

**Edison Housing Authority Board Meeting**  
Robert E. Holmes Gardens  
14 Rev. Samuel Carpenter Blvd., Edison, NJ  
(Community Room)

**Tuesday, September 16, 2025**  
**6:00 pm**

**AGENDA**

Call to Order

Pledge of Allegiance

Please note that adequate notice of this meeting, as required by the Open Public Meetings Act of 1975, has been provided by notice and sent to the Homes News Tribune on December 19, 2024, and a copy of the notice was published in the Home News Tribune on December 23, 2024. Said notice has been posted on the Edison Housing Authority website and at the two housing authority properties in the main lobby area. In addition, a notice has been submitted to the Township of Edison Clerk and posted in the Municipal Building.

4. Roll Call

5. Approval of July 15, 2025, Regular Meeting Minutes

6. Resolutions:

- |          |   |
|----------|---|
| 1-9-2025 | Resolution to approve vouchers for payment of invoices in the amount of <u>\$182,031.51</u> for the months of August and September.   |
| 2-9-2025 | Resolution by the Board of Commissioners of the Edison Housing Authority Approving the staff and commissioners to attend the 2025 NJNAHRO Fall Training Conference from November 17 <sup>th</sup> -November 20 <sup>th</sup> at the Tropicana Hotel, Atlantic City. |
| 3-9-2025 | Resolution by the Commissioners of the Edison Housing Authority authorizing the Executive Director to execute the purchase of a maintenance truck.  |

**Edison Housing Authority Board Meeting**  
Robert E. Holmes Gardens  
14 Rev. Samuel Carpenter Blvd., Edison, NJ  
(Community Room)

**Tuesday, September 16, 2025**  
**6:00 pm**

- |          |   |
|----------|---|
| 4-9-2025 | Resolution by the Commissioners of the Edison Housing Authority approving the revisions made to the Housing Authorities' Significant Amendment. |
| 5-9-2025 | Resolution to Approve the Opening of anew Bank Account at Provident Bank for the Family Self-Sufficiency FSS Escrow Funds.                      |
| 6-9-2025 | Resolution authorizing payment of application fee to PGIM Real Estate Agency for the RAD Conversion at Robert Holmes Gardens.                   |

7. Staff Reports:     Director of Section 8  
                             Director Public Housing and Maintenance
8. Old Business:     a.) RAD Update  
                             b.) FSS Grant Update  
                             c.) Highland Park H. A. Report
9. New Business:     Executive Director Report
10. Public Portion
11. Adjournment

**EDISON HOUSING AUTHORITY  
BOARD MEETING**

July 15, 2025

6:00 PM

**MINUTES**

The Regular Meeting of the Board of Commissioners of the Edison Housing Authority was held at Robert E. Holmes Gardens, 14 Rev. Samuel Carpenter Blvd., Edison, NJ in the Community room. The meeting was called to order at 6:10 pm.

Please note that adequate notice of this meeting as required by the Open Public Meetings Act of 1975, has been provided by notice and sent to the Homes News Tribune on December 19, 2024 and a copy of the notice was published in the Home News Tribune on December 23, 2024. Said notice has been posted on the Edison Housing Authority website and at the two housing Authority properties in the main lobby area. In addition, a notice has been submitted to the Township of Edison, Clerk and posted in the municipal building.

**Roll Call**

**In attendance:** Chairman Lennox Small Ed. D., Vice Chair Deborah Andrews (arrived 6:26 pm), Commissioner Barry Telesnick, Commissioner Brent Scott, Commissioner Sonali Patel, Commissioner William Thomas, Deborah Hurley Executive Director, Terrance Corrison, Esq. EHA

**Absent:** Commissioner Toni Johnson

**Approval of Minutes:**

Minutes of June 17, 2025 meeting.

**Motion:** Commissioner Barry Telesnick

**Second:** Commissioner Sonali Patel

**Discussions:**

Commissioner Barry Telesnick requested to record the arrival time of anyone who joins the meeting late in meeting minutes.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Lennox Small Ed. D	X			
Vice Chair Deborah Andrews			X	
Commissioner Barry Telesnick	X			
Commissioner Toni Johnson			X	

Commissioner Brent Scott	X
Commissioner Sonali Patel	X
Commissioner William Thomas	X

**1-7-2025 Resolution to approve vouchers for payment of invoices in the amount of \$155,470.79 for the month of July.**

**Motion:** Commissioner Brent Scott

**Second:** Commissioner Sonali Patel

**Discussion:** Commissioner Sonali Patel had a inquiry about the use of towels for recreational programs. Executive Director, Deborah Hurley confirmed that towels were being used for both the summer tennis and yoga programs.

Commissioner Barry Telesnick mentioned while reviewing the bill list that it is more cost-effective to replace old equipment, instead of constantly making repairs, as a new machine costs more and comes with a warranty.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Lennox Small Ed. D	X			
Vice Chair Deborah Andrews			X	
Commissioner Barry Telesnick	X			
Commissioner Toni Johnson			X	
Commissioner Brent Scott	X			
Commissioner Sonali Patel	X			
Commissioner William Thomas	X			

**2-7-2025 Resolution by the Board of Commissioners of the Edison Housing Authority Approving the Adoption of the 2025-2026 Budget.**

**Motion:** Commissioner William Thomas

**Second:** Commissioner Barry Telesnick

**Discussion:** There was no discussion as the budget was reviewed in detail at the last meeting.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Lennox Small Ed. D	X			
Vice Chair Deborah Andrews			X	
Commissioner Barry Telesnick	X			
Commissioner Toni Johnson			X	
Commissioner Brent Scott	X			
Commissioner Sonali Patel	X			
Commissioner William Thomas	X			

**3-7-2025 Resolution approving and authorizing the Executive Director and Accountant to Write-off Uncollected Rent for Inactive Tenants.**

**Motion:** Commissioner Brent Scott

**Second:** Commissioner Sonali Patel

**Discussion:**

Executive Director provided an overview, as it has been discussed in previous meetings that the outstanding rent collections are a result of tenant balances from the COVID era, when eviction protections were in place and rent recovery was delayed. This will allow us to have a clean financial balance moving forward.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Lennox Small Ed. D	X			
Vice Chair Deborah Andrews			X	
Commissioner Barry Telesnick	X			
Commissioner Toni Johnson			X	
Commissioner Brent Scott	X			
Commissioner Sonali Patel	X			
Commissioner William Thomas	X			

**4-7-2025 Resolution by the Commissioners of the Edison Housing Authority authorizing the Extension of the Agreement with the Brooke Group, LLC for the RAD Consulting Services with Respect to the RAD Conversion at Robert E. Holmes Gardens.**

**Motion:** Commissioner Barry Telesnick

**Second:** Commissioner William Thomas

**Discussion:** Executive Director Deborah Hurley addressed the importance of updating and extending a professional service contract with our RAD consultants, as we continue the RAD conversion project at the Edison Housing Authority. In addition, the updated contract and rate documentation is necessary for our RAD closing for the Robert Holmes Gardens Phase I project.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Lennox Small Ed. D	X			
Vice Chair Deborah Andrews			X	
Commissioner Barry Telesnick	X			
Commissioner Toni Johnson			X	
Commissioner Brent Scott	X			
Commissioner Sonali Patel	X			
Commissioner William Thomas	X			

5-7-2025 Resolution by the Board of Commissioners of the Edison Housing Authority authorizing Approval of the RAD Conversion Transfer Plan for Robert E. Holmes Gardens.

**Motion:** Commissioner Sonali Patel

**Second:** Commissioner Brent Scott

**Discussion:** Executive Director Deborah Hurley introduced the Brook Group who were present to provide an overview of the Transfer Plan. Commissioner Barry Telesnick inquired about the units and if they will all be similar: It was clarified that, all excluding the accessible units, will be essentially the same in layout and finishes.

Commissioner William Thomas inquired about the placements. Executive Director Deborah clarified that families will not be permanently displaced from the property. Vacant units have been kept secure, which helps maintain cost-effectiveness and minimizes the need to relocate families off-site.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Lennox Small Ed. D	X			
Vice Chair Deborah Andrews	X			
Commissioner Barry Telesnick	X			
Commissioner Toni Johnson			X	
Commissioner Brent Scott	X			
Commissioner Sonali Patel	X			
Commissioner William Thomas	X			

**Executive Director Deborah Hurley Reports:**

- Section 8 and Public Housing reports were submitted.
- Public Housing report included update on a unit fire with the resident relocated to Julius Engle Gardens.
- RAD Update was provided that included a status of units that are currently vacant, funding status, and the status on the loan closing.
- FFS Grant is currently in good standing.

**Additional highlights included Programs & Community Engagement:**

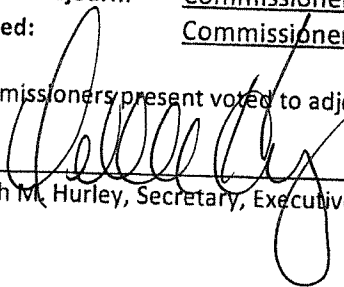
- EHA has coordinated a partnership with Edison Township Police Department this summer to host Basketball and Yoga sessions.
- EHA will be hosting a tennis clinic during the summer.

- Back-to-School Event will be held on August 28<sup>th</sup> from 3:00 pm to 6:00 pm.

There will be no board meeting scheduled for the month of August, as it will be summer break for board.

Motion to adjourn: Commissioner Barry Telesnick  
Seconded: Commissioner Sonali Patel

All commissioners present voted to adjourn at 6:46 PM

  
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Deborah M. Hurley, Secretary, Executive Director

## Edison Housing Authority Vendor Payment History Report

Check Name		SSN / TIN	Check Address				
AB Universal Messaging		56-2554760	PO Box 195 Spring Lake NJ 07762				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/06/2025	6821	CHK	738008092025	answering service and Patch charges -Aug 2025 Labor day Holiday Charges	08/25	\$102.64	\$102.64
Totals For Vendor: AB Universal Messaging							\$102.64
Acme Windows			36 Somerset Street Plainfield NJ 07060				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
09/12/2025	6906	CHK	53207	JEG 10 new windows screens and 7 rescreens	09/25	\$1,400.00	\$1,400.00
Totals For Vendor: Acme Windows							\$1,400.00
Aflac			PO Box 535178 Pittsburgh PA 15253-5178				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/06/2025	6822	CHK	954353	Insurance premium - July 2025	08/25	\$264.50	\$264.50
09/12/2025	6907	CHK	278879	Insurance premium - August 2025	09/25	\$264.50	\$264.50
Totals For Vendor: Aflac							\$529.00
AFSCME NJ Council 63			2653-A Whitehorse-Hamilton Sq Road Nottingham				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/06/2025	6823	CHK	073125	union dues Geva & Lopez July 2025	08/25	\$93.88	\$93.88
09/12/2025	6908	CHK	083125	union dues Geva & Lopez August 2025	09/25	\$93.88	\$93.88
Totals For Vendor: AFSCME NJ Council 63							\$187.76
Amazon Capital Services, Inc		45-3328644	PO BOX 035184 Seattle WA 98124				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
07/16/2025	6811	CHK	1FYY-FHJN-1R9Y	4 Heavy Duty Brown paper bag for food pantry	07/25	\$158.99	\$158.99
08/06/2025	6824	CHK	1GN6-6NQ4-DFKV	net,racquet,balls,line marker for Tennis camp	08/25	\$530.36	
			1DLK-VTKJ-H6DL	10 Pack Gym towels, yoga and Tennis Workshop	08/25	\$106.89	\$637.25
09/12/2025	6909	CHK	1GJF-6R1W-916V	Kids bookbags for Back to school event on 8/28/25	09/25	\$165.01	
			164J-74NR-3RTF	Kids bookbags for Back to school event on 8/28/25 Quantity 2*10 backpacks	09/25	\$247.40	
			1C13-RC3k-3RXN	Supplies for Back to school event on 8/28/25	09/25	\$339.98	\$752.39
Totals For Vendor: Amazon Capital Services, Inc							\$1,548.63
April Mobley			7 Catherine St Carteret NJ 07008				



Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/12/2025	6843	CHK	073125	Mileage for Food Pantry 168 miles for July 2025	08/25	\$117.60	\$117.60
09/12/2025	6910	CHK	083125	Mileage for Food Pantry 168 miles for August 2025	09/25	\$117.60	\$117.60
<b>Totals For Vendor: April Mobley</b>						<b>\$235.20</b>	

Atlantic Fire Protection		53 Blevins Ave Middletown NJ 07748					
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
09/12/2025	6911	CHK	12471370	REH annual fire extinguisher inspection 2025	09/25	\$1,069.00	
			12471368	JEG annual fire extinguisher inspection service fee 25	09/25	\$657.00	\$1,726.00
<b>Totals For Vendor: Atlantic Fire Protection</b>						<b>\$1,726.00</b>	

Breslin and Breslin, P.A.		41 Main Street Hackensack NJ 07601-7087					
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/12/2025	6844	CHK	073125	legal services for July 2025	08/25	\$2,580.00	\$2,580.00
<b>Totals For Vendor: Breslin and Breslin, P.A.</b>						<b>\$2,580.00</b>	

Cafe Gallo		26-3516239 1153 Inman Ave Edison NJ 08820					
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/12/2025	6845	CHK	52225	6 large Pizza -on 05/22/2025 -STEM	08/25	\$95.00	\$95.00
<b>Totals For Vendor: Cafe Gallo</b>						<b>\$95.00</b>	

Cozette L Randolph		137-48-1492 294 Green Street Woodbridge NJ 07095					
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/01/2025	6819	CHK	005	Administrative fee for Social worker at HPHA- July 2025	08/25	\$1,875.00	\$1,875.00
09/02/2025	6894	CHK	006	Administrative fee for Social worker at HPHA- August 2025	09/25	\$1,875.00	\$1,875.00
<b>Totals For Vendor: Cozette L Randolph</b>						<b>\$3,750.00</b>	

De Lage Landen Financial Services, Inc.		PO Box 825736 Philadelphia PA 19182-5736					
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
07/16/2025	6812	CHK	591055452	REH copier lease 07/15/2025-08/14/2025	07/25	\$366.37	\$366.37
08/13/2025	6880	CHK	591432948	REH copier lease 08/15/2025-09/14/2025	08/25	\$366.37	\$366.37
09/12/2025	6912	CHK	592090414	REH copier lease 09/15/2025-10/14/2025	09/25	\$366.37	\$366.37
<b>Totals For Vendor: De Lage Landen Financial Services, Inc.</b>						<b>\$1,099.11</b>	

Deborah Hurley		1434 Maplewood Terrace Plainfield NJ 07060					
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total

08/12/2025	6846	CHK	71925	Family fun day donuts bought -exp reim 7/19/25	08/25	\$59.29	\$59.29
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**Totals For Vendor: Deborah Hurley**

**\$59.29**

**DWC Enterprises Inc** P.O. Box 1293 Maplewood NJ 07040

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/06/2025	6825	CHK	3512	REH & JEG lawn maint.- July 2025	08/25	\$2,691.66	\$2,691.66
09/12/2025	6913	CHK	3516	REH & JEG lawn maint.- Aug 2025	09/25	\$2,691.66	\$2,691.66

**Totals For Vendor: DWC Enterprises Inc**

**\$5,383.32**

**E&G Exterminators, Inc** 22-2901530 122 North Broadway South Amboy NJ 08879

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/06/2025	6826	CHK	670345	REH monthly CEMIT treatment-Aug 2025	08/25	\$375.00	
			673454	REH Treat/removed Bees on Electrical Box	08/25	\$175.00	\$550.00
09/03/2025	6895	CHK	674478	REH 2F & 7S Treat for Bees	09/25	\$175.00	\$175.00
09/12/2025	6914	CHK	676241	REH Units 5B & 1D Roach cleanout on 08/29/25	09/25	\$500.00	
			676245	REH & JEG monthly CEMIT treatment-Sep 2025	09/25	\$655.00	\$1,155.00

**Totals For Vendor: E&G Exterminators, Inc**

**\$1,880.00**

**Edison Sewer Collector** 100 Municipal Boulevard Edison NJ 08817

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
09/12/2025	6915	CHK	2025-2nd half Sewer	2025-2nd half Sewer	09/25	\$24,732.79	\$24,732.79

**Totals For Vendor: Edison Sewer Collector**

**\$24,732.79**

**Edison Township Recreation  
Department** 100 Municipal Blvd Edison NJ 08817

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/06/2025	6827	CHK	080425	summer playground program registration for 18 REH children @ \$100/child and Foot ball camp 11 kids @	08/25	\$2,075.00	\$2,075.00

**Totals For Vendor: Edison Township Recreation Department**

**\$2,075.00**

**Elizabethtown Gas** PO Box 6031 Bellmawr NJ 08099

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
07/16/2025	6813	CHK	3996554541- 06/30/25	REH gas 5 Weston Forbes -05/31/2025- 06/30/2025	07/25	\$3,029.20	\$3,029.20
08/06/2025	6828	CHK	3922309254- 072125	REH gas-15 beaver Ave- 06/18/25-07/21/25	08/25	\$816.28	\$816.28
08/06/2025	6829	CHK	4458334671- 072125	REH gas-14 Cleveland place-06/18/25-07/21/25	08/25	\$41.05	\$41.05
08/06/2025	6830	CHK	0577138900- 072125	REH Vacant apt gas 5 Weston 06/18/25- 07/21/25	08/25	\$11.50	\$11.50

08/13/2025	6881	CHK	3996554541-07/31/25	REH gas 5 Weston Forbes -06/31/2025-07/31/2025	08/25	\$2,757.23	\$2,757.23
09/12/2025	6916	CHK	0577138900-082025	REH Vacant apt gas 5 Weston 7/21/25-8/20/25	09/25	\$11.50	\$11.50
09/12/2025	6917	CHK	4458334671-082125	REH gas-14 Cleveland place-7/21/25-8/19/25	09/25	\$41.05	\$41.05
09/12/2025	6918	CHK	3922309254-082025	REH gas-15 beaver Ave-7/21/25-8/20/25	09/25	\$703.05	\$703.05
09/12/2025	6952	CHK	3996554541-08/31/25	REH gas 5 Weston Forbes -07/31/2025-08/31/2025	09/25	\$2,773.11	\$2,773.11

**Totals For Vendor: Elizabethtown Gas** **\$10,183.97**

**Enes Service Center LLC** 247 Central Avenue Metuchen NJ 08840

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
09/12/2025	6919	CHK	073125	Gas fuel - July 2025	09/25	\$230.00	
			083125	Gas fuel - August 2025	09/25	\$138.00	\$368.00

**Totals For Vendor: Enes Service Center LLC** **\$368.00**

**Gannett New York-New Jersey** PO Box 631202 Cincinnati OH 45263-1202

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/12/2025	6847	CHK	0007223706	Publication for Amendment to HCV admin plan	08/25	\$47.48	\$47.48

**Totals For Vendor: Gannett New York-New Jersey LocalIQ** **\$47.48**

**General Security** 271 Cox Street Roselle NJ 07203

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/12/2025	6848	CHK	2118877	alarm monitoring & service contract 09/01/2025-11/30/2025	08/25	\$297.42	\$297.42

**Totals For Vendor: General Security** **\$297.42**

**Giselle Manbodi** 146-78-0821 530 South Wood Ave A1 Linden NJ 07036

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/28/2025	6891	CHK	082825	3 hours dj services 8/28/25 back to school event	08/25	\$450.00	\$450.00

**Totals For Vendor: Giselle Manbodi** **\$450.00**

**Home Depot Credit Services** Dept 32 - 2531888992, PO Box 70293 Philadelphia PA 19106-0293

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/06/2025	6831	CHK	0701-072325	JEG & REH maint materials -07/01/25 - 07/23/25	08/25	\$814.28	\$814.28
09/12/2025	6920	CHK	0805-082025	JEG & REH maint materials -08/05/25 - 08/20/25	09/25	\$995.96	\$995.96

**Totals For Vendor: Home Depot Credit Services** **\$1,810.24**

**InterGlobe Communications, Inc.** 4295 Arthur Kill Road Staten Island NY 10309

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/06/2025	6832	CHK	67264	REH telephone service - Aug 2025	08/25	\$1,018.58	\$1,018.58
09/12/2025	6921	CHK	68259	REH telephone service - Sep 2025	09/25	\$1,015.41	\$1,015.41

**Totals For Vendor: InterGlobe Communications, Inc.** **\$2,033.99**

Interstate Waste Services of 22-3076098 PO Box 554744 Detroit MI 48255  
New Jersey

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
07/16/2025	6814	CHK	0011015301	REH trash remove 30YD roll off-Account I#766660 on 06/26/2025	07/25	\$295.00	\$295.00
08/06/2025	6833	CHK	0011038044	REH trash remove 30YD roll off-Account I#766660 on 07/15/25	08/25	\$429.10	
			0011052127	REH trash service- August 2025 Account #766660	08/25	\$2,000.00	\$2,429.10
09/12/2025	6922	CHK	0011149343	REH trash service-Sept 2025 Account #766660	09/25	\$2,000.00	
			0011134745	REH trash remove 30YD roll off-Account I#766660 on 08/05/2025	09/25	\$564.10	\$2,564.10

**Totals For Vendor: Interstate Waste Services of New Jersey** **\$5,288.20**

James Holliman 148-52-5589 7 B Weston Forbes Ct. Edison NJ 08820

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/06/2025	6820	CHK	071825	Part time Cleaning help 12 hours @\$16/hr. from 07/07/25 to 07/18/25	08/25	\$192.00	
			080125	Part time Maintenance help12 hours @\$16/hr. - 07/21/25 to 08/01/25	08/25	\$192.00	\$384.00
09/03/2025	6896	CHK	081525	Part time Maintenance help12 hours @\$16/hr. - 08/04/25 to 08/15/25	09/25	\$192.00	
			082925	Part time Maintenance help12 hours @\$16/hr. - 08/18/25 to 08/29/25	09/25	\$192.00	\$384.00

**Totals For Vendor: James Holliman** **\$768.00**

Jennifer Thompson 091-58-0481 9 Kester Drive Edison NJ 08817

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/13/2025	6882	CHK	June 2025	facilitator for STEM program -Spring 2025	08/25	\$300.00	\$300.00

**Totals For Vendor: Jennifer Thompson** **\$300.00**

Jet Couriers Corporation 26-4546610 2274 Rockbrook Drive Lewisville TX 75067

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/25/2025	6888	CHK	52906	Package sent to USA Security Services	08/25	\$37.00	\$37.00

**Totals For Vendor: Jet Couriers Corporation** **\$37.00**

Jolanta Kubacka 40 Koyan Street Fords NJ 08863

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
07/19/2025	6816	CHK	071825	Mileage & exp relm for Family fun day 7/19/25	07/25	\$1,170.57	\$1,170.57

08/27/2025	6890	CHK	082825	Mileage & exp relm for Back to school -08/28/25	08/25	\$377.88	\$377.88
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**Totals For Vendor: Jolanta Kubacka** **\$1,548.45**

Lisa Dettelbach 147-92-5302 307 Orange Avenue Cranford NJ 07016

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/13/2025	6883	CHK	June 2025	facilitator for STEM program-Spring 2025	08/25	\$300.00	\$300.00

**Totals For Vendor: Lisa Dettelbach** **\$300.00**

Magic Touch Construction 22-1968634 59 W Front St. Keyport NJ 07735

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/12/2025	6849	CHK	43551A-P	REH-office hot water heater replaced	08/25	\$4,085.78	
			43714A-P	REH-8C Bathroom sink leak -repaired	08/25	\$1,471.74	
			43713A-P	REH-1 A Leak in Pantry/Sink clogged- repaired	08/25	\$1,276.49	
			42686A-P	JEG-Apt G5 Bathroom sink faucet valves replaced	08/25	\$749.83	
			43719A-P	JEG-Bldg. L Hot water leak in crawl space - repaired	08/25	\$1,023.59	\$8,607.43
08/13/2025	6884	CHK	43954A-P	REH-15 A Toilet Valve not Holding-repaired	08/25	\$880.24	
			43892A-P	REH- 2A Sewer backup - clear the clog & repaired	08/25	\$394.17	\$1,274.41
09/12/2025	6923	CHK	44076A-P	REH-15G & 15 H Hot water leak repaired	09/25	\$2,928.98	
			44074A-P	REH-15 Sewer backup - clear the clog & repaired	09/25	\$312.72	\$3,241.70

**Totals For Vendor: Magic Touch Construction Co.,Inc** **\$13,123.54**

Management Computer PO BOX 523 Sparta WI 54656-0523

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
09/12/2025	6924	CHK	083125	NSPIR & FSS case worker Training-Zena & April	09/25	\$300.00	\$300.00

**Totals For Vendor: Management Computer Services, Inc.** **\$300.00**

Marc Webb 10A Rev Samuel Carpenter Blvd Edison NJ 08820

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/12/2025	6850	CHK	081125	2025 prescription eyeglasses relmb.	08/25	\$250.00	\$250.00

**Totals For Vendor: Marc Webb** **\$250.00**

McLaughlin Stauffer & Shaklee, PC 4814 Outlook Drive Unit Suite 112 Wall Township NJ 07753

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/13/2025	6885	CHK	07-21727	legal services(labor matters)-July 2025	08/25	\$879.27	\$879.27
09/12/2025	6925	CHK	08-21787	legal services(labor matters)-August 2025	09/25	\$1,039.50	\$1,039.50

**Totals For Vendor: McLaughlin Stauffer & Shaklee, PC** **\$1,918.77**

Miailli Wilson 136-11-3493 17D Beaver Avenue Edison NJ 08820

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
07/29/2025	6817	CHK	072325	Food pantry help -part time \$16 7/14/25 to 7/23/25	07/25	\$401.35	\$401.35
08/06/2025	6834	CHK	080125	Food pantry help -part time \$16 7/24/25 to 8/01/25	08/25	\$304.00	\$304.00
08/25/2025	6889	CHK	081425	Food pantry help -part time \$16 8/05/25 to 8/14/25	08/25	\$344.00	\$344.00
09/03/2025	6897	CHK	082625	Food pantry help -part time \$16 8/15/25 to 8/26/25	09/25	\$344.00	\$344.00

**Totals For Vendor: Mialli Wilson**

**\$1,393.35**

**Middlesex Water Company** PO Box 826538 Philadelphia PA 19182-6538

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
07/29/2025	6818	CHK	5535300000 071525	Water bill for JEG for 06/13/2025- 07/15/2025	07/25	\$5,970.70	\$5,970.70
09/03/2025	6898	CHK	5535300000 081425	Water bill for JEG for 07/15/2025- 08/14/2025	09/25	\$5,465.61	\$5,465.61

**Totals For Vendor: Middlesex Water Company**

**\$11,436.31**

**Nan McKay & Associates, Inc.** 1810 Gillespie Way Ste 202 El Cajon CA 92020

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/12/2025	6851	CHK	INV303213	Public Housing Management-Zena 7/28- 8/1/25	08/25	\$1,215.00	\$1,215.00

**Totals For Vendor: Nan McKay & Associates, Inc.**

**\$1,215.00**

**NetConnect, Inc.** 111 Storer Avenue Unit: Suite B2 Staten Island NY

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/12/2025	6852	CHK	N10386	remote & onsite maint. of networks-Aug 2025	08/25	\$1,176.58	\$1,176.58
09/12/2025	6926	CHK	N10483	remote & onsite maint. of networks-Sep 2025	09/25	\$1,176.58	\$1,176.58

**Totals For Vendor: NetConnect, Inc.**

**\$2,353.16**

**New Jersey American Water** Box 371331 Pittsburgh PA 15250-7331

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/12/2025	6865	CHK	1018 210018967338 072825	1 wintergreen Ave. WB edison-06/27/25-07/28/25	08/25	\$386.58	\$386.58
08/12/2025	6866	CHK	1018 210021604954 072825	14 rev Samuel carpenter water 06/27/25-07/28/25	08/25	\$345.47	\$345.47
08/12/2025	6867	CHK	1018- 210021605605- 072825	17 Beaver Street A-REH water-06/27/25-07/28/25	08/25	\$540.51	\$540.51
08/12/2025	6868	CHK	1018- 210021656696 072825	15 LYLE PLACE H EDISON-06/27/25- 07/28/25	08/25	\$1,373.03	\$1,373.03
08/12/2025	6869	CHK	10182100216577 98-072825	11 LYLE PL A -06/27/25- 07/28/25	08/25	\$345.25	\$345.25
08/12/2025	6870	CHK	1018- 210021836324- 072825	9 LYLE PL H -06/27/25- 07/28/25	08/25	\$530.24	\$530.24

08/12/2025	6871	CHK	1018- 210021837112 072825	3 WESTON FORBES CT D-06/27/25-07/28/25	08/25	\$252.97	\$252.97
08/12/2025	6872	CHK	1018- 210021837815 072825	2 WESTON FORBES CT C-06/27/25-07/28/25	08/25	\$458.53	\$458.53
08/12/2025	6873	CHK	10182100218385 11 072825	4 WESTON FORBES CT C-06/27/25-07/28/25	08/25	\$314.65	\$314.65
08/12/2025	6874	CHK	1018- 210021839385 072825	5 WESTON FORBES CT B -06/27/25-07/28/25	08/25	\$1,737.40	\$1,737.40
08/12/2025	6875	CHK	1018- 210021840699 072825	6 WESTON FORBES CT D-06/27/25-07/28/25	08/25	\$252.97	\$252.97
08/12/2025	6876	CHK	1018- 210021901341 072825	8 Weston Forbes CT C - 06/27/25-07/28/25	08/25	\$1,537.81	\$1,537.81
08/12/2025	6877	CHK	1018 210021901730 072825	7 Weston Forbes CT. D Edison- 06/27/25- 07/28/25	08/25	\$242.69	\$242.69
08/12/2025	6878	CHK	10182100219024 36 072825	8 Weston Forbes CT E - 06/27/25-07/28/25	08/25	\$191.31	\$191.31
08/12/2025	6879	CHK	1018- 210021902795 072825	12 Wintergreen Ave WE - 06/27/25-07/28/25	08/25	\$252.97	\$252.97
09/12/2025	6937	CHK	1018 210018967338 082725	1 wintergreen Ave. WB edison-07/29/25-07/27/25	09/25	\$376.96	\$376.96
09/12/2025	6938	CHK	1018 210021604954 082725	14 rev Samuel carpenter water 07/29/25-07/27/25	09/25	\$315.14	\$315.14
09/12/2025	6939	CHK	1018- 210021605605- 082725	17 Beaver Street A-REH water-07/29/25-07/27/25	09/25	\$489.88	\$489.88
09/12/2025	6940	CHK	1018- 210021656696 082725	15 LYLE PLACE H EDISON-07/29/25- 07/27/25	09/25	\$1,324.47	\$1,324.47
09/12/2025	6941	CHK	10182100216577 98-082725	11 LYLE PL A -07/29/25- 07/27/25	09/25	\$325.02	\$325.02
09/12/2025	6942	CHK	1018- 210021836324- 082725	9 LYLE PL H -07/29/25- 07/27/25	09/25	\$489.88	\$489.88
09/12/2025	6943	CHK	1018- 210021837112 082725	3 WESTON FORBES CT D-07/29/25-07/27/25	09/25	\$263.60	\$263.60
09/12/2025	6944	CHK	1018- 210021837815 082725	2 WESTON FORBES CT C-07/29/25-07/27/25	09/25	\$479.99	\$479.99
09/12/2025	6945	CHK	10182100218385 11 082725	4 WESTON FORBES CT C-07/29/25-07/27/25	09/25	\$222.39	\$222.39
09/12/2025	6946	CHK	1018- 210021839385 082725	5 WESTON FORBES CT B -07/29/25-07/27/25	09/25	\$1,668.14	\$1,668.14
09/12/2025	6947	CHK	1018- 210021840699 082725	6 WESTON FORBES CT D-07/29/25-07/27/25	09/25	\$253.31	\$253.31
09/12/2025	6948	CHK	1018- 210021901341 082725	8 Weston Forbes CT C - 07/29/25-07/27/25	09/25	\$1,190.94	\$1,190.94
09/12/2025	6949	CHK	1018 210021901730 082725	7 Weston Forbes CT. D Edison- 07/29/25- 07/27/25	09/25	\$263.60	\$263.60
09/12/2025	6950	CHK	10182100219024 36 082725	8 Weston Forbes CT E - 07/29/25-07/27/25	09/25	\$181.18	\$181.18

09/12/2025	6951	CHK	1018-210021902795082725	12 Wintergreen Ave WE - 07/29/25-07/27/25	09/25	\$243.01	\$243.01
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**Totals For Vendor: New Jersey American Water**

**\$16,849.89**

**Nexacomm LLC** 333 Mamaroneck Ave #341 White Plains NY 10605

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/12/2025	6853	CHK	0005980	JEG telephone service - Aug 2025	08/25	\$91.60	\$91.60
09/12/2025	6927	CHK	0006058	JEG telephone service - Sep 2025	09/25	\$91.07	\$91.07

**Totals For Vendor: Nexacomm LLC**

**\$182.67**

**Optimum** PO Box 70340 Philadelphia PA 19176-0340

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/06/2025	6835	CHK	07875-453477-01-2 -082125	maintenance internet service 07/22/25-08/21/25 Weston Forbes APT C Basement	08/25	\$176.99	\$176.99
08/06/2025	6836	CHK	07875-207961-03-9-082125	JEG Internet 07/22/25-08/21/25	08/25	\$160.94	\$160.94
08/06/2025	6837	CHK	07875-386464-01-1-082125	REH office internet 07/22/25-08/21/25	08/25	\$200.99	\$200.99
09/03/2025	6899	CHK	07875-386464-01-1-092125	REH office internet 08/22/25-09/21/25	09/25	\$200.99	\$200.99
09/03/2025	6900	CHK	07875-453477-01-2 -092125	maintenance internet service 08/22/25-09/21/25 Weston Forbes APT C Basement	09/25	\$176.99	\$176.99
09/03/2025	6901	CHK	07875-207961-03-9-092125	JEG Internet 08/22/25-09/21/25	09/25	\$160.94	\$160.94

**Totals For Vendor: Optimum**

**\$1,077.84**

**Pathogend of New Jersey, Inc** 82-0936183 30 Galesi Drive Suite 102A Wayne NJ 07470

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
09/12/2025	6928	CHK	20251483	REH office Emergency Bio-Decontamination of offices, bathrooms, community room, Kitchen on 8/25/25	09/25	\$6,116.70	\$6,116.70

**Totals For Vendor: Pathogend of New Jersey, Inc**

**\$6,116.70**

**Phoenix Specialties, LLC** 650-C South Avenue Garwood NJ 07027

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/12/2025	6854	CHK	42507	maintenance material- Trash bags, paper towels, toilet paper	08/25	\$565.56	\$565.56

**Totals For Vendor: Phoenix Specialties, LLC**

**\$565.56**

**Polcari & Co.** 2035 Hamburg Turnpike Unit: H Wayne NJ 07470

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/12/2025	6855	CHK	16665	accounting services -July 2025	08/25	\$3,400.00	\$3,400.00
09/12/2025	6929	CHK	16698	accounting services - August 2025	09/25	\$3,400.00	\$3,400.00

**Totals For Vendor: Polcari & Co.**

**\$6,800.00**

**PSE&G CO** PO Box 144444 New Brunswick NJ 08906-4444

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
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08/06/2025	6838	CHK	1300007818 073025	REH Electric 06/24/25- 07/23/25	08/25	\$3,491.46	\$3,491.46
08/06/2025	6839	CHK	6691572106- 072525	JEG gas & electric 06/19/25-07/23/25	08/25	\$2,549.83	\$2,549.83
09/03/2025	6902	CHK	6691572106- 082525	JEG gas & electric 07/22/25-08/19/25	09/25	\$2,173.53	\$2,173.53

**Totals For Vendor: PSE&G CO** **\$8,214.82**

Quadient Finance USA, Inc. PO Box 6813 Carol Stream IL 60197-6813

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
09/12/2025	6930	CHK	INV62145445	postage meter refill for Aug 2025	09/25	\$509.00	\$509.00

**Totals For Vendor: Quadient Finance USA, Inc.** **\$509.00**

Quadient Leasing USA, Inc. Dept 3682, PO BOX 123682 Dallas TX 75312-3682

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
07/16/2025	6815	CHK	Q1936068	Postage meter Lease payment-09/10/25 - 11/09/25	07/25	\$196.50	\$196.50

**Totals For Vendor: Quadient Leasing USA, Inc** **\$196.50**

Reema Rage 6 Forest court North Monmouth Junction NJ 08852

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/06/2025	6840	CHK	071525	Part time help for EAH Board meetings 6/16, 6/17 & 7/15/25	08/25	\$213.00	\$213.00

**Totals For Vendor: Reema Rage** **\$213.00**

Regina Paparsenos 140-62-5062 1410 Johnson Ave Unit: 2 Point Pleasant Beach NJ 08742

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/13/2025	6886	CHK	June 2025	facilitator STEM program- Spring 2025	08/25	\$600.00	\$600.00

**Totals For Vendor: Regina Paparsenos** **\$600.00**

Robert Half 941-64-8752 12400 Collections Center Drive Chicago IL 60693

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/12/2025	6856	CHK	65212091	Wages -Zuleika Valle WE 07/18/25-hours 35.25 hrs	08/25	\$1,198.50	
			65138517	Wages -Zuleika Valle WE 06/27/25-hours 21.25 hrs.	08/25	\$749.06	
			65187903	Wages -Zuleika Valle WE 07/11/25-hours 31.84 hrs.	08/25	\$1,122.36	
			65235070	Wages -Zuleika Valle WE 07/25/25-hours 40 hrs	08/25	\$1,410.00	
			65260052	Wages -Zuleika Valle WE 08/01/25-hours 35 hrs.	08/25	\$1,233.75	\$5,713.67
09/03/2025	6903	CHK	65289834	Wages -Zuleika Valle WE 08/08/25-hours 35 hrs.	09/25	\$1,233.75	
			65318136	Wages -Zuleika Valle WE 08/15/25-hours 35 hrs.	09/25	\$1,233.75	
			65337697	Wages -Zuleika Valle WE 08/22/25-hours 35 hrs.	09/25	\$1,233.75	\$3,701.25

09/12/2025	6931	CHK	65358790	Wages -Zuleika Valle WE 08/29/25-hours 35.50 hrs.	09/25	\$1,251.38	
			65381630	Wages -Zuleika Valle WE 09/05/25-hours 14 hrs.	09/25	\$493.50	\$1,744.88

**Totals For Vendor: Robert Half** **\$11,159.80**

Sarayu Sameera 254 Nebula Road Piscataway NJ 08854

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/12/2025	6857	CHK	071925	Exp Reim-Ice bought on Family fund day 7/19/25	08/25	\$29.90	
			081125	2025 Reimbursement of Prescription Glasses	08/25	\$250.00	\$279.90
09/12/2025	6953	CHK	091125	reim. for VAWA training for Zena & Denise on 09/11/25	09/25	\$388.00	\$388.00

**Totals For Vendor: Sarayu Sameera** **\$667.90**

Savory Selections Catering 26-4620047 33 Trenton Avenue Fairwood NJ 07023

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/28/2025	6892	CHK	001008	Food for Back school event on 08/28/2025	08/25	\$1,287.00	\$1,287.00

**Totals For Vendor: Savory Selections Catering** **\$1,287.00**

See-More TV & Appliance 551 Middlesex Avenue Metuchen NJ 08840

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/12/2025	6858	CHK	1318447	JEG-apt E2 Electric Stove Replaced	08/25	\$705.00	\$705.00
08/13/2025	6887	CHK	1318595	REH-apt 6F 30" gas range Replaced	08/25	\$675.00	\$675.00
09/12/2025	6932	CHK	1318667	REH -4D top Freezer Refrigerator replaced	09/25	\$715.00	
			1318684	JEG APT M5 -top freezer Refrigerator replaced	09/25	\$705.00	\$1,420.00

**Totals For Vendor: See-More TV & Appliance** **\$2,800.00**

SIRV Mobile Barbershop 157-82-7875 817 Amboy Ave Edison NJ 08837

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/28/2025	6893	CHK	082825	barber for the back to school event on 8/28/25	08/25	\$625.00	\$625.00

**Totals For Vendor: SIRV Mobile Barbershop** **\$625.00**

Staples PO Box 70242 Philadelphia PA 19176-0242

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/12/2025	6859	CHK	7006043680	office supplies- Cartridge, water, supplies Inv# 6036883721,6036883723	08/25	\$434.23	\$434.23
09/12/2025	6933	CHK	7006416553	office supplies- tape, water ,letter opener	09/25	\$198.58	
			7006579706	office supplies- Back to school bags on 08/28/25 Inv# 6040400901	09/25	\$130.20	\$328.78

**Totals For Vendor: Staples** **\$763.01**

State of New Jersey Dept of Labor PO Box 929 Trenton NJ 08646-0929

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/12/2025	6860	CHK	0226015626-12/2024	deficit, rating assessment, catastrophic illness fund CY 2024	08/25	\$110.47	\$110.47
<b>Totals For Vendor: State of New Jersey Dept of Labor</b>							<b>\$110.47</b>

Steven Galante 151-82-0716 6 Atlantic Road Somerset NJ 08873

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/12/2025	6861	CHK	063025	Website maintenance for EHA June 2025	08/25	\$150.00	
			073125	Website maintenance for EHA July 2025	08/25	\$150.00	\$300.00
<b>Totals For Vendor: Steven Galante</b>							<b>\$300.00</b>

Steve's Appliance Doctor, Inc. 6 Eardley Road Edison NJ 08817

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/12/2025	6862	CHK	45392	REH apt 1B Bake/Oven Basket Changed	08/25	\$352.50	
			45387	REH 11E Front burner Bake Ignition kit changed	08/25	\$232.30	
			45445	REH apt 15E Bake Ignition kit Installed	08/25	\$227.60	
			45425	REH apt 7A start Ignition kit Installed	08/25	\$99.50	
			45133	REH 11E Refrigerator was warm checked & repaired	08/25	\$159.50	
			45412	JEG- M6 front left burner not working replaced	08/25	\$230.60	
			45488	JEG-K2 Bake Ignition & Oven Blub Changed	08/25	\$238.20	\$1,540.20
09/12/2025	6934	CHK	47932	REH apt 9H Bake Ignition kit Installed	09/25	\$229.30	\$229.30
<b>Totals For Vendor: Steve's Appliance Doctor, Inc.</b>							<b>\$1,769.50</b>

Tastee Family Ice of NJ LLC 47-5479780 2303 Woodbride Ave Edison NJ 08817

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
09/03/2025	6904	CHK	Inv# 13	Italian Ice truck for Family fund day 7/19/25 & Back to school supplies event on 8/28/2025	09/25	\$1,018.99	\$1,018.99
<b>Totals For Vendor: Tastee Family Ice of NJ LLC</b>							<b>\$1,018.99</b>

The Brooke Group LLC 27-0950485 209 E. Egnor Drive Absecon NJ 08205

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/12/2025	6863	CHK	EHA-GD06-2025-June	RAD Consulting - June 2025	08/25	\$9,223.75	\$9,223.75
09/12/2025	6935	CHK	EHA-GD07-2025	RAD Consulting - July 2025	09/25	\$6,482.50	\$6,482.50
<b>Totals For Vendor: The Brooke Group LLC</b>							<b>\$15,706.25</b>

The Print Post 274 Chestnut Street Newark NJ 07105

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
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08/08/2025	6842	CHK	33053	design and print STEM Certificates	08/25	\$70.00	\$70.00
08/12/2025	6864	CHK	32364	RAD Design for calendar & Combine RAD PDF files	08/25	\$70.00	
			32460	Design & print 500 flyer for FSS program	08/25	\$357.00	\$427.00
<b>Totals For Vendor: The Print Post</b>							<b>\$497.00</b>

Verizon Wireless PO Box 408 Newark NJ 07101-0408

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/06/2025	6841	CHK	6119740550	cell phone service 06/29/2025- 07/28/2025	08/25	\$359.80	\$359.80
09/12/2025	6936	CHK	6122228561	cell phone service 07/29/2025- 08/28/2025	09/25	\$359.80	\$359.80

**Totals For Vendor: Verizon Wireless** **\$719.60**

Zena Sutton 944 West 5th St Plainfield NJ 07063

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
09/03/2025	6905	CHK	071525	reim. Exp. Coffee for Board meeting -7/15/25	09/25	\$27.11	
			082725	reim. Exp 27 backpacks for Back to school event 08/28/25	09/25	\$447.28	\$474.39

**Totals For Vendor: Zena Sutton** **\$474.39**

**Total Payments for August and September 2025** **\$182,031.51**

## RESOLUTION # 1-9-2025

### VOUCHERS FOR PAYMENT OF INVOICES

**WHEREAS**, the Commissioners of the Edison Housing Authority approves voucher for payment of invoices for the months of August and September in the amount of \$ 182,031.51.

**NOW, THEREFORE, Be It Resolved** by the Board of Commissioner of the Edison Housing Authority that Resolution 1-9-2025 shall be approved.

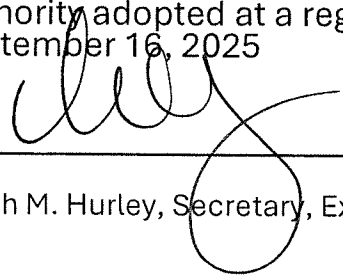
**MOVED:** Commissioner Toni Johnson

**SECONDED:** Commissioner Sonali Patel

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Lennox H. Small, Ed.D.	X			
Vice Chairwoman Deborah Andrews				X
Commissioner William Thomas	X			
Commissioner Toni Johnson	X			
Commissioner Sonali Patel	X			
Commissioner Brent Scott	X			
Commissioner Barry Telesnick	X			

PASSED AND ADOPTED THE 16 day of September, 2025

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing is a true copy of a resolution of the Authority adopted at a regular meeting September 16, 2025

  
\_\_\_\_\_  
Deborah M. Hurley, Secretary, Executive Director



## 2025 NJNAHRO FALL CONFERENCE

### ***LAST CHANCE TO SAVE!!***

Rooms are filling up fast. We have over 15 vendors so far and we anticipate another 10. Many were unable to attend last year because they did not register early enough. The NJNAHRO Fall Conference is Tuesday through Thursday November 18-20, 2025

#### **COME AND MEET THE NEW HUD REGIONAL ADMINISTRATOR**

Current Issues – New Requirements & Changes (Federal & State)

Changes in Public Housing (William Katchen & Richard Larsen)

Financial Issues – State Mandatory Training Course (Open to everyone)

What the Hell is Going On – (PHADA Panel)

Maintenance Management – Preventive and Deferred Maintenance Problems Reviewed

#### **Don't get shut out!!**

Please make your reservations **immediately** by faxing a registration form to 973-664-1083 and call the Trop for a room at 888-516-2215 Your Group/Promo Code is ST11NJ5. Or use their web site at <https://book.passkey.com/go/ST11NJ5>

**Cut-off for rooms is October 18<sup>th</sup>, but it may be extended.** However, your registration will not be valid until payment is received. Registration is strictly limited in each session.

**We cannot accept any registrations after Friday, November 8<sup>th</sup>**

**YOU DON'T WANT TO MISS THIS ONE !!!!**

**YOU HAVE BEEN TO THE REST NOW COME TO THE BEST**



**NJNAHRO FALL TRAINING CONFERENCE**  
**November 18<sup>th</sup>-20<sup>th</sup> 2025**

**MONDAY, NOVEMBER 17<sup>TH</sup>**

**3:30 PM– 4:30 PM      Early Registration – Havana Registration Area**

**TUESDAY, NOVEMBER 18<sup>TH</sup>**

**8:30 AM – 11:30 AM      Registration – Havana Registration Area**

**9:00 AM – 3:00 PM      State Mandated Training – Financial Issues - SAMBA  
(Separate Registration and Fee Required)  
William Snyder and Louis Riccio, Execu-Tech**

**9:00 AM – 11:30 PM      Communication: Effective Best Practices - BONGO**  
Presented by the MEL Safety Institute, this session is recommended for all Housing Authority employees. Topics include communication skills with the public and co-workers, self assessment and awareness, good customer service, knowing your audience, and planning. Paul Shives, JA Montgomery

**12:00 PM – 1:30 PM      Luncheon – MAMBO  
Vendor Introductions**

**1:45 PM – 3:00 PM      Current Issues in Housing - BONGO**  
Find out what the most pressing issues of the day are in dealing with housing programs. Tim Kaiser, Executive Director, PHADA

**3:00 PM – 4:00 PM      NJ Public Housing Joint Insurance Fund-TAMBORA  
NJPHAJIF Board of Trustees Meeting**

**3:00 PM      League of Municipalities – A.C. Convention Center**

**5:00 PM – 7:00 PM      Reception–(TICKETS REQUIRED)-Rooftop Lounge  
Networking reception with live entertainment.**

**WEDNESDAY, NOVEMBER 19<sup>th</sup>**

- 8:30 AM – 9:30 AM      **Registration** – Havana Registration Area
- 8:30 AM – 9:30 AM      **Breakfast** – MAMBO
- 9:30 AM – 10:30 PM      **WHAT THE HELL IS GOING ON?? - BONGO**  
Come join PHADA staff for a conversation about the latest in Washington and how it affects you.  
Tim Kaiser, Executive Director, PHADA
- 10:30 AM – 12:00 PM      **Changes in Public Housing - TAMBORA**  
This session will discuss HUD Notices 2025-20 and 25, concerning Operating Reserves, Interest Income and other significant changes being proposed by HUD.  
Richard Larsen, CPA, Novogradac and Company  
William Katchen, CPA
- 10:30 AM – 12:00 PM      **Maintenance Management – BONGO**  
This session will review the elements of a comprehensive maintenance program including janitorial/grounds keeping, scheduled, corrective and preventive maintenance, capital improvements, and resident upkeep.  
William Snyder and Louis Riccio, Execu-Tech
- 12:00 PM – 12:30 PM      **NJNAHRO Executive Board Meeting – TANGO**
- 12:30 PM – 2:00 PM      **Buffet Luncheon – MAMBO**  
NJNAHRO President Eric Chubenko  
Remarks by Jason Loughran, HUD Regional II Director
- 2:00 PM                      **League of Municipalities – A.C. Convention Center**

**THURSDAY, NOVEMBER 20<sup>th</sup>**

- 9:00 AM – 10:30 AM      **Breakfast and Closing Session – MAMBO**  
Howard Cumme, Director Public Housing Division
- 11:00 AM                      **League of Municipalities – A.C. Convention Center**

NOTE: Agenda is subject to change.



# NJNAHRO FALL TRAINING CONFERENCE

NOVEMBER 17-20, 2025

## REGISTRATION FORM

Please print clearly. Complete a separate form for each registrant. This form may be copied as needed.

Mail Registration form to: NJNAHRO, c/o L. Riccio, 455 Diamond Spring Road, Denville, NJ 07834

For Room Reservations – Call 888-516-2215 – Use Code ST11NJ5 - Tropicana Atlantic City

\$99+ applicable tax & fees, \$15 Resort Fee (rate only guaranteed until 10/10/25)

Online Reservations can be made at <https://book.passkey.com/go/ST11NJ5>

To pay for your room in advance send checks to Tropicana Hotel, ATTN: Income Control, 2831 Boardwalk, Atlantic City, NJ For a Purchase Order send to [ACGroupReservations@caesars.com](mailto:ACGroupReservations@caesars.com)

Name \_\_\_\_\_

Title \_\_\_\_\_

Agency \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Daytime Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-Mail \_\_\_\_\_

General Registration includes sessions, meals and receptions. One day registrations and Financial only class do not include reception and meals

	Member	Non-Member
<input type="checkbox"/> General Registration (1 <sup>st</sup> One)	\$475 _____	\$600 _____
<input type="checkbox"/> Each Additional Registrations	\$425 _____	\$550 _____
<input type="checkbox"/> On Site Registration	\$650 _____	\$750 _____
<input type="checkbox"/> One Day Registration	\$375 _____	\$500 _____
<input type="checkbox"/> Late Registration (After October 14 <sup>th</sup> )	\$550 _____	\$700 _____
<input type="checkbox"/> Guest Meals & Reception	\$150 _____	\$250 _____

☐ \*Financial Issues & Procedures (State Mandated Training) \$250.00. *You must be separately registered to attend this training and get credit.*

You may also attend the course for free if you do not need the credit. NJNAHRO is an approved trainer for the required training.

TOTAL AMOUNT ENCLOSED

\$ \_\_\_\_\_

If you plan on attending the League of Municipalities Conference you must buy a badge – Here is the link:  
[https://events.lpmi.com/gcmaintenance/njlm/html\\_files/30006856/menu.html](https://events.lpmi.com/gcmaintenance/njlm/html_files/30006856/menu.html)

Sorry No Refunds after October 25<sup>th</sup>

Make Checks payable to:  
NJNAHRO  
c/o L. Riccio  
455 Diamond Spring Road  
Denville, New Jersey 07834

## RESOLUTION # 2-9-2025

### RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE EDISON HOUSING AUTHORITY APPROVING THE STAFF AND COMMISSIONERS TO ATTEND THE 2025 NJNAHRO FALL TRAINING CONFERENCE FROM NOVEMBER 17 – NOVEMBER 20 AT THE TROPICANA HOTEL, ATLANTIC CITY, NEW JERSEY.

**WHEREAS**, NJNAHRO will be hosting its annual Fall Training Conference from November 17 – November 20, 2025, at the Tropicana Hotel in Atlantic City, New Jersey; and

**WHEREAS**, the Edison Housing Authority recognizes the importance of professional training and development for both staff and commissioners to remain informed of HUD regulations, state requirements, best practices, and emerging trends in the field of public housing and community development; and

**WHEREAS**, attendance at the conference will provide valuable educational sessions, networking opportunities, and resources that will enhance the Authority's ability to fulfill its mission and better serve its residents; and

**WHEREAS**, the Board of Commissioners has determined that it is in the best interest of the Authority to authorize staff and commissioners to attend this conference.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Edison Housing Authority, that staff and commissioners are hereby approved to attend the NJNAHRO Fall Training Conference to be held November 17 – November 20, 2025, at the Tropicana Hotel in Atlantic City, New Jersey.

**BE IT FURTHER RESOLVED**, that all related expenses shall be paid in accordance with the Authority's policies and procedures governing travel and training.

**MOVED:** Commissioner Thomas

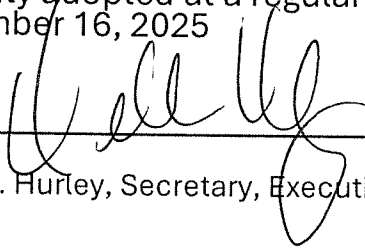
**SECONDED:** Commissioner Johnson

Member Recorded Vote	Ayes	Nays	Abstain	Absent
Chairman Lennox H. Small, Ed.D.	X			
Vice Chairwoman Deborah Andrews				X
Commissioner William Thomas	X			
Commissioner Toni Johnson	X			
Commissioner Sonali Patel	X			
Commissioner Brent Scott	X			
Commissioner Barry Telesnick	X			

PASSED AND ADOPTED THE 16 day of September, 2025

## RESOLUTION # 2-9-2025

I, Deborah M. Hurley, Secretary of the  
Housing Authority of the Township of  
Edison, hereby certify that the foregoing  
is a true copy of a resolution of the  
Authority adopted at a regular meeting  
September 16, 2025

A handwritten signature in black ink, appearing to read 'Deborah M. Hurley', is written over a horizontal line.

Deborah M. Hurley, Secretary, Executive Director

## CIOCCA FORD OF FLEMINGTON

215 US HIGHWAY 202, FLEMINGTON, NJ 08822

PHONE: (908) 782-3673 / FAX: (908) 782-7305

Rick Hungerford - rhungerford@cioccadealerships.com

CUSTOMER

**EDISON HOUSING AUTHORITY**

**2026 FORD F250 REGULAR CAB 4X4 PICK UP**  
**STATE CONTRACT T2100/ 24-FLEET-103122**

### STANDARD EQUIPMENT

#### Powertrain

6.8 LITER V-8 ENGINE

10 SPEED AUTO TRANSMISSION

Fuel Tank Capacity: 34 gal.

#### Suspension/Handling

Front Mono-beam non-independent suspension

Rear rigid axle leaf suspension with HD shocks

Hydraulic power-assist steering

Front and rear 17" x 7.5" argent steel wheels

LT245/75SR17.0E BSW AS front and rear tires

#### Body Exterior

2 doors

Black door mirrors

Black bumpers - Rear Step Bumper

Trailer sway control

Roof Clearance Lights

#### Convenience

Manual air conditioning

Manual tilt steering wheel

Manual telescopic steering wheel

Day-night rearview mirror

Front cupholders

Passenger visor vanity mirror

Upfitter Switches

#### Seats and Trim

Seating capacity of 3

Front 40-20-40 vinyl split-bench seat

2 KEY FOBs

4-way driver seat adjustment

Manual driver lumbar support

4-way passenger seat adjustment

Center front armrest with storage

#### Entertainment Features

AM/FM stereo radio with 2 speakers

Fixed antenna

#### Lighting, Visibility and Instrumentation

Halogen aero-composite headlights

Variable intermittent front windshield wipers

Front reading lights

Tachometer and Oil pressure gauge

Outside temperature display

Low tire pressure warning

Trip odometer

#### Safety and Security

4-wheel ABS brakes

Brake assist

4-wheel disc brakes

AdvanceTrac w/Roll Stability Control

Dual front impact airbags

Dual seat mounted side impact airbags

Manually adjustable front head restraints

Sync radio with bluetooth

POWER WINDOWS

POWER LOCKS

HEATED POWER MIRRORS

STATE CONTRACT PRICE = 51860.00 - 9190 UTILITY BODY = 42670.00

**Base Price**

**\$ 51,860.00**

### FACTORY OPTIONS

512	Spare Tire, Jack and Wheel		included
18B	Factory Installed Running Boards		
473	Snow Plow Package	\$	320.00
76C	Exterior Back-up Chime	\$	250.00
61S/62S	Splash Guards - Front & Rear	\$	220.00
592	Roof Clearance Lights	\$	130.00
66S	Upfitter Switches	\$	95.00
67D	Extra HD Alternator	\$	165.00
86M	DUAL BATTERY	\$	115.00
		\$	210.00
MCCPC Contract Discount - 5%		\$	(75.25)

#### Options Total

\$ 1,429.75

### ADDITIONAL TRUCK EQUIPMENT

#### Snow Plows

Fisher 8 ft. Minute Mount		
Snow Deflector for Fisher Plow	\$	6,990.00
	\$	475.00

#### Utility Bodies

REMOVE STAHL UTILITY BODY	\$	(9,190.00)
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#### Lighting & Accesssories

Cab Roof Light, Mini Lightbar	\$	1,095.00
DOT 4 Amber LED's, 2 in Grille and 2 in Rear Tail Lights	\$	1,095.00

#### Options Total

\$ 465.00

#### Total Price with Options

\$ 53,754.75

Exterior Paint Color will be WHITE  
Interior Trim will be MED DARK SLATE VINYL

Date 7/15/2025

Quote is good for 60 Days

Please sign here to accept \_\_\_\_\_



## NIELSEN FORD

170 Ridgedale Ave.  
Morristown, NJ 07960

Quote

To:	From: Brooks Buxton Phone/Fax: (973) 319-7009 / (973) 884-2650
	Vehicle Pick Up Location  Nielsen Fleet 31 Williams Parkway East Hanover, NJ 07936

2024 Ford F-250 (X2B) XL 4WD SuperCab 8' Box  
STATE OF NEW JERSEY  
CONTRACT #23-FLEET-34922

### Mechanical

Engine: 6.8L 2V DEVCT NA PFI V8 Gas -inc: Flex fuel (STD)  
Transmission: TorqShift-G 10-Speed Automatic -inc: SelectShift and  
selectable drive modes: normal, eco, slippery roads, tow/haul and off-road  
(STD)  
3.73 Axle Ratio (STD)  
GVWR: 10,000 lb Payload Package

50-State Emissions System  
Transmission w/Oil Cooler  
Electronic Transfer Case  
Part-Time Four-Wheel Drive

78-Amp/Hr 750CCA Maintenance-Free Battery w/Run Down Protection  
160 Amp Alternator  
Class V Towing Equipment -inc: Hitch, Brake Controller and Trailer Sway  
Control  
Trailer Wiring Harness  
3457# Maximum Payload  
HD Shock Absorbers  
Front Anti-Roll Bar  
Firm Suspension

Hydraulic Power-Assist Steering  
34 Gal. Fuel Tank  
Single Stainless Steel Exhaust  
Auto Locking Hubs  
Front Suspension w/Coil Springs  
Solid Axle Rear Suspension w/Leaf Springs  
4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs, Brake  
Assist and Hill Hold Control  
Exterior  
Wheels: 17" Argent Painted Steel -inc: painted hub covers/center  
ornaments (STD)  
Tires: LT245/75R17E BSW A/S -inc: Spare may not be the same as road tire  
(STD)

Regular Box Style  
Steel Spare Wheel  
Full-Size Spare Tire Stored Underbody w/Crankdown

### Interior

4-Way Driver Seat -inc: Manual Recline and Fore/Aft Movement  
  
4-Way Passenger Seat -inc: Manual Recline and Fore/Aft Movement  
60-40 Folding Split-Bench Front Facing Fold-Up Cushion Rear Seat  
Manual Tilt/Telescoping Steering Column  
Gauges -inc: Speedometer, Odometer, Oil Pressure, Engine Coolant Temp,  
Tachometer, Transmission Fluid Temp, Engine Hour Meter, Trip Odometer  
and Trip Computer  
Power Rear Windows  
FordPass Connect 5G Mobile Hotspot Internet Access  
Rear Cupholder  
Remote Keyless Entry w/Integrated Key Transmitter, Illuminated Entry and  
Panic Button  
Cruise Control w/Steering Wheel Controls

Manual Air Conditioning  
HVAC -inc: Underseat Ducts  
Illuminated Locking Glove Box  
Interior Trim -inc: Chrome Interior Accents  
Full Cloth Headliner  
Urethane Gear Shifter Material  
HD Vinyl 40/20/40 Split Bench Seat -inc: center armrest, cupholder, storage  
and driver's side manual lumbar  
Day-Night Rearview Mirror  
Passenger Visor Vanity Mirror  
Full Overhead Console w/Storage and 2 12V DC Power Outlets  
Front Map Lights  
Fade-To-Off Interior Lighting

Full Vinyl/Rubber Floor Covering  
Pickup Cargo Box Lights

Smart Device Remote Engine Start  
Instrument Panel Covered Bin and Dashboard Storage

Power 1st Row Windows w/Driver And Passenger 1-Touch Up/Down  
Delayed Accessory Power  
Power Door Locks

#### Clearcoat Paint

Black Front Bumper w/Black Rub Strip/Fascia Accent and 2 Tow Hooks  
Black Rear Step Bumper  
Black Side Windows Trim and Black Front Windshield Trim  
Black Door Handles  
Black Power Heated Side Mirrors w/Convex Spotter, Manual Folding and Turn Signal Indicator  
Manual Extendable Trailer Style Mirrors  
Fixed Rear Window  
Light Tinted Glass  
Variable Intermittent Wipers

#### Aluminum Panels

Black Grille  
Tailgate Rear Cargo Access  
Reverse Opening Rear Doors  
Tailgate/Rear Door Lock Included w/Power Door Locks  
Boxside Steps  
Autolamp Auto On/Off Aero-Composite Halogen Daytime Running Lights  
Preference Setting Headlamps w/Delay-Off

Cargo Lamp w/High Mount Stop Light  
Perimeter/Approach Lights

#### Entertainment

Radio w/Seek-Scan, Clock and Speed Compensated Volume Control  
Radio: AM/FM Stereo w/MP3 Player -Inc: 4 speakers  
Fixed Antenna

SYNC 4 -Inc: 8" LCD capacitive touchscreen w/swipe capability, wireless phone connection, cloud connected, AppLink w/app catalog, 911 Assist, Apple CarPlay and Android Auto compatibility and digital owner's manual  
2 LCD Monitors In The Front

#### Driver Information Center

Trip Computer  
Outside Temp Gauge  
Digital/Analog Appearance  
Seats w/Vinyl Back Material  
Manual Adjustable Front Head Restraints and Manual Adjustable Rear Head Restraints  
Securilock Anti-Theft Ignition (pats) Immobilizer  
2 12V DC Power Outlets  
Air Filtration  
Safety-Mechanical  
AdvanceTrac w/Roll Stability Control Electronic Stability Control (ESC) And Roll Stability Control (RSC)  
ABS And Driveline Traction Control  
Safety-Exterior  
Side Impact Beams  
Safety-Interior  
Dual Stage Driver And Passenger Seat-Mounted Side Airbags

#### Tire Specific Low Tire Pressure Warning

Dual Stage Driver And Passenger Front Airbags w/Passenger Off Switch  
Safety Canopy System Curtain 1st And 2nd Row Airbags  
Outboard Front Lap And Shoulder Safety Belts -Inc: Rear Center 3 Point and Height Adjusters

#### Back-Up Camera



## NIELSEN FORD

170 Ridgedale Ave.  
Morristown, NJ 07960

Quote

2024 Ford F-250 (X2B) XL 4WD SuperCab 8' Box  
STATE OF NEW JERSEY  
CONTRACT # 23-FLEET-34922

BASE PRICE \$ 46,969.00

### Options for F250

YZ	Oxford White		
AS	Medium Dark Slate, HD Vinyl 40/20/40 Split Bench Seat	\$	-
X3E	3.73 Axle Ratio w/Electronic Locking Rear Axle	\$	430.00
17X	FX4 Off-Road Package	\$	495.00
67B	410 Amp Dual Alternators -inc; 250 Amp + 160 Amp	\$	115.00
86M	Dual 68 AH/65 AGM Batteries	\$	210.00
66S	Upfitter Switches (4)	\$	165.00
18B	Platform Running Boards	\$	445.00
592	LED Roof Clearance Lights	\$	95.00
TBM	Tires: LT245/75Rx17E BSW AT (XL)	\$	165.00
473	Snow Plow Prep Package	\$	250.00
NJ State Contract Discount (10% Off Factory MSRP Options)		\$	(237.00)
Timbrens in Front		\$	525.00
Trailer Plug Installed		\$	225.00
Western 8' Pro Plus Snow Plow		\$	6,995.00
Spray-In Bedliner		\$	625.00
Back Up Alarm		\$	250.00
Vehicle Undercoating		\$	795.00
Dome Light		\$	190.00
Back Rack		\$	505.00
Amber Strobe Light Mounted to Back Rack		\$	535.00
(2) LED Scene/Work Lights Mounted to Back Rack		\$	595.00
(2) LED Scene/Work Lights Mounted Under Rear Bumper		\$	595.00
(4) Corner Amber LEDs		\$	995.00
2" Ball and Pintle		\$	385.00
DOT Safety Kit, 1st Aid Kit, Fire Extinguisher & Safety Triangles		\$	295.00
Continental Exclusionary New Wrap Extended Warranty 6 year/85K miles \$0 Deduct		\$	2,502.00

Option Total \$ 18,145.00

Budget Total \$ 65,114.00

Date: 7/16/2025



**Prepared for: Ms. Jolanta Kubacka, Director of Property Maintenance, Edison Housing Authority**  
14 Reverend Samuel Carpenter BLVD  
Edison, NJ 08820  
Office: 908-561-2525  
Email: jkubacka@edisonha.org

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2026 F-250 4x4 SD Super Cab 8' box 164" WB SRW XL (X2B)  
Price Level: 625

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### **Client Proposal**

Prepared by:  
Dave Armiger  
Office: 973-838-0800X122  
Email: darmiger@23automall.com  
Quote ID: EDISHA1  
Date: 09/03/2025



STATE CONTRACT | T-2959 , CONTRACT 40321, NJ, 07405  
Office: 973-838-0800

Prepared for: Ms. Jolanta Kubacka  
Director of Property Maintenance, Edison Housing Authority  
Prepared by: Dave Armiger  
09/03/2025



STATE CONTRACT | T-2959 CONTRACT 40321 NJ | 07405

2026 F-250 4x4 SD Super Cab 8' box 164" WB SRW XL (X2B)

Price Level: 625 | Quote ID: EDISHA1

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Pricing Summary - Single Vehicle .....	20

**Prepared for: Ms. Jolanta Kubacka**

Director of Property Maintenance, Edison Housing Authority

Prepared by: Dave Armiger

09/03/2025



STATE CONTRACT | T-2959 CONTRACT 40321 NJ | 07405

**2026 F-250 4x4 SD Super Cab 8' box 164" WB SRW XL (X2B)**

Price Level: 625 | Quote ID: EDISHA1

## Selected Equip & Specs

### Dimensions

• Conventional Capacity: 14,100 lbs. • GCWR: 21,000 lbs. • Fifth-wheel towing capacity: 13,800 lbs. • Gooseneck towing capacity: 14,000 lbs. • Front brake diameter: 14.3" • Rear brake diameter: 14.3" • Cargo box length: 98.1" • Cargo box min width: 50.5" • Cargo box volume: 78.5 cu.ft. • Pickup box depth: 21.1" • Cargo box max width: 66.9" • Cargo box tailgate width: 60.5" • Cargo box length feet: 8.0 • Vehicle body length: 254.4" • Vehicle body width: 80.0" • Vehicle body height: 81.4" • Wheelbase: 164.0" • Vehicle turning radius: 27.1' • Front track: 68.3" • Rear track: 67.2" • Cab to axle: 56.1" • Frame section modulus: 10.7 cu.in. • Frame yield strength (psi): 50000.0 • Front bumper to front axle: 38.2" • Front bumper to back of cab: 146.3" • Interior rear cargo volume with seats folded: 31.6 cu.ft. • Max interior rear cargo volume: 31.6 cu.ft. • Total passenger volume: 116.0 cu.ft. • Headroom first-row: 40.8" • Headroom second-row: 40.3" • Leg room first-row: 43.9" • Leg room second-row: 33.5" • Shoulder room first-row: 66.7" • Shoulder room second-row: 65.8" • Hip room first-row: 62.5" • Hip room second-row: 64.7"

### Powertrain

• Spark ignition system • 6.8L V-8 variable valve control, engine with 405HP • Engine cylinders: V-8 • Injection Type: sequential MPI • Horsepower: 405 HP@5000 RPM • Torque: 445 lb.-ft.@4000 RPM • Radiator • TorqShift 10-speed automatic • Part-time 4WD • Four-wheel drive • Recommended fuel: regular unleaded • All-speed ABS and driveline traction control • Electronic transfer case shift • **Driver selectable rear locking differential** • Auto locking hub control

### Fuel Economy and Emissions

• Gasoline secondary fuel type • Federal emissions • E85 additional fuel types

### Suspension and Handling

• Firm ride suspension • Heavy-duty front shock absorbers • Heavy-duty rear shock absorbers

### Driveability

• 4-wheel disc brakes • Front and rear ventilated disc brakes • 4-wheel antilock (ABS) brakes • Four channel ABS brakes • Brake assist system • Hill Start Assist • Mono-beam rigid axle front suspension • Front anti-roll bar • Front coil springs • Rigid axle rear suspension • Leaf spring rear suspension • Hydraulic power-assist steering system • Re-circulating ball steering • 2-wheel steering system

### Body Exterior

• Trailer wiring harness • Dynamic Hitch Assist vehicle to trailer hitching assist • **Running boards** • 4 doors • **Tough Bed spray-in pickup bed liner** • Standard style pickup box • Pickup bed-rail protectors • Monotone paint • Black side window trim • Black door handles • Black windshield trim • **Chrome front bumper** • 2 front tow hooks • **Chrome rear bumper** • Rear bumper step • **Body-coloured front bumper rub strip** • Black grille • Convex spotter in driver and passenger side door mirrors • Manual extendable trailer mirrors • Turn signal indicator in door mirrors • Black door mirrors • Reverse opening left rear passenger door • Reverse opening right rear passenger door • Tailgate • **LT245/75RS17 AT BSW front and rear tires** • 17 x 7.5-inch front and rear argent steel wheels

### Convenience

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

**Prepared for: Ms. Jolanta Kubacka**

Director of Property Maintenance, Edison Housing Authority

Prepared by: Dave Armiger

09/03/2025



STATE CONTRACT | T-2959 CONTRACT 40321 NJ | 07405

2026 F-250 4x4 SD Super Cab 8' box 164" WB SRW XL (X2B)

Price Level: 625 | Quote ID: EDISHA1

## Selected Equip & Specs (cont'd)

• Power door locks with 2 stage unlocking • Keyfob activated door locks • All-in-one remote fob and ignition key • Auto-locking doors • Power tailgate/rear door lock • Cruise control with steering wheel mounted controls • Day/Night rearview mirror • Power first-row windows • Integrated side steps • Fixed rear windshield • Front beverage holders • Illuminated locking glove box • 8 beverage holders • Rear beverage holders • Illuminated glove box • Instrument panel covered bin • Dashboard storage • Retained accessory power • Trip computer • **Upfitter switches** • Over the air updates • PRND in IP

### Comfort

• Manual climate control • Cabin air filter • Rear under seat climate control ducts • Cloth headliner material • Full headliner coverage • Full vinyl floor covering • Full floor coverage • Vinyl rear seat upholstery • Carpet rear seatback upholstery • Urethane steering wheel • Manual tilting steering wheel • Manual telescopic steering wheel

### Seats and Trim

• Seating capacity: 6 • 40-20-40 split-bench front seat • Driver seat with 4-way directional controls • Front passenger seat with 4-way directional controls • Height adjustable front seat head restraints • Manual front seat head restraint control • Split-bench front seat • Front seat center armrest • Front seat armrest storage • Manual reclining driver seat • Manual driver seat fore/aft control • Manual reclining passenger seat • Manual passenger seat fore/aft control • Fixed rear seats • Height adjustable rear seat head restraints • Split-bench rear seat • Manual driver seat lumbar • Vinyl front seat upholstery

### Entertainment Features

• 2 total number of 1st row displays • 8 inch primary display • Primary touchscreen display • AM/FM stereo radio • AM/FM • In-vehicle audio • AM radio • FM radio • Seek scan • SYNC 4 external memory control • Standard grade speakers • Speakers number: 6 • Steering wheel mounted audio controls • SYNC 4 voice activated audio controls • Speed sensitive volume • Bluetooth wireless audio streaming • Fixed audio antenna

### Lighting, Visibility and Instrumentation

• Digital/analog instrumentation display • Configurable instrumentation gauges • Trip odometer • Digital clock • Compass • Exterior temperature display • Driver information center • Tachometer • Oil pressure gauge • Engine/electric motor temperature gauge • Transmission fluid temperature gauge • Engine hour meter • Gauge cluster display size (Inches): 4.20 • Light tinted windows • Reflector headlights • Halogen headlights • Auto on/off headlight control • Multiple enclosed headlights • Delay-off headlights • DRL preference setting • Variable intermittent front windshield wipers • Illuminated entry • Front reading lights • Variable instrument panel light • Daytime running lights • **Cab clearance lights** • High mounted center stop light • Remote activated perimeter approach lighting • **Front fog lights** • Fade interior courtesy lights • Pickup box cargo light • **LED in-box lighting**

### Technology and Telematics

• SYNC 4 911 Assist emergency SOS system via mobile device • SYNC 4 handsfree wireless device connectivity • Smart device wireless mirroring • Ford App mobile app access • FordPass Connect 5G mobile hotspot internet access • 2 USB ports

### Safety and Security

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**Prepared for: Ms. Jolanta Kubacka**

Director of Property Maintenance, Edison Housing Authority

Prepared by: Dave Armiger

09/03/2025



STATE CONTRACT | T-2959 CONTRACT 40321 NJ | 07405

**2026 F-250 4x4 SD Super Cab 8' box 164" WB SRW XL (X2B)**

Price Level: 625 | Quote ID: EDISHA1

**Selected Equip & Specs (cont'd)**

• Driver front impact airbag • Seat mounted side impact driver airbag • Safety Canopy System curtain first and second-row overhead airbags • Cancellable front passenger air bag • Seat mounted side impact front passenger airbag • 6 airbags • Rear seat center 3-point seatbelt • Front height adjustable seatbelts • SecuriLock immobilizer • Ford Security Package (1-year included with activation) security system • Remote panic alarm • Rear mounted camera • AdvanceTrac w/Roll Stability Control electronic stability control system with anti-rollover

**Dimensions****General Weights**

Curb weight..... 6,504 lbs.  
GVWR..... 10,000 lbs.

Rear curb weight..... 2,638 lbs.  
Payload..... 3,457 lbs.

**Trailer Weights**

Fifth-wheel towing capacity..... 13,800 lbs.  
Conventional capacity..... 14,100 lbs.

Gooseneck towing capacity..... 14,000 lbs.  
GCWR..... 21,000 lbs.

**Front Weights**

Front curb weight..... 3,866 lbs.  
Axle capacity front..... 6,000 lbs.  
Tire/wheel capacity front..... 6,390 lbs.

\* GAWR front..... 5,990 lbs.  
\* Spring rating front..... 5,990 lbs.

**Rear Weights**

GAWR rear..... 6,340 lbs.  
Spring rating rear..... 6,340 lbs.

Axle capacity rear..... 7,280 lbs.  
Tire/wheel capacity rear..... 6,390 lbs.

**Off Road**

Min ground clearance..... 8.5"  
Approach angle..... 17.8

Loading floor height..... 37.0"  
Departure angle..... 21.0

**Exterior Measurements**

Vehicle body length..... 254.4"  
Vehicle body height..... 81.4"  
Front brake diameter..... 14.3"  
Rear brake diameter..... 14.3"  
Cargo box volume..... 78.5 cu.ft.  
Cargo box max width..... 66.9"  
Cargo box length feet..... 8.0  
Rear track..... 67.2"  
Cab to axle..... 56.1"  
Frame yield strength (psi)..... 50000.0  
Front bumper to back of cab..... 146.3"

Vehicle body width..... 80.0"  
Wheelbase..... 164.0"  
Cargo box length..... 98.1"  
Cargo box min width..... 50.5"  
Pickup box depth..... 21.1"  
Cargo box tailgate width..... 60.5"  
Front track..... 68.3"  
Vehicle turning radius..... 27.1'  
Frame section modulus..... 10.7 cu.in.  
Front bumper to front axle..... 38.2"

**Interior Measurements**

Max interior rear cargo volume..... 31.6 cu.ft.

Interior rear cargo volume with seats folded 31.6 cu.ft.

**Interior Volume**

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Price Level: 625 | Quote ID: EDISHA1

**Selected Equip & Specs (cont'd)**

Total passenger volume ..... 116.0 cu.ft.

**Headroom**

Headroom first-row ..... 40.8"

Headroom second-row ..... 40.3"

**Legroom**

Leg room first-row ..... 43.9"

Leg room second-row ..... 33.5"

**Shoulder Room**

Shoulder room first-row ..... 66.7"

Shoulder room second-row ..... 65.8"

**Hip Room**

Hip room first-row ..... 62.5"

Hip room second-row ..... 64.7"

**Powertrain****Engine**

Engine ... 6.8L V-8 variable valve control, engine with 405HP

Valves per cylinder ..... 2

Engine cylinders ..... V-8

Injection type ..... sequential MPI

Engine location ..... Front mounted engine

Ignition ..... Spark ignition system

Engine mounting direction ..... Longitudinal mounted engine

Engine block material ..... Iron engine block

Cylinder head material ..... Aluminum cylinder head

**Engine Specs**

Displacement ..... 6.8L

cc. .... 415 cu.in.

Bore ..... 4.22"

Stroke ..... 3.68"

Compression ratio ..... 10.8

SAEJ1349 ..... AUG2004 compliant

**Engine Power**

Horsepower ..... 405 HP@5000 RPM

Torque ..... 445 lb.-ft.@4000 RPM

**Alternator**

• Alternator amps ..... 250A

• Alternator type ..... Heavy-duty alternator

**Battery**

Battery amps ..... 68Ah

Battery type ..... HD lead acid battery

Battery rating ..... 750CCA

Battery run down protection ..... Battery run down protection

**Engine Extras**

Radiator ..... Radiator

**Transmission**

Transmission ..... TorqShift 10-speed automatic

Transmission electronic control ..... Transmission electronic control

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**Selected Equip & Specs (cont'd)**

Overdrive transmission..... Overdrive transmission  
First gear ratio..... 4.696  
Third gear ratio..... 2.146  
Fifth gear ratio..... 1.52  
Reverse gear ratio..... 4.866  
Eighth gear ratio..... 0.854  
Tenth gear ratio..... 0.636  
Selectable mode transmission..... Selectable mode transmission  
Transmission oil cooler..... Transmission oil cooler

Lock-up transmission..... Lock-up transmission  
Second gear ratio..... 2.985  
Fourth gear ratio..... 1.769  
Sixth gear ratio..... 1.275  
Seventh gear ratio..... 1  
Ninth gear ratio..... 0.689  
Stall ratio..... 1.97  
Sequential shift control..... SelectShift Sequential shift control

**Drive Type**

4WD type..... Part-time 4WD

Drive type..... Four-wheel drive

**Drivetrain**

Axle ratio..... 3.73

**Exhaust**

Tailpipe..... Stainless steel single exhaust

**Fuel**

Fuel type..... regular unleaded

**Fuel Tank**

Fuel tank capacity..... 34.00 gal.

**Drive Feature**

Traction control..... All-speed ABS and driveline traction control

Transfer case..... Electronic transfer case shift

Locking hub control..... Auto locking hub control

\* Rear locking differential..... Driver selectable rear locking differential

**Provisions**

\* Provisions..... Snow plow provisions

**Fuel Economy and Emissions****Fuel Economy**

Secondary fuel type..... Gasoline secondary fuel type

**Emissions**

Emissions..... Federal emissions

**Fuel Economy (Alternate 1)**

Additional fuel types..... E85 additional fuel types

**Suspension and Handling**

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## Selected Equip & Specs (cont'd)

### Suspension

Suspension ..... Firm ride suspension

Front shock absorbers ..... Heavy-duty front shock absorbers

Rear shock absorbers ..... Heavy-duty rear shock absorbers

### Driveability

#### Brakes

Brake type ..... 4-wheel disc brakes

Ventilated brakes ..... Front and rear ventilated disc brakes

ABS brakes ..... Four channel ABS brakes

ABS brakes ..... 4-wheel antilock (ABS) brakes

#### Brake Assistance

Hill start assist ..... Hill Start Assist

Brake assist system ..... Brake assist system

#### Front Suspension

Front anti-roll ..... Front anti-roll bar

Suspension ride type front Mono-beam rigid axle front suspension

#### Front Spring

• HD front springs ..... Heavy-duty front springs

Springs front ..... Front coil springs

#### Rear Spring

Springs rear ..... Rear leaf springs

Rear springs ..... Heavy-duty rear springs

#### Rear Suspension

Suspension type rear ..... Leaf spring rear suspension

Suspension ride type rear Rigid axle rear suspension

#### Steering

Steering ..... Hydraulic power-assist steering system

Steering type ..... Re-circulating ball steering

Steering type number of wheels ..... 2-wheel steering system

### Exterior

#### Front Wheels

Front wheels diameter ..... 17"

Front wheels width ..... 7.5"

#### Rear Wheels

Rear wheels diameter ..... 17"

Rear wheels width ..... 7.5"

#### Front And Rear Wheels

Appearance ..... argent

Material ..... steel

#### Front Tires

Aspect ..... 75

Diameter ..... 17"

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## Selected Equip & Specs (cont'd)

Sidewalls.....	BSW	Speed.....	S
* Tread.....	AT	Type.....	LT
Width.....	245mm	Front wheel - RPM.....	649
<b>Rear Tires</b>			
Aspect.....	75	Diameter.....	17"
Sidewalls.....	BSW	Speed.....	S
* Tread.....	AT	Type.....	LT
Width.....	245mm	Rear wheel - RPM.....	649

## Body Exterior

### Trailer

Towing class.....	Class V tow rating	Towing hitch.....	Trailer hitch
Towing wiring harness.....	Trailer wiring harness	* Towing brake controller.....	Trailer brake controller
Towing trailer sway.....	Trailer sway control		

### Exterior Features

Box style.....	Standard style pickup box	* Bed liner.....	Tough Bed spray-in pickup bed liner
Number of doors.....	4 doors	* Running boards.....	Running boards
* Front splash guards.....	Front splash guards	* Rear splash guards.....	Rear splash guards

### Body

Body panels..... Aluminum body panels with side impact beams

### Mirrors

Convex spotter.....	Convex spotter in driver and passenger side door mirrors	Turn signal in door mirrors.....	Turn signal indicator in door mirrors
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### Spare Tire

Spare tire.....	Full-size spare tire with steel wheel	Spare tire location.....	Crank-down spare tire
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### Tires

Front tires LT load rating.....	E	Rear tires LT load rating.....	E
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### Wheels

* Wheel covers.....	Chrome hub wheel covers
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## Convenience

### Door Locks

Door locks.....	Power door locks with 2 stage unlocking	Keyfob door locks.....	Keyfob activated door locks
All-in-one key.....	All-in-one remote fob and ignition key	Auto door locks.....	Auto-locking doors
Tailgate control.....	Power tailgate/rear door lock		

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## Selected Equip & Specs (cont'd)

### *Cruise Control*

Cruise control ..... Cruise control with steering wheel mounted controls

### *Rear View Mirror*

Day/Night rearview mirror... Day/Night rearview mirror

### *Exterior Mirrors*

Door mirrors ..... Power door mirrors  
Heated door mirrors ..... Heated driver and passenger side door mirrors

Folding door mirrors ..... Manual folding door mirrors

### *Front Side Windows*

First-row windows ..... Power first-row windows

### *Overhead Console*

Overhead console ..... Full overhead console

Overhead console storage Overhead console storage

### *Passenger Visor*

Visor passenger mirror ..... Passenger visor mirror

### *Power Outlets*

12V power outlets ..... 2 12V power outlets

\* 120V AC power outlets ..... 1 120V AC power outlet

### *Pickup Box*

Boxside steps ..... Integrated side steps

### *Rear Windshield*

Rear windshield ..... Fixed rear windshield

### *Storage*

Number of beverage holders ..... 8 beverage holders  
Beverage holders rear ..... Rear beverage holders  
Illuminated glove box ..... Illuminated glove box

Beverage holders ..... Front beverage holders  
Glove box ..... Illuminated locking glove box  
Instrument panel storage... Instrument panel covered bin

Dashboard storage ..... Dashboard storage

### *Windows Feature*

One-touch up window ..... Driver and passenger one-touch up windows

One-touch down window... Driver and passenger one-touch down windows

### *Windows Rear Side*

Second-row windows ..... Power second-row windows

### *Miscellaneous*

Trip computer ..... Trip computer

\* Upfitter switches ..... Upfitter switches

PRND in IP ..... PRND in IP  
Accessory power ..... Retained accessory power

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**Selected Equip & Specs (cont'd)**

Over the air updates ..... Over the air updates

**Comfort***Climate Control*Climate control ..... Manual climate control  
Rear under seat ducts Rear under seat climate control  
ducts

Cabin air filter ..... Cabin air filter

*Headliner*

Headliner material ..... Cloth headliner material

Headliner coverage ..... Full headliner coverage

*Floor Trim*

Floor covering ..... Full vinyl floor covering

Floor coverage ..... Full floor coverage

*Second-Row Seat Trim*

Rear seat upholstery ..... Vinyl rear seat upholstery

Rear seatback upholstery ..... Carpet rear seatback  
upholstery*Steering Wheel*

Steering wheel material ..... Urethane steering wheel

Steering wheel telescopic. Manual telescopic steering  
wheel

Steering wheel tilt ..... Manual tilting steering wheel

**Seats and Trim***Seat Capacity*

Seating capacity ..... 6

*Front Seats*

Front seat type ..... Split-bench front seat

Driver seat direction. Driver seat with 4-way directional  
controlsDriver seat fore/aft control. Manual driver seat fore/aft  
controlPassenger seat direction. Front passenger seat with 4-  
way directional controls

Split front seats ..... 40-20-40 split-bench front seat

Reclining passenger seat. Manual reclining passenger  
seatPassenger seat fore/aft control ..... Manual passenger  
seat fore/aft controlFront head restraints ..... Height adjustable front seat  
head restraintsFront head restraint control ..... Manual front seat head  
restraint control

Armrests front center ..... Front seat center armrest

Armrests front storage ..... Front seat armrest storage

Reclining driver seat ..... Manual reclining driver seat

*Rear Seats*

Bench seats ..... Split-bench rear seat

Rear seats fixed or removable ..... Fixed rear seats

Folding second-row seats ..... 60-40 folding rear seats

Rear seat direction ..... Front facing rear seat

Rear seat folding position ..... Fold-up rear seat cushion

Rear head restraints. Height adjustable rear seat head  
restraints

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**Selected Equip & Specs (cont'd)**Rear head restraint control .... Manual rear seat head  
restraint controlNumber of rear head restraints ..... 3 rear seat head  
restraints**Lumbar Seats**

Driver lumbar ..... Manual driver seat lumbar

**Front Seat Trim**

Front seat upholstery ..... Vinyl front seat upholstery

Front seatback upholstery ..... Vinyl front seatback  
upholstery**Interior Accents**

Interior accents ..... Chrome interior accents

**Gearshifter Material**

Gearshifter material ..... Urethane gear shifter material

**Entertainment Features****Displays**Primary touchscreen display ..... Primary touchscreen  
displayNumber of first-row displays 2 total number of 1st row  
displays

Primary display size ..... 8 inch primary display

**Radio Features**

External memory ..... SYNC 4 external memory control

Seek scan ..... Seek scan

**Speakers**

Speakers ..... Standard grade speakers

Speakers number ..... 6

**Audio Features**Steering mounted audio control ..... Steering wheel  
mounted audio controls

Speed sensitive volume ..... Speed sensitive volume

Voice activated audio ..... SYNC 4 voice activated audio  
controlsWireless streaming ..... Bluetooth wireless audio  
streaming**Lighting, Visibility and Instrumentation****Instrumentation**

Trip odometer ..... Trip odometer

Instrumentation display. Digital/analog instrumentation  
displayConfigurable instrumentation gauges ..... Configurable  
instrumentation gauges**Instrumentation Displays**Temperature display ..... Exterior temperature display  
Clock ..... Digital clockDriver information center ..... Driver information center  
Compass ..... Compass**Instrumentation Gauges**

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**Selected Equip & Specs (cont'd)**

Tachometer..... Tachometer  
Transmission temperature gauge... Transmission fluid  
temperature gauge  
Gauge cluster display size (inches) ..... 4.20

Oil pressure gauge..... Oil pressure gauge  
Engine/electric motor temperature  
gauge..... Engine/electric motor temperature gauge  
Engine hour meter..... Engine hour meter

**Instrumentation Warnings**

Engine temperature warning..... Engine temperature  
warning  
Low fuel warning..... Low fuel warning  
Battery charge warning..... Battery charge warning  
Key in vehicle warning..... Key in vehicle warning  
Service interval warning..... Service interval indicator

Oil pressure warning..... Oil pressure warning  
Low brake fluid warning..... Low brake fluid warning  
Headlights on reminder..... Headlights on reminder  
Door ajar warning..... Door ajar warning  
Low tire pressure warning..... Tire specific low air  
pressure warning

**Glass**

Tinted windows..... Light tinted windows

**Headlights**

Headlights..... Halogen headlights  
Auto headlights..... Auto on/off headlight control  
Delay off headlights..... Delay-off headlights

Headlight type..... Reflector headlights  
Multiple headlights..... Multiple enclosed headlights  
DRL preference setting..... DRL preference setting

**Front Windshield**

Wipers... Variable intermittent front windshield wipers

**Interior Lighting**

Illuminated entry..... Illuminated entry  
Front reading lights..... Front reading lights

Variable panel light... Variable instrument panel light

**Lights**

Running lights..... Daytime running lights  
• Fog lights..... Front fog lights  
High mount stop light... High mounted center stop light  
• In-box lighting..... LED in-box lighting

Interior courtesy lights... Fade interior courtesy lights  
• Clearance lights..... Cab clearance lights  
Pickup box cargo light..... Pickup box cargo light  
Perimeter approach lighting..... Remote activated  
perimeter approach lighting

**Technology and Telematics****Connectivity**

Handsfree..... SYNC 4 handsfree wireless device  
connectivity  
Emergency SOS SYNC 4 911 Assist emergency SOS  
system via mobile device

Smart device integration..... Smart device wireless  
mirroring

**Internet Access**

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## Selected Equip & Specs (cont'd)

Internet access FordPass Connect 5G mobile hotspot  
Internet access

### USB Ports

USB ports ..... 2 USB ports

## Safety and Security

### Airbags

Front impact airbag driver... Driver front impact airbag  
Front impact airbag passenger... Cancellable front  
passenger air bag  
Front side impact airbag passenger... Seat mounted  
side impact front passenger airbag

Number of airbags ..... 6 airbags  
Front side impact airbag driver... Seat mounted side  
impact driver airbag  
Overhead airbags... Safety Canopy System curtain first  
and second-row overhead airbags

### Seatbelts

3-point seatbelt... Rear seat center 3-point seatbelt

Height adjustable seatbelts... Front height adjustable  
seatbelts

### Security System

Immobilizer... SecuriLock immobilizer  
Security system... Ford Security Package (1-year  
included with activation) security system

Remote panic alarm... Remote panic alarm

### Cameras

Rear camera... Rear mounted camera

### Traction Control

Electronic stability control... AdvanceTrac w/Roll  
Stability Control electronic stability control system  
with anti-rollover

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## Warranty

### Standard Warranty

#### *Basic Warranty*

Basic warranty ..... 36 months/36,000 miles

#### *Powertrain Warranty*

Powertrain warranty ..... 60 months/60,000 miles

#### *Corrosion Perforation*

Corrosion perforation warranty ..... 60 months/unlimited

#### *Roadside Assistance Warranty*

Roadside warranty ..... 60 months/60,000 miles

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## As Configured Vehicle

Code	Description	MSRP
<b>Base Vehicle</b>		
X2B	Base Vehicle Price (X2B)	\$56,235.00
<b>Packages</b>		
600A	Order Code 600A <i>Includes:</i> - Engine: 6.8L 2V DEVCT NA PFI V8 Gas - Transmission: TorqShift-G 10-Speed Automatic <i>Includes SelectShift and selectable drive modes: normal, eco, slippery roads, tow/haul and off-road.</i> - GVWR: 10,000 lb Payload Package - Wheels: 17" Argent Painted Steel <i>Includes painted hub covers/center ornaments.</i> - HD Vinyl 40/20/40 Split Bench Seat <i>Includes center armrest, cupholder, storage and driver's side manual lumbar.</i> - Radio: AM/FM Stereo w/MP3 Player <i>Includes 6 speakers.</i> - Ford Connectivity Package (1-Year Included) <i>Includes unlimited Wi-Fi hotspot. Included for one-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan.</i> - SYNC 4 <i>Includes 8" LCD capacitive touchscreen with swipe capability, wireless phone connection, cloud connected, AppLink with app catalog, 911 Assist, Apple CarPlay and Android Auto compatibility and digital owner's manual.</i>	N/C
<b>Powertrain</b>		
99A	Engine: 6.8L 2V DEVCT NA PFI V8 Gas	Included
44F	Transmission: TorqShift-G 10-Speed Automatic <i>Includes SelectShift and selectable drive modes: normal, eco, slippery roads, tow/haul and off-road.</i>	Included
X3E	Electronic-Locking w/3.73 Axle Ratio	\$430.00
STDGV	GVWR: 10,000 lb Payload Package	Included
<b>Wheels &amp; Tires</b>		
TBM	Tires: LT245/75R17E BSW A/T <i>Spare may not be the same as road tire.</i>	\$165.00
64A	Wheels: 17" Argent Painted Steel <i>Includes painted hub covers/center ornaments.</i>	Included

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Director of Property Maintenance, Edison Housing Authority

Prepared by: Dave Armiger

09/03/2025



STATE CONTRACT | T-2959 CONTRACT 40321 NJ | 07405

2026 F-250 4x4 SD Super Cab 8' box 164" WB SRW XL (X2B)

Price Level: 625 | Quote ID: EDISHA1

## As Configured Vehicle (cont'd)

Code	Description	MSRP
<b>Seats &amp; Seat Trim</b>		
A	HD Vinyl 40/20/40 Split Bench Seat <i>Includes center armrest, cupholder, storage and driver's side manual lumbar.</i>	Included
<b>Other Options</b>		
164WB	164" Wheelbase	STD
PAINT	Monotone Paint Application	STD
STDRD	Radio: AM/FM Stereo w/MP3 Player <i>Includes 6 speakers.</i>	Included
	<i>Includes:</i> - Ford Connectivity Package (1-Year Included) <i>Includes unlimited Wi-Fi hotspot. Included for one-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan.</i> - SYNC 4 <i>Includes 8" LCD capacitive touchscreen with swipe capability, wireless phone connection, cloud connected, AppLink with app catalog, 911 Assist, Apple CarPlay and Android Auto compatibility and digital owner's manual.</i>	
96V	XL Chrome Package <i>Includes 4 pickup box tie-down plates.</i>	\$425.00
	<i>Includes:</i> - Bright Chrome Hub Covers & Center Ornaments - Chrome Front Bumper - Chrome Rear Step Bumper - Halogen Fog Lamps	
473	Snow Plow Prep Package <i>Includes computer selected springs for snowplow application and tailgate delete cap kit. Note 1: Restrictions apply; see supplemental reference or body builders layout book for details. Note 2: May result in deterioration of ride quality when vehicle is not equipped with snowplow. Note 3: Dual battery (86M) recommended with 6.8L or 7.3L gasoline engines; see body builders layout book for details.</i>	\$350.00
67E	250 Amp Alternator (Gas)	\$185.00
66L	LED Box Lighting <i>Includes LED Center High-Mounted Stop Lamp (CHMSL).</i>	\$160.00
52B	Trailer Brake Controller <i>Includes smart trailer tow connector.</i>	\$300.00
18B	Platform Running Boards	\$445.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Ms. Jolanta Kubacka

Director of Property Maintenance, Edison Housing Authority

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2026 F-250 4x4 SD Super Cab 8' box 164" WB SRW XL (X2B)

Price Level: 625 | Quote ID: EDISHA1

## As Configured Vehicle (cont'd)

Code	Description	MSRP
592	LED Roof Clearance Lights	\$150.00
85S	Tough Bed Spray-In Bedliner <i>Includes tailgate-guard, black box bed tie-down hooks and black bed attachment bolts.</i>	\$625.00
43C	120V/400W Outlet <i>Includes 1 in-dash mounted outlet.</i>	\$225.00
66S	Upfitter Switches (6) <i>Located in overhead console.</i>	\$250.00
61S	Front Splash Guards/Mud Flaps (Pre-Installed)	\$130.00
62S	Rear Splash Guards/Mud Flaps (Pre-Installed)	N/C

## Fleet Options

WARANT	Fleet Customer Powertrain Limited Warranty	N/C
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Requires valid FIN code.

*Ford is increasing the 5-year 60,000-mile limited powertrain warranty to 5-years, 100,000 miles. Only Fleet purchasers with a valid Fleet Identification Number (FIN code) will receive the extended warranty. When the sale is entered into the sales reporting system with a sales type fleet along with a valid FIN code, the warranty extension will automatically be added to the vehicle. The extension will stay with the vehicle even if it is subsequently sold to a non-fleet customer before the expiration. This extension applies to both gas and diesel powertrains. Dealers can check for the warranty extension on eligible fleet vehicles in OASIS. Please refer to the Warranty and Policy Manual section 3.13.00 Gas Engine Commercial Warranty. This change will also be reflected in the printed Warranty Guided distributed with the purchase of every new vehicle.*

## Emissions

425	50-State Emissions System	STD
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## Exterior Color

Z1_01	Oxford White	N/C
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## Interior Color

AS_03	Medium Dark Slate w/HD Vinyl 40/20/40 Split Bench Seat	N/C
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## Upfit Options

4CS	FOUR CORNER STROBES <i>FOUR CORNER AMBER STROBES INSTALLED</i>	\$1,595.00
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Price Level: 625 | Quote ID: EDISHA1

### As Configured Vehicle (cont'd)

Code	Description	MSRP
WHE56	WHELEN 56 INCH JUSTICE LIGHT BAR LED AMBER	\$2,805.00
PP85F23	8.5 FOOT WESTERN PRO PLUS PLOW INSTALLED	\$6,970.00
SUBTOTAL		\$71,445.00
Destination Charge		\$2,195.00
TOTAL		\$73,640.00

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Price Level: 625 | Quote ID: EDISHA1



## Pricing Summary - Single Vehicle

		MSRP
<i>Vehicle Pricing</i>		
<b>Subtotal</b>		\$68,640.00
		\$68,640.00
<i>Pre-Tax Adjustments</i>		
Code	Description	MSRP
T2959 NJ STATE2	T2959 NJ STATE GPC GOVERNMENT PRICE CONCESSION	-\$4,680.00
<b>Total</b>		\$63,960.00

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

## **RESOLUTION # 3-9-2025**

### **RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE EDISON HOUSING AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE PURCHASE OF A MAINTENANCE TRUCK**

**WHEREAS**, the Edison Housing Authority ("EHA") requires reliable transportation for maintenance staff to perform necessary repairs, inspections, and services across its properties at Robert Holmes Gardens and Julius Engel Gardens; and

**WHEREAS**, the purchase of a maintenance truck is deemed essential for the efficient operation of the Authority's maintenance department; and

**WHEREAS**, the Executive Director has verified with the fee accountant that adequate funds have been approved and allocated within the Capital Fund Program to cover the expense of purchasing a maintenance truck for the Housing Authority; and

**WHEREAS**, the Executive Director solicited quotes for the purchase of a maintenance truck and received three quotes from the state of New Jersey approved vendors list; and

**WHEREAS**, the quotes received were as follows:

Ciocca Ford, 215 US Highway 202, Flemington, NJ 08822  
2026 Ford F-250 Regular Cab 4X4 with snowplow,  
\$53,754.75

Rt 23 Auto Mall, 1301 NJ-23, Butler, NJ 07405  
2026 Ford F-250 Regular Cab 4X4 with snowplow  
\$63,960.00

Nielsen Ford, 170 Ridgedale Avenue, Morristown, NJ 07960  
2026 Ford F-250 Regular Cab 4X4 with snowplow  
\$65,114.00

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Edison Housing Authority as follows:

1. **Authorization:** The Board hereby authorizes the Executive Director to purchase the maintenance truck from **Ciocca Ford, 215 US Highway 202,**

Flemington, NJ 08822, in accordance with applicable procurement policies and budgetary allocations.

2. **Execution of Documents:** The Executive Director is authorized to execute any and all documents necessary to complete the purchase, including contracts, purchase orders, and other related agreements.
3. **Budget Compliance:** The purchase shall be in compliance with the approved annual budget and applicable federal, state, and local regulations.

**BE IT FURTHER RESOLVED THAT** a copy of this resolution shall be placed in the official records of the Edison Housing Authority.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2025 by the Board of Commissioners of the Edison Housing Authority.

**MOVED:** \_\_\_\_\_

**SECONDED:** \_\_\_\_\_

**Member Recorded Vote**

**Ayes    Nays    Abstain    Absent**

Chairman Lennox H. Small, Ed.D.

Vice Chairwoman Deborah Andrews

Commissioner William Thomas

Commissioner Toni Johnson

Commissioner Sonali Patel

Commissioner Brent Scott

Commissioner Barry Telesnick

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing is a true copy of a resolution of the Authority adopted at a regular meeting September 16, 2025

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Deborah M. Hurley, Secretary, Executive Director

## **RESOLUTION # 3-9-2025**

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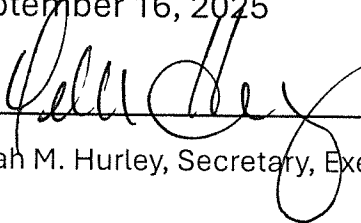
Adopted this 16 day of September, 2025 by the Board of Commissioners of the Edison Housing Authority.

**MOVED:** Commissioner Barry Telesnick

**SECONDED:** Commissioner Brent Scott

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Lennox H. Small, Ed.D.	X			
Vice Chairwoman Deborah Andrews				X
Commissioner William Thomas	X			
Commissioner Toni Johnson	X			
Commissioner Sonali Patel	X			
Commissioner Brent Scott	X			
Commissioner Barry Telesnick	X			

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing is a true copy of a resolution of the Authority adopted at a regular meeting September 16, 2025

  
\_\_\_\_\_  
Deborah M. Hurley, Secretary, Executive Director



## **PHA Plan Amendment**

### **Significant Amendment: Rental Assistance Demonstration (RAD) Project Based Voucher Conversions**

The Edison Housing Authority is amending its (annual and/or 5-year) PHA Plan because it plans to apply to HUD to be an applicant in the Rental Assistance Demonstration (RAD). If the Edison Housing Authority is successful, as a result, the application the Edison Housing Authority will be converting to Project Based under the guidelines of H 2019-09/PIH 2019-23 (HA), REV-4 and any successor Notices. Upon conversion to Project Based Vouchers the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of H 2019-09/PIH 2019-23 (HA), REV-4; and H-2016-17/PIH-2016-17.; These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, the Edison Housing Authority certifies that it is currently compliant with all fair housing and civil rights requirements.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing Edison Housing Authority with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that Edison Housing Authority may also borrow funds to address their capital needs. The Edison Housing Authority is converting Robert Holmes Gardens under the Small Housing Authority Section 18/RAD blend. It will contribute up to \$1,000,000 of operating reserves towards the Robert Holmes Gardens conversion and it will contribute up to \$80,000 of Capital Funds toward the Robert Holmes Gardens Conversion.

The Edison Housing Authority currently has debt under the Capital Fund Financing Program and will be working with Wells Fargo Bank and the New Jersey Mortgage and Finance Agency to address outstanding debt issues, which may result in additional reductions of Capital Funds.

This proposed amendment provides additional information as required by HUD concerning The Edison Housing Authority's RAD portfolio conversion plans, as well as, its plans to convert pursuant to HUD Notice PIH 2021-07 (HA) under a RAD/Section 18 Small PHA Blend as it applies to Julies C. Engel Gardens and Robert Holmes Gardens. It is the Edison Housing Authority's intention to incorporate this proposed amendment in its entirety into to the next annual plan. Further, the Edison Housing Authority notes that the intention to convert under RAD to PBV was discussed at the March 17, 2022 and again at the February 24, 2023 Resident Advisory Board meetings and contained within the resulting annual plan submission. The Edison Housing Authority held meetings at both Robert E. Holmes Gardens and Julies C. Engel Gardens on April 21, 2022 and at Robert E. Holmes Gardens on June 23, 2022 where the RAD conversion was reviewed.

Below, please find specific information of on public housing development(s) selected for RAD:

**Development #1**

<u>Name of Public Housing Project:</u> Robert Holmes Gardens	<u>PIC Development ID:</u> NJ043000001	<u>Conversion type:</u> PBV	<u>Transfer of Assistance:</u> (N/A)
<u>Total Units:</u> 90	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u>  Family	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>  Family	<u>Capital Fund allocation of Development:</u>  (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion:</u>  90	<u>Number of Units Post-Conversion:</u>  92 units total, however, the EHA intends to convert using a RAD Section 18 blend where up to 90% of the units will be traditional Section 8 Project Based Vouchers	<u>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.):</u> adding 2 units by converting 2 5-bed units into 2 2-bedroom and 2 1-bedroom units. This is due to reflect the waitlist needs. Most of the existing 5-bed units are leased to overhoused households
Studio/Efficiency	0	0	0
One Bedroom	6	8	0
Two Bedroom	22	24	0
Three Bedroom	38	38	0
Four Bedroom	18	18	0
Five Bedroom	6	4	0
Six Bedroom	0	0	0
<u>(If performing a Transfer of Assistance):</u> N/A	<u>(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)</u> N/A		

Deleted: 0

Deleted: 8

Deleted: No change in total units or configuration planned

Deleted: 6

Deleted: 2

Deleted: 6

**Development #2**

<u>Name of Public Housing Project:</u> Julius C. Engel Gardens	<u>PIC Development ID:</u> NJ043000002	<u>Conversion type:</u> PBV	<u>Transfer of Assistance:</u> (N/A)
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<u>Total Units:</u> 70	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u>  Family	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>  Family	<u>Capital Fund allocation of Development:</u>  (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion:</b>  70	<b>Number of Units Post-Conversion:</b>  70 units total, however, the EHA intends to convert using a RAD Section 18 blend where up to 80% of the unit will be traditional Section 8 Project Based Vouchers	<b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.) No change in total units or configuration planned:</b>
Studio/Efficiency	0	0	0
One Bedroom	48	48	0
Two Bedroom	10	10	0
Three Bedroom	12	12	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
<u>(If performing a Transfer of Assistance): N/A</u>	<u>(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted) N/A</u>		

### PBV Resident Rights and Participation

**1. No Rescreening of Tenants upon Conversion.** Pursuant to the RAD Statute, at conversion, current households cannot be excluded from occupancy at the Covered Project based on any rescreening, income eligibility, or income targeting. With respect to occupancy in the Covered Project, current households in the Converting Project will be grandfathered for application of any eligibility criteria to conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion.<sup>36</sup> Post-conversion, the tenure of all residents of the Covered Project is protected pursuant to PBV requirements regarding continued occupancy unless explicitly modified in this Notice (e.g., rent phase-in provisions). For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, Section 8(o)(4) of the 1937 Act and 24 CFR § 982.201, concerning eligibility and targeting of tenants for initial occupancy, will not apply for current households. Once the grandfathered household moves out, the unit must be

leased to an eligible family. MTW agencies may not alter this requirement. Further, so as to facilitate the right to return to the assisted property, HUD waives Section 8(o)(4) and 24 CFR § 982.201 to the extent necessary for this provision to apply to current public housing residents of the Converting Project that will reside in non-RAD PBV units or non-RAD PBRA units placed in a project that contain RAD PBV units or RAD PBRA units. Such families and such contract units will otherwise be subject to all requirements of the applicable program, specifically 24 CFR Part 983 for non-RAD PBV units and the PBRA requirements governing the applicable contract for non-RAD PBRA units.<sup>1</sup>

**2. Right to Return.** See Section 1.4.A.5.b. and the RAD Fair Housing, Civil Rights, and Relocation Notice regarding a resident's right to return. To facilitate the uniform treatment of residents and units at a Covered Project, any non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.

**3. Phase-in of Tenant Rent Increases.** If, purely as a result of conversion, the amount a tenant would pay for rent and utilities under the PBV program (the tenant's TTP) would increase the tenant's TTP by more than the greater of 10 percent or \$25, the rent increase will be phased in over 3 or 5 years. To implement this provision, HUD is specifying alternative requirements for section 3(a)(1) of the Act, as well as 24 CFR § 983.3 (definition of "total tenant payment" (TTP)) to the extent necessary to allow for the phase-in of tenant rent increases. A PHA must create a policy setting the length of the phase-in period at three years, five years or a combination depending on circumstances and must communicate such policy in writing to affected residents. For example, a PHA may create a policy that uses a three year phase-in for smaller increases in rent and a five year phase-in for larger increases in rent. This policy must be in place at conversion and may not be modified after conversion.

The method described below explains the set percentage-based phase-in a Project Owner must follow according to the phase-in period established. For purposes of this section "Calculated PBV TTP" refers to the TTP calculated in accordance with regulations at 24 CFR § 5.628 and the "most recently paid TTP" refers to the TTP recorded on line 9j of the family's most recent HUD Form 50058. If a family in a project converting from Public Housing to PBV was paying a flat rent immediately prior to conversion, the PHA should use the flat rent amount to calculate the phase-in amount for Year 1 (the first recertification following conversion), as illustrated below.

**Three Year Phase-in:**

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 33% of difference between most recently paid TTP or flat rent and the Calculated PBV TTP

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<sup>1</sup> These protections (as well as all protections in this Notice for current households) also apply when a household is relocated to facilitate new construction or repairs following conversion and subsequently returns to the Covered Project.

- Year 2: Year 2 Annual Recertification (AR) and any Interim Recertification (IR) prior to Year 3 AR – 50% of difference between most recently paid TTP and the Calculated PBV TTP
- Year 3: Year 3 AR and all subsequent recertifications – Full Calculated PBV TTP<sup>2</sup>

Five Year Phase in:

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 20% of difference between most recently paid TTP or flat rent and the Calculated PBV TTP
- Year 2: Year 2 AR and any IR prior to Year 3 AR – 25% of difference between most recently paid TTP and the Calculated PBV TTP
- Year 3: Year 3 AR and any IR prior to Year 4 AR – 33% of difference between most recently paid TTP and the Calculated PBV TTP
- Year 4: Year 4 AR and any IR prior to Year 5 AR – 50% of difference between most recently paid TTP and the Calculated PBV TTP
- Year 5 AR and all subsequent recertifications – Full Calculated PBV TTP

*Please Note:* In either the three year phase-in or the five-year phase-in, once the Calculated PBV TTP is equal to or less than the previous TTP, the phase-in ends and tenants will pay full TTP from that point forward.

**4. Family Self Sufficiency (FSS) and Resident Opportunities and Self Sufficiency Service Coordinator (ROSS-SC) programs.** Public Housing residents that are currently FSS participants will continue to participate in the PHA's FSS program. The PHA may continue to use any FSS funds already awarded to serve those FSS participants who live in units converted by RAD. At the completion of the FSS grant, PHAs should follow the normal closeout procedures outlined in the grant agreement. If the PHA continues to run an FSS program that serves PH and/or HCV participants, the PHA will continue to be eligible (subject to NOFA requirements) to apply for FSS funding. Due to the program merger between PH FSS and HCV FSS that took place pursuant to the FY14 Appropriations Act (and was continued in the subsequent Appropriation Acts), no

<sup>2</sup> For example, where a resident's most recently paid TTP is \$100, but the Calculated PBV TTP is \$200 and remains \$200 for the period of the resident's occupancy, (i.e. no changes in income) the resident would continue to pay the same rent and utilities for which it was responsible prior to conversion. At the first recertification following conversion, the resident's contribution would increase by 33% of \$100 to \$133. At the second AR, the resident's contribution would increase by 50% of the \$66 differential to the standard TTP, increasing to \$166. At the third AR, the resident's contribution would increase to \$200 and the resident would continue to pay the Calculated PBV TTP for the duration of their tenancy.

special provisions are required to continue serving FSS participants that live in public housing units converting to PBV under RAD.

However, PHAs should note that there are certain FSS requirements (e.g., escrow calculation and escrow forfeitures) that apply differently depending on whether the FSS participant is a participant under the HCV program or a public housing resident, and PHAs must follow such requirements accordingly. All PHAs will be required to administer the FSS program in accordance with FSS regulations at 24 CFR part 984, the participants' contracts of participation, and the alternative requirements established in the "Waivers and Alternative Requirements for the FSS Program" Federal Register notice, published on December 29, 2014, at 79 FR 78100.<sup>3</sup> Further upon conversion to PBV, already escrowed funds for FSS participants shall be transferred into the HCV escrow account and be considered TBRA funds, thus reverting to the HAP account if forfeited by the FSS participant.

For information on FSS PIC reporting requirements for RAD conversions, see Notice PIH 2016-08 at <http://portal.hud.gov/hudportal/documents/huddoc?id=pih2016-08.pdf>.

Current ROSS-SC grantees will be able to finish out their current ROSS-SC grants once their housing is converted under RAD. However, once the property is converted, it will no longer be eligible to be counted towards the unit count for future ROSS-SC grants, nor will its residents be eligible to be served by future ROSS-SC grants, which, by statute, can only serve public housing residents. At the completion of the ROSS-SC grant, PHAs should follow the normal closeout procedures outlined in the grant agreement. Please note that ROSS-SC grantees may be a non-profit or local Resident Association and this consequence of a RAD conversion may impact those entities.

**5. Resident Participation and Funding.** In accordance with Attachment 1B, residents of Covered Projects with assistance converted to PBV will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding. To facilitate the uniform treatment of residents and units at a Covered Project, any non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.

**6. Resident Procedural Rights.** The following items must be incorporated into both the Section 8 Administrative Plan and the Project Owner's lease, which includes the required tenancy

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<sup>3</sup> The funding streams for the PH FSS Program and the HCV FSS Program were first merged pursuant to the FY 2014 appropriations act. As a result, PHAs can serve both PH residents and HCV participants, including PBV participants, with FSS funding awarded under the FY 2014 FSS Notice of Funding Availability (FSS NOFA) and any other NOFA under which the combination of funds remains in the applicable appropriations act. For PHAs that had managed both programs separately and now have a merged program, a conversion to PBV should not impact their FSS participants.

addendum (HUD Form 52530-c), as appropriate. Evidence of such incorporation may be requested by HUD for purposes of monitoring the program.

- i. **Termination Notification.** HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects that convert assistance under RAD and to non-RAD PBV units located at the Covered Project. In addition to the regulations at 24 CFR § 983.257 related to Project Owner termination of tenancy and eviction (which MTW agencies may not alter) the termination procedure for RAD conversions to PBV will require that PHAs provide adequate written notice of termination of the lease which shall be :
  - a. A reasonable period of time, but not to exceed 30 days:
    - i. If the health or safety of other tenants, Project Owner employees, or persons residing in the immediate vicinity of the premises is threatened; or
    - ii. In the event of any drug-related or violent criminal activity or any felony conviction;
  - b. Not less than 14 days in the case of nonpayment of rent; and
  - c. Not less than 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.
- ii. **Grievance Process.** Pursuant to requirements in the RAD Statute, HUD is establishing additional resident procedural rights to comply with section 6 of the Act.

For termination of assistance and several other PHA determinations, PBV program rules require the PHA to provide an opportunity for an informal hearing, as outlined in 24 CFR § 982.555. RAD will specify alternative requirements for 24 CFR § 982.555(b) in part, which outlines when informal hearings are not required, to require that:

- a. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(v),<sup>4</sup> an opportunity for an informal hearing must be given to residents for any dispute that a resident may have with respect to a Project Owner action in accordance with the individual's lease or the contract administrator in accordance with RAD PBV

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<sup>4</sup> § 982.555(a)(1)(iv) is not relevant to RAD as the tenant-based certificate program has been repealed.

requirements that adversely affect the resident's rights, obligations, welfare, or status.

- i. For any hearing required under 24 CFR § 982.555(a)(1)(i)-(vi), the contract administrator will perform the hearing, as is the current standard in the program. The hearing officer must be selected in accordance with 24 CFR § 982.555(e)(4)(i).
  - ii. For any additional hearings required under RAD, the Project Owner will perform the hearing.
- b. There is no right to an informal hearing for class grievances or to disputes between residents not involving the Project Owner or contract administrator.
  - c. The Project Owner gives residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555(a)(1)(i)-(vi).
  - d. The Project Owner provides opportunity for an informal hearing before an eviction.

Current PBV program rules require that hearing procedures must be outlined in the PHA's Section 8 Administrative Plan.

To facilitate the uniform treatment of residents and units at a Covered Project, any non-RAD PBV units located in the Same Covered Project shall be subject to the terms of this provision.

**7. Earned Income Disregard (EID).** Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR § 5.617. Upon the expiration of the EID for such families, the rent adjustment shall not be subject to rent phase-in, as described in Section 1.6.C.4; instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time.

Under the Housing Choice Voucher program, the EID exclusion is limited only to persons with disabilities (24 CFR § 5.617(b)). In order to allow all tenants (including non-disabled persons) who are employed and currently receiving the EID at the time of conversion to continue to benefit from this exclusion in the PBV project, the provision in 24 CFR § 5.617(b) limiting EID to disabled persons is waived. The waiver, and resulting alternative requirement, apply only to tenants receiving the EID at the time of conversion. No other tenant (e.g., tenants that move into the property following conversion or tenants who at one time received the EID but are not receiving the EID exclusion at the time of conversion due to loss of employment) is covered by this waiver.



To facilitate the uniform treatment of residents and units at a Covered Project, any non-RAD PBV units located in the Same Covered Project shall be subject to the terms of this provision.

**8. Jobs Plus.** Jobs Plus grantees awarded FY14 and future funds that convert the Jobs Plus target projects(s) under RAD will be able to finish out their Jobs Plus period of performance at that site unless significant relocation and/or change in building occupancy is planned. If either is planned at the Jobs Plus target project(s), HUD may allow for a modification of the Jobs Plus work plan or may, at the Secretary's discretion, choose to end the Jobs Plus program at that project. Job Plus is not applicable to EHA.

**9. When Total Tenant Payment Exceeds Gross Rent.** Under normal PBV rules, the PHA may select an occupied unit to be included under the PBV HAP Contract only if the unit's occupants are eligible for housing assistance payments (24 CFR § 983.53(c)). Also, a PHA must remove a unit from the contract when no assistance has been paid for 180 days because the family's TTP has risen to a level that is equal to or greater than the contract rent, plus any utility allowance, for the unit (i.e., the Gross Rent)) (24 CFR § 983.258). Since the rent limitation under this Section of the Notice may result in a family's TTP equaling or exceeding the gross rent for the unit, for residents living in the Converting Project prior to conversion and who will return to the Covered Project after conversion, HUD is waiving both of these provisions and requiring that the unit for such families be placed on and/or remain under the HAP Contract when TTP equals or exceeds the Gross Rent. Further, HUD is establishing the alternative requirement that until such time that the family's TTP falls below the gross rent, the rent to the owner for the unit will equal the lesser of (a) the family's TTP, less the Utility Allowance, or (b) any applicable maximum rent under LIHTC regulations. When the family's TTP falls below the gross rent, normal PBV rules shall apply. As necessary to implement this alternative provision, HUD is waiving the provisions of Section 8(o)(13)(H) of the Act and the implementing regulations at 24 CFR § 983.301 as modified by Section 1.6.B.5 of this Notice.<sup>5</sup> In such cases, the resident is considered a participant under the program and all of the family obligations and protections under RAD and PBV apply to the resident. Likewise, all requirements with respect to the unit, such as compliance with the HQS requirements, apply as long as the unit is under HAP Contract. The PHA is required to process these individuals through the Form 50058 submodule in PIC. To facilitate the uniform treatment of residents and units at a Covered Project, any non-RAD PBV units located in the Same Covered Project shall be subject to the terms of this provision.

Unless a waiver is requested and approved as described below, any new admission to the Covered Project must meet the eligibility requirements at 982.201 and require a subsidy payment at admission to the program, which means their TTP may not equal or exceed the gross rent for

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<sup>5</sup> For example, a public housing family residing in a property converting under RAD has a TTP of \$600. The property has an initial Contract Rent of \$500, with a \$50 Utility Allowance. Following conversion, the residents is still responsible for paying \$600 in tenant rent and utilities.

the unit at that time. Further, a PHA must remove a unit from the contract when no assistance has been paid for 180 days. If units are removed from the HAP contract because a new admission's TTP comes to equal or exceed the gross rent for the unit and if the project is fully assisted, HUD is imposing an alternative requirement that the PHA must reinstate the unit after the family has left the property. If the project is partially assisted, the PHA may substitute a different unit for the unit on the HAP contract in accordance with 24 CFR §983.207 or, where "floating units have been permitted, Section 1.6.B.10 of the Notice.

A PHA may request a waiver from HUD for the Covered Project in order to admit otherwise eligible families whose TTP exceeds gross rent and to allow the units those families occupy to remain under the HAP contract even if the PHA has not made a housing assistance payment for a family in 180 days.

For a Covered Project that consists of 100 percent RAD PBV units, the PHA must demonstrate that a waiver is necessary in order to avoid an undue concentration of poverty at the Covered Project. A PHA may evidence this by providing data showing, for example:

- how eligible income-certified applicants on the waiting list must be passed over because their incomes result in zero HAP at admission causing a higher concentration of poverty at the covered project; or
- how the income of newly admitted families is causing a markedly higher concentration of poverty than the PHA's non-RAD PBV Projects.

The resulting impact on the property must be compared with the concentration of poverty at non-RAD PBV projects in the PHA's jurisdiction. If there are no non-RAD PBV projects in the PHA's jurisdiction, the PHA may alternatively demonstrate that the median income of families that could be admitted to the Covered Project is significantly lower than the median income of new admissions from the waiting list to the PHA's HCV program since the time of the RAD conversion.

For any other Covered Project, the PHA must demonstrate that the property contains specific units (e.g., units suitable for large families or accessible units) for which there are insufficient alternative housing opportunities.

If the waiver is approved, the new admission[s] families covered under the waiver are participants under the program and all of the family obligations and protections under RAD and PBV apply to the family, and the unit is subject to all program requirements. Such waiver requests should be submitted to the PIH Field Office in accordance with Notice PIH 2018-16.

**10. Under-Occupied Unit.** If a family is in an under-occupied unit under 24 CFR § 983.260 at the time of conversion, the family may remain in this unit until an appropriate-sized unit becomes

available in the Covered Project. When an appropriate sized unit becomes available in the Covered Project, the family living in the under-occupied unit must move to the appropriate-sized unit within a reasonable period of time, as determined by the administering Voucher Agency. In order to allow the family to remain in the under-occupied unit until an appropriate-sized unit becomes available in the Covered Project, 24 CFR § 983.260 is waived for current residents remaining or returning to the Covered Project. MTW agencies may not modify this requirement. To facilitate the uniform treatment of residents and units at a Covered Project, any non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.

#### **PBV: Other Miscellaneous Provisions**

- 1. Access to Records, Including Requests for Information Related to Evaluation of Demonstration.** PHAs and the Project Owner must cooperate with any reasonable HUD request for data to support program evaluation, including but not limited to project financial statements, operating data, Choice-Mobility utilization, and rehabilitation work. Please see Appendix IV for reporting units in Form HUD-50058.
- 2. Ongoing PHA Board Review of Operating Budget.** The Owner must submit to the administering PHA's Board the operating budget for the Covered Project annually. The PHA's Board must confirm that the Project Owner is making deposits into the Reserve for Replacement account in accordance with the RCC as well as assess the financial health of the Covered Project.<sup>6</sup>
- 3. Davis-Bacon Act and Section 3 of the Housing and Urban Development Act of 1968 (Section 3).** This section has been moved to 1.4.A.13 and 1.4.A.14.
- 4. Establishment of Waiting List.**  
24 CFR § 983.251 sets out PBV program requirements related to establishing and maintaining a voucher-wide, PBV program-wide, or site-based waiting list from which residents for the Covered Project will be admitted. These provisions will apply unless the project is covered by a remedial order or agreement that specifies the type of waiting list and other waiting list policies. The PHA shall consider the best means to transition applicants from the current public housing waiting list, including:

- i. Transferring an existing site-based waiting list to a new site-based waiting list.**

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<sup>6</sup> For PBV conversions that are not FHA-insured, a future HUD notice will describe project financial data that may be required to be submitted by a PBV owner for purposes of monitoring and evaluation, given that PBV projects do not submit annual financial statements to HUD/REAC.

- ii. Transferring an existing site-based waiting list to a PBV program-wide or HCV program-wide waiting list.
- iii. Transferring an existing community-wide public housing waiting list to a PBV program-wide or HCV program-wide waiting list, an option particularly relevant for PHAs converting their entire portfolio under RAD.
- iv. Informing applicants on a community-wide public housing waiting list how to transfer their application to one or more newly created site-based waiting lists.

For any applicants on the public housing waiting list that are likely to be ineligible for admission to a Covered Project converting to PBV because the household's TTP is likely to exceed the RAD gross rent, the PHA shall consider transferring such household, consistent with program requirements for administration of waiting lists, to the PHA's remaining public housing waiting list(s) or to another voucher waiting list, in addition to transferring such household to the waiting list for the Covered Project.

To the extent any wait list relies on the date and time of application, the applicants shall have priority on the wait list(s) to which their application was transferred in accordance with the date and time of their application to the original waiting list.

If the PHA is transferring assistance to another neighborhood and, as a result of the transfer of the waiting list, the applicant would only be eligible for a unit in a location which is materially different from the location to which the applicant applied, the PHA must notify applicants on the wait-list of the transfer of assistance, and on how they can apply for residency at other sites.

If using a site-based waiting list, PHAs shall establish a waiting list in accordance with 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure that applicants on the PHA's public housing community-wide waiting list have been offered placement on the Covered Project's initial waiting list. In all cases, PHAs have the discretion to determine the most appropriate means of informing applicants on the public housing community-wide waiting list given the number of applicants, PHA resources, and admissions requirements of the projects being converted under RAD. A PHA may consider contacting every applicant on the public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (e.g., radio stations, posters, newspapers) within the marketing area; informing local non-profit entities and advocacy groups (e.g., disability rights groups); and conducting other

outreach as appropriate. Any activities to contact applicants on the public housing waiting list must be conducted in accordance with the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and with the obligation to provide meaningful access for persons with limited English proficiency (LEP).<sup>7</sup>

To implement this provision, HUD is specifying alternative requirements for 24 CFR § 983.251(c)(2). However, after the initial waiting list has been established, the PHA shall administer its waiting list for the Covered Project in accordance with 24 CFR § 983.251(c). To facilitate the uniform treatment of residents and units at a Covered Project, any non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.

A PHA must maintain any site-based waiting list in accordance with all applicable civil rights and fair housing laws and regulations.

5. **Mandatory Insurance Coverage.** The Covered Project shall maintain at all times commercially available property and liability insurance to protect the project from financial loss and, to the extent insurance proceeds permit, promptly restore, reconstruct, and/or repair any damaged or destroyed project property.
6. **Future Refinancing.** Project Owners must receive HUD approval for any refinancing or restructuring of secured debt during the HAP Contract term to ensure the financing is consistent with long-term preservation of the Covered Project. With respect to any financing contemplated at the time of conversion (including any permanent financing which is a conversion or take-out of construction financing), such consent may be evidenced through the RCC but HUD review of liens must be performed prior to execution.
7. **Administrative Fees for Public Housing Conversions During the Year of Conversion.** For the remainder of the Calendar Year in which the HAP Contract becomes effective (i.e., the "year of conversion"), RAD PBV projects will be funded with public housing funds. For example, if the project's assistance converts effective July 1, 2015, the public housing ACC between the PHA and HUD will be amended to reflect the number of units under HAP Contract, but will be for zero dollars, and the RAD PBV HAP Contract will be funded with public housing money for July through December 2015. Since TBRA is not the source of

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<sup>7</sup> For more information on serving persons with LEP, please see HUD's Final guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons (72 FR 2732), published on January 22, 2007.

funds, PHAs should not report leasing and expenses into VMS during this period, and PHAs will not receive section 8 administrative fee funding for converted units during this time.

PHAs operating an HCV program typically receive administrative fees for units under a HAP Contract, consistent with recent appropriation act references to “section 8(q) of the [United States Housing Act of 1937] and related appropriations act provisions in effect immediately before the Quality Housing and Work Responsibility Act of 1998” and 24 CFR § 982.152(b). During the year of conversion mentioned in the preceding paragraph, these provisions are waived. PHAs will not receive Section 8 administrative fees for PBV RAD units during the year of conversion.

After the year of conversion, the Section 8 ACC will be amended to include Section 8 funding that corresponds to the units covered by the Section 8 ACC. At that time, the regular Section 8 administrative fee funding provisions will apply.

8. **Choice-Mobility.** One of the key features of the PBV program is the mobility component, which provides that if the family has elected to terminate the assisted lease at any time after the first year of occupancy in accordance with program requirements, the PHA must offer the family the opportunity for continued tenant-based rental assistance, in the form of either assistance under the voucher program or other comparable tenant-based rental assistance.

If as a result of participation in RAD a significant percentage of the PHA’s HCV program becomes PBV assistance, it is possible for most or all of a PHA’s turnover vouchers to be used to assist those RAD PBV families who wish to exercise mobility. While HUD is committed to ensuring mobility remains a cornerstone of RAD policy, HUD recognizes that it remains important for the PHA to still be able to use tenant-based vouchers to address the specific housing needs and priorities of the community. Therefore, HUD is establishing the following alternative requirement for PHAs where, as a result of RAD, the total number of PBV units (including RAD PBV units) under HAP Contract administered by the PHA exceeds 20 percent of the PHA’s authorized units under its HCV ACC with HUD: The alternative mobility policy provides that an eligible voucher agency would not be required to provide more than three-quarters of its turnover vouchers in any single year to the residents of Covered Projects. While a voucher agency is not required to establish a voucher inventor turnover cap, if such a cap is implemented, the voucher agency must create and maintain a waiting list in the order in which the requests from eligible households were received. In order to adopt this provision, this alternative mobility policy must be included in an eligible PHA’s administrative plan.

To effectuate this provision, HUD is providing an alternative requirement to Section 8(o)(13)(E) of the Act and 24 CFR § 983.261(c). Please note that this alternative requirement does not apply to PBVs entered into outside of the context of RAD. MTW agencies may not alter this requirement.

9. **Reserve for Replacement.** The Project Owner shall establish and maintain a replacement reserve in an interest-bearing account to aid in funding extraordinary maintenance and repair and replacement of capital items in accordance with applicable regulations. The reserve must be built up to and maintained at a level determined by HUD to be sufficient to meet projected requirements. For FHA transactions, Replacement Reserves shall be maintained in accordance with the FHA Regulatory Agreement. For all other transactions, Replacement Reserves shall be maintained in a bank account or similar instrument, as approved by HUD, where funds will be held by the Project Owner or mortgagee and may be drawn from the reserve account and used subject to HUD guidelines.
10. **Initial Certifications and Tenant Rent Calculations.** The Contract Administrator uses the family's public housing tenant rent (reflected on line 10f of the family's most recent HUD Form 50058) at the date of the conversion to calculate the PBV HAP and tenant rent until the effective date of the earlier of the family's first regular or interim recertification following the date of conversion. At the earlier of the family's first regular or interim recertification, the Contract Administrator will use the family's TTP based on the recertification and the HCV utility allowance (or the PBV site-specific utility allowance, if applicable) to determine the PBV HAP and tenant rent. This means that the family pays the same tenant rent as the family was paying under the public housing program until the earlier of first regular or interim reexamination following conversion, at which point the normally applicable PBV calculation for the tenant rent becomes effective. (Under the PBV program, the monthly HAP is the rent to owner minus the tenant rent, and the tenant rent is the family TTP minus the utility allowance.) To facilitate the uniform treatment of residents and units at a Covered Project, any non-RAD PBV units located in the same property as the Covered Project shall be subject to the terms of this provision. To effectuate this provision, HUD is waiving 24 CFR 5.601 and 983.3(c)(6)(iii).

The Edison Housing Authority is not proposing any transfer of assistance at the time of conversion.

The Edison Housing Authority is not currently under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative ruling or decision and an assurance that compliance will not be negatively impacted by conversion activities.

The Edison Housing Authority certifies that the RAD conversion complies with all applicable site selection and neighborhood reviews standards and that all appropriate procedures have been followed.

All other required information and certifications necessary to submit a Significant Amendment to the PHA Plan, including Resident Advisory Board comments and responses, challenged elements, and all required certifications have been complied with.

The Edison Housing Authority shall not consider any of the following to be a Substantial Deviation from the PHA Plan: The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance; Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds; Changes to the construction and rehabilitation plan for each approved RAD conversion; and Changes to the financing structure for each approved RAD conversion

Attachment: Joint Housing/PIH Notice H-2016-17/PIH-2016-17



## RESOLUTION # 4-9-2025

### RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE EDISON HOUSING AUTHORITY APPROVING THE REVISIONS MADE TO THE HOUSING AUTHORITIES' SIGNIFIGANT AMENDMENT.

**WHEREAS**, the Edison Housing Authority ("Authority") is required to prepare and maintain its Annual Plan in compliance with the regulations of the U.S. Department of Housing and Urban Development ("HUD"); and

**WHEREAS**, the Authority previously adopted a Significant Amendment to the Annual Plan, which requires revisions to reflect updates and programmatic changes; and

**WHEREAS**, the housing authority has provided proper notifications to the public and housing authority residents, as well as conducted a hearing; and

**WHEREAS**, the revisions to the Significant Amendment have been reviewed and presented to the Board of Commissioners; and

**WHEREAS**, the Board of Commissioners finds it to be in the best interest of the Authority to approve and adopt the revisions as submitted; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Edison Housing Authority that the revisions to the Significant Amendment are hereby approved; and that the Executive Director is authorized and directed to submit the approved revisions to HUD and to take any necessary actions to implement said revisions in accordance with applicable laws and regulations.

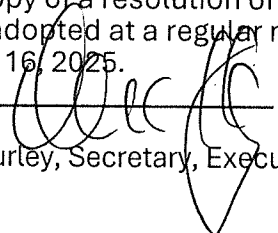
**MOVED:** Commissioner Brent Scott

**SECONDED:** Commissioner Toni Johnson

<b>Member Recorded Vote</b>	<b>Ayes</b>	<b>Nays</b>	<b>Abstain</b>	<b>Absent</b>
Chairman Lennox H. Small, Ed.D.	X			
Vice Chairwoman Deborah Andrews	X			
Commissioner William Thomas	X			
Commissioner Toni Johnson	X			
Commissioner Sonali Patel	X			
Commissioner Brent Scott	X			
Commissioner Barry Telesnick	X			

PASSED AND ADOPTED THE 16 day of September, 2025

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing is a true copy of a resolution of the Authority adopted at a regular meeting September 16, 2025.

  
Deborah M. Hurley, Secretary, Executive Director

## RESOLUTION # 5-9-2025

### RESOLUTION TO OPEN A NEW BANK ACCOUNT AT PROVIDENT BANK FOR THE FAMILY SELF-SUFFICIENCY (FSS) ESCROW FUNDS

**WHEREAS**, the Edison Housing Authority administers the Family Self-Sufficiency (FSS) Program under the U.S. Department of Housing and Urban Development (HUD), which supports participating families in becoming economically self-sufficient; and

**WHEREAS**, the PHA is required by HUD regulations to manage FSS escrow accounts in accordance with 24 CFR § 984.305, which mandates the deposit of escrow funds into a depository account separate from other PHA funds; and

**WHEREAS**, in order to properly manage and account for FSS escrow deposits and disbursements, it is necessary to establish a dedicated bank account exclusively for FSS escrow funds;

**NOW, THEREFORE, Be It Resolved** by the Board of Commissioners of the Edison Housing Authority, as follows:

1. The Executive Director, is hereby authorized and directed to open a new bank account titled "**FSS Escrow Account**" at **Provident Bank**, FDIC-insured financial institution deemed appropriate.
2. The new account shall be used solely for the deposit, tracking, and disbursement of escrow funds accumulated by participants of the Family Self-Sufficiency Program, in compliance with HUD regulations.
3. The Executive Director is further authorized to execute any documents and take any actions necessary to establish and maintain the account, including designating authorized signers and ensuring proper accounting procedures are followed.
4. This resolution shall be effective immediately upon adoption.

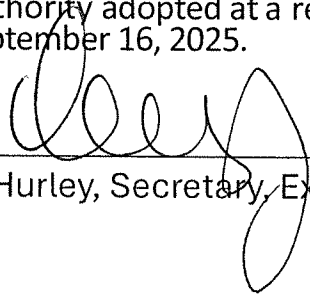
**MOVED:** \_\_\_\_\_ Commissioner Johnson \_\_\_\_\_

**SECONDED:** \_\_\_\_\_ Commissioner Andrews \_\_\_\_\_

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Lennox H. Small, Ed.D.	X			
Vice Chairwoman Deborah Andrews	X			
Commissioner William Thomas	X			
Commissioner Toni Johnson	X			
Commissioner Sonali Patel	X			
Commissioner Brent Scott	X			
Commissioner Barry Telesnick	X			

PASSED AND ADOPTED THE 16 day of September, 2025

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing is a true copy of a resolution of the Authority adopted at a regular meeting September 16, 2025.

  
 \_\_\_\_\_  
 Deborah M. Hurley, Secretary, Executive Director



Date: 9/12/2025

To:  
Edison Housing Authority  
14 Rev Samuel Carpenter Blvd  
Edison, NJ 08820

Re: Robert E. Holmes Garden Apartments - 221(d)(4) Sub Rehab

[illegible]

**Wire Instructions:**

Bank: JPM Chase  
ABA: 021000021  
Account: 304-695-947  
Beneficiary: PGIM Real Estate Agency Financing, LLC – Loan Fee Accounting  
Re: Robert E. Holmes Gardens Apartments  
Deal No: Tracking# 91235

JP Morgan Chase  
270 Park Ave.  
New York, NY 10017

IMPORTANT MESSAGE BELOW

## RESOLUTION # 6-9-2025

### RESOLUTION AUTHORIZING PAYMENT OF APPLICATION FEE TO PGIM REAL ESTATE AGENCY FOR THE RAD CONVERSION AT ROBERT HOLMES GARDENS

**WHEREAS**, the Edison Housing Authority (“Authority”) is undertaking the Rental Assistance Demonstration (“RAD”) conversion of Robert Holmes Gardens in accordance with the requirements of the U.S. Department of Housing and Urban Development (“HUD”); and

**WHEREAS**, to advance the RAD conversion, the Authority has secured mortgage financing through PGIM Real Estate Agency as the lender; and

**WHEREAS**, PGIM Real Estate Agency requires an application fee in the amount of Sixty-Six Thousand, Two Hundred Ninety-Six Dollars and Seventy Cents (**\$66,296.70**) to proceed with the financing process; and

**WHEREAS**, the Board of Commissioners finds it in the best interest of the Authority to authorize payment of said application fee to ensure timely progress of the RAD conversion;

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Edison Housing Authority that the Executive Director is hereby authorized and directed to wire the amount of **\$66,296.70** to PGIM Real Estate Agency as the required application fee in support of the RAD conversion at Robert Holmes Gardens.

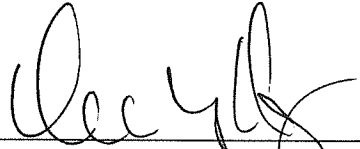
**MOVED:** Commissioner Barry Telesnick

**SECONDED:** Commissioner Deborah Andrews

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Lennox H. Small, Ed.D.	X			
Vice Chairwoman Deborah Andrews	X			
Commissioner William Thomas	X			
Commissioner Toni Johnson	X			
Commissioner Sonali Patel	X			
Commissioner Brent Scott	X			
Commissioner Barry Telesnick	X			

PASSED AND ADOPTED THE 16 day of September, 2025

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing is a true copy of a resolution of the Authority adopted at a regular meeting September 16, 2025.

  
Deborah M. Hurley, Secretary, Executive Director

## Public Housing Report

July and August were active months for the maintenance team, with favorable weather conditions allowing for steady progress. A total of 39 work orders were completed:

- Robert E. Holmes Apartments: 20 work orders
- Julius Engle Gardens: 19 work orders
- ✓ All work orders were completed.

### Robert E. Holmes:

#### 22 units remain vacant.

- 07/23/2025: Apt 1A – Tub line leak into main stack in ceiling
- 07/24/2025: Apt 8C – Bathroom sink drain line cracked in ceiling
- 08/11/2025: Bldg. 15 – Sewer backup

### Julius Engle Gardens:

#### 3 Vacant Units

- 2 families moved out
- 1 family moved into a 3-bedroom apartment

### Occupancy and Financial Overview:

As of July & August 2025, Edison Public Housing had 136 occupied units.

- **Total Charges for July:** \$74,298.00
- **Rent Collected:** \$48,789.00
- **Outstanding Rent:** \$25,509.00
- **Total Charges for August:** \$75,343.00
- **Rent Collected:** \$50,161.00
- **Outstanding Rent:** \$25,182.00

### Prepared by:

**Jolanta Kubacka, PHM**

Director of Property Management

**Edison Housing Authority  
Summary for Section 8 Voucher**

**8/1/2025**

VMS Type Description	# of Vouchers	# of New Vouchers	Amount
All other Vouchers	283	0	\$289,620.00
Tenant Protection Vouchers	36	0	\$26,016.00
Totals	319	0	\$415,636.00

**FSS Program                      22 Participants**

**FSS Escrow Expense                      \$1,255**

Number of HAP Expenses After the First of Month: 0

Amount of HAP Expenses After the First of Month: \$

Number of Voucher Units - End Month: 339

Number of Port Out Portable Out Vouchers: 19

Amount of Port Out Portable Out Vouchers: \$40396

Project-Based vouchers 38

Port- In Vouchers 64

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**Robert E. Holmes Gardens  
Residents Community Meeting**  
Learn more about the RAD Program  
(RENTAL ASSISTANCE DEMONSTRATION)



**WEDNESDAY  
SEPTEMBER 24**

Robert E Holmes Gardens  
Community Room

**FROM 6-8PM**

Refreshments will be provided

If you missed the last RAD community meeting, this is another opportunity to attend and ask questions and make recommendations. We look forward to seeing you. If you have further questions, please contact Deborah M. Hurley, Executive Director at 908.561.2525

Robert E. Holmes Gardens | 14 Rev. Samuel Carpenter Blvd. | Edison, NJ 08820

[www.edisonha.org](http://www.edisonha.org)

**2025**