is complete;

BE IT RESOLVED, that the PHA Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s), to: 1) *enter into a Development Agreement* with MDG, or an affiliate entity; make the commitments as outlined in the Request for Proposals and MDG’s proposal, and execute a mortgage with the Limited Partnership at closing; 2) *submit a RAD application* and closing documents to HUD for approval including, but not limited to, the RAD Conversion Commitment, the Housing Assistance Payment Contract, the Use Agreement and such other documents as necessary or desirable to facilitate the closing of the RAD transaction (“RAD Closing Documents”) and execute the RAD Closing Documents once finalized and approved by HUD; and 3) *obtain or facilitate* all required government approvals as necessary and otherwise to take all necessary and appropriate actions to effectuate this resolution.

RESOLUTION NO. 7

RESOLUTION AUTHORIZING CERTAIN ACTIONS RELATED TO THE REDEVELOPMENT OF MOUNT OLIVET VILLAGE

WHEREAS, the Philadelphia Housing Authority (“PHA”) desires to increase the number of affordable housing units in the City of Philadelphia and has identified a need to partner with private and nonprofit entities to develop low-income housing through public-private partnerships; and

WHEREAS, PHA is the owner of real property located at 642 N 41st Street, Philadelphia, Pennsylvania 19104, which is generally known as the Mount Olivet Village (“Mt. Olivet”); and

WHEREAS, PHA issued a Request for Qualification for the redevelopment of Mt. Olivet into affordable housing units, on July 20, 2023; and

WHEREAS, there were (3) three respondents to the Request for Qualifications and the PHA evaluation committee selected MDG Design & Construction LLC (“MDG”) as the developer; and

WHEREAS, MDG will apply for an allocation of 4% low income housing tax credits for the re-syndication and rehabilitation of Mt. Olivet into one hundred sixty-one (161) units of affordable housing units below 60% area median income (“AMI”); and

WHEREAS, the proposed partnership structure is for PHA to: provide no equity contribution to MDG’s to-be-created Limited Partnership (“Limited Partnership”); convey the Mt. Olivet property through a long term ground lease with the Limited Partnership; receive a fifty percent (50%) share of the developer fee; receive fifty percent (50%) of cash flow for the fifteen (15) year compliance period; and have the right of first refusal at the end of the compliance period; and

WHEREAS, this transaction will be structured under the U.S. Department of Housing and Urban Development (“HUD”) Rental Assistance Demonstration (“RAD”) Program, which means that PHA will seek authorization from HUD to convert one hundred sixty-one (161) public housing units to project based vouchers after construction is complete;

BE IT RESOLVED, that the PHA Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s), to: 1) *enter into a Development Agreement* with MDG, or an affiliate entity, make the commitments as outlined in the Request for Proposals and MDG’s proposal, and execute a mortgage with the Limited Partnership at closing; 2) *submit a RAD application* and closing documents to HUD for approval including, but not limited to, the RAD Conversion Commitment, the Housing Assistance Payment Contract, the Use Agreement and such other documents as necessary or desirable to facilitate the closing of the RAD transaction (“RAD Closing Documents”); execute the RAD Closing Documents once finalized and approved by HUD; and 3) *obtain or facilitate* all required government approvals as necessary and otherwise to take all necessary and appropriate actions to effectuate this resolution.

RESOLUTION NO. 8

RESOLUTION AUTHORIZING CERTAIN ACTIONS RELATED TO THE 20th AND CECIL B. MOORE DEVELOPMENT

WHEREAS, the Philadelphia Housing Authority (“PHA”) desires to increase the number of affordable housing units in the City of Philadelphia and has identified a need to partner with private and nonprofit entities to develop low-income housing through public-private partnerships; and

WHEREAS, PHA is the owner of real property located at 2004-2034 Cecil B. Moore Avenue, bound by Cecil B. Moore Avenue to the North, 20th Street to the East, Nicholas Street to the South and 21st Street to the West (“Property”); and

WHEREAS, PHA issued a Request for Qualification on Oct. 13, 2023, to select a development partner for the development of the Property into sixty-three (63) affordable rental units for seniors (aged 55 and over) with an income less than 50% of Area Median Income (“AMI”) (“Development”); and

WHEREAS, there were three (3) respondents and PHA selected Frankel Enterprises (“Developer”) as its development partner; and

WHEREAS, pursuant to the Faircloth to Rental Assistance Demonstration (“RAD”) Program, PHA will convert the new public housing units to a project-based voucher by obtaining a pre-approval from the U.S. Department of Housing and Urban Development (“HUD”) through the mixed finance closing process to convert the units after construction completion and receiving its Date of Full Availability (“DOFA”); and

WHEREAS, the Faircloth to RAD program will enable PHA to provide a twenty (20) year project-based contract for the sixty-three (63) units; and

WHEREAS, in furtherance of the Development, PHA will submit a disposition application to HUD so that PHA can enter into a long-term ground lease with the Developer and/or its affiliate, with PHA to have the right of first refusal at the end of the compliance period; provide PHA financing of a onetime payment of ten thousand dollars (\$10,000.00); and obtain all necessary HUD and other approvals in connection with the construction, RAD conversion and operation of the Development;

BE IT RESOLVED, that the PHA Board of Commissioners hereby authorizes the President & CEO, and/or his authorized designee(s): 1) with regard to the *operating subsidy*, to submit certain evidentiaries relating to the approval of the operating subsidy to HUD (including a Mixed-Finance Amendment to the Consolidated Annual Contributions Contract, a Declaration of Trust/Restrictive Covenants, a Regulatory and Operating Agreement and such other ancillary documents as may be required to close the Mixed Finance Operating Subsidy component of the Development, referred to herein as the "ACC Closing Documents"), as well as to negotiate, finalize, execute, deliver and perform the obligations under such ACC Closing Documents once finalized and approved by HUD; with regard to RAD: 2) with regard to *RAD*, submit certain RAD closing documents to HUD in connection with the RAD conversion of the public housing units (including, but not limited to, the RAD Conversion Commitment, the Housing Assistance Payment Contract, the Use Agreement and other documents required to facilitate the closing of the RAD transaction, collectively referred to as “RAD Closing Documents”) and to negotiate, finalize and execute, deliver and perform the obligations under such RAD Closing Documents once finalized and approved by HUD; and further, 3) to submit a *disposition application* to HUD for the PHA properties; and 4) *negotiate, execute and enter into all related agreements, contracts and documents necessary or appropriate* to develop, finance, construct, and operate the Development; and take all actions as necessary or desirable to effectuate this resolution and provide the project based voucher payments to the Development.