

FAMILY Fun Day



On Saturday, July 19th, we came together for our annual Family Fun Day a tradition filled with laughter, energy, and community spirit. This special day is all about bringing families together with both entertainment and valuable resources.

The field was alive with music, food, games, and raffles. We're grateful to everyone who joined us and made the day such a success.

A special thank you to DJ Jozay (sponsored by Fidelis Care) for keeping the energy high, and to our amazing community partners: Middlesex College, Food Bazaar Supermarket, Wellspring, Angel's Care Community, Rita's Ice, Edison Library, NB Counseling Center, and Citizens Bank. And of course, heartfelt thanks to the Mobile Family Success Center for helping us pull it all together so seamlessly.

Family Fun Day reminds us that the best memories are made when we come together. We can't wait to see you all again this year!

Save the date for this year's Family Fun Day, Saturday, July 11, 2026 from 11 am to 2 pm.

Authority at Robert E. Holmes Gardens. This is funded by the local Affordable Housing Trust Fund. The funding was described as the largest single commitment to affordable housing made by Mayor Joshi since he is in office, underscoring a strong commitment to meeting the community's growing housing needs.

The initiative marks a significant step forward in strengthening the community's housing infrastructure and expanding access to safe, modern, and high-quality homes for residents. This investment will support critical upgrades and improvements to existing housing, helping ensure long-term affordability while enhancing living conditions for families across Edison.

Leaders emphasized that the focus extends beyond renovation alone by prioritizing housing stability and community development. Taking this initiative aims to create lasting impact and foster stronger neighborhoods. Supporting residents with the security they need to thrive and executing our goal that "Every family deserves to live in a safe, modern, and dignified home."
- Mayor Sam Joshi

HUD AWARDS GRANT TO EHA FOR SECURITY IMPROVEMENTS

The quality of safety is important to our community. As a result of our high level of safety efforts, EHA was awarded in 2024, a \$250,000 grant from the U.S. Department of Housing and Urban Development (HUD) in order to further ensure the health and safety of our public housing residents and to improve their quality of life. The grant has helped the Authority install additional security cameras and upgrade the existing security system to help the Edison Police Department in its efforts to combat crime at both Julius Engel Gardens and Robert E. Holmes Gardens. Our systems are now new and improved at Julius Engel Gardens and Robert E. Holmes.



Edison Township Grants EHA \$2.1 million for RAD Conversion at Robert E. Holmes Gardens

Mayor Sam Joshi made a major announcement on May 6, 2025, regarding a \$2.1 million investment in the RAD conversion project for the Edison Housing

EHA'S New Family Self-Sufficiency Program

On May 28, 2024, EHA was awarded a \$66,150 grant for the Family Self-Sufficiency (FSS) Program. This past year, our grant increased, allowing us to assist more families. FSS is a unique opportunity established by the federal government to allow those who experience financial hardship to elevate themselves and their families to a level of self-sufficiency where they no longer need subsidies to live above the poverty level.

The program is now available to Public Housing residents and Section 8 voucher families. Our program coordinator, Director of HCV/COC Program Zena Sutton, is managing the FSS program and working with each family to set goals and provide linkages to the service providers needed to meet those goals. EHA is excited to be working with various agencies and organizations to help meet the needs of our residents and participants.

Zena Sutton, Program Manager, leads a dedicated team that includes April Mobley and Carmen Amalbert, both Program Coordinators. Together, they are responsible for implementing, managing, and monitoring the program while providing direct support to participating families. The coordinators serve as case managers, motivators, and liaisons, connecting families to the community resources they need to succeed. They have completed two orientations and enrolled 23 participants, and are close to reaching their goal of 25. The coordinators are working with each participant individually to enroll them, find their needs, and find the right service providers to pursue their goals. They have three coordinators who will be working closely with each participant and will be very involved with ensuring their goals are met and staying focused for the five years they are in the program.

Clients scheduled to meet with their coordinators every Wednesday, from 4:30 pm to 6:30 pm at Robert E. Holmes Gardens at the administration building.

RAD Resident Community meeting

Last year the residents living within the Robert E. Homes Gardens community were able to attend two community meetings and receive updates on the RAD progress. The meeting was successful, with strong attendance and active participation. The tenants had their questions thoroughly answered and were allowed to vote on their preferred choices for the siding, countertops, and cabinet colors for the kitchen and bathroom. There was a great deal of enthusiasm surrounding the washer and dryer hook-up, which will enhance convenience for tenants. Overall, the meetings have been very productive, and families are eager to see change.



EXTERMINATOR AVAILABILITY

Attention all Robert E. Holmes Gardens and Julius Engel Gardens families, please be advised that our new service provider, E & G Exterminator, will be on-site between the hours of 9 a.m. and 12 p.m. the following weeks:

JEG - the second Wednesday of each month
REH - the third Wednesday of each month.

This is a preventative service that you should not refuse. Should you have any concerns, please contact the Director of Property Management, Jolanta Kubacka at (908) 217-6695.

TENANT NOTICE: EHA TEXT-CALL FEATURE

If you wish to:

- Learn about upcoming EHA events
- Receive notices about the food pantry operation
- Have your apartment exterminated for ants, bed bugs, and other pests

Make sure your number is on our Text-Call feature. You will be able to receive important information from the Edison Housing Authority that helps to provide a positive quality of life within your community. Call Executive Assistant Carmen Amalbert at 908-561-2525 and have your name and mobile number placed on our list.

Please know that your information is not provided to the public or used for any purposes unrelated to EHA activity.



Robert E. Holmes Gardens
14 Rev. Samuel Carpenter Blvd.
Edison, NJ 08820
TEL 908-561-2525 | FAX 908-561-7517
www.edisonha.org | info@edisonha.org



EHA WINTER 2026 Newsletter

SPOTLIGHTING
DIRECTOR OF SECTION 8

ZENA SUTTON

“Thanks to Zena’s commitment to service, the program is thriving. Zena’s most rewarding part of this job is seeing families receive their voucher...”

MESSAGE FROM THE Executive Director

As we enter further into 2026, I am deeply committed to the continued growth of Edison Housing Authority (EHA). We hope this new year brings new opportunities and resources for EHA and its residents.

In this newsletter, you will find highlights from 2025 about our staff, programs, and upcoming events, other services available to residents.

Here's to a year of new opportunities, resources, growth, and community strength.



STEM PROGRAM

Be sure to subscribe to our text/call feature to get the latest updates on all EHA events and property notices.

As always, stay safe, and if you have any questions, feel free to reach out.

Sincerely,

Deborah M. Hurley, MPA, C-PHM





EHA SPOTLIGHT

DIRECTOR OF SECTION 8
ZENA SUTTON

The Edison Housing Authority would like to shine the spotlight on Zena Sutton, the Director of the Housing Choice Voucher (HCV) Program previously known as Section 8. With more than 18 years of experience, Zena has been instrumental in managing and expanding the Housing Choice Voucher Program to help make rent affordable for families that need safe and sanitary housing.

Zena has been with the Edison Housing Authority for four years but in that short amount of time, she has made a real difference with the families she has helped. Zena prides herself in building relationships with the families she has helped, constantly reaching out and informing them about current events or programs that are going on within the Housing Authority of the HCV program.

As Director of the Housing Choice Voucher Program, Zena is in charge of interviewing and processing eligible households for rental assistance and affordable housing programs. On a typical day, Zena verifies incomes, assets, and medical or unused expenses, performs annual reexaminations and interim rent changes, and assists participants with housing assistance and recertification documentation which ensures smooth operations and compliance with program rules for participants. Zena arranges and conducts group and individual briefings that explain the rules and regulations for the various Housing Authority programs to applicants,

participants, and owners.

What motivates Zena to continue making a difference in the housing community is when people come up to her or call her and say that she made a difference in their lives. Her biggest priority is providing excellent customer service and keeping families housed.

Zena is proud of her housing team and all the hard work they put into receiving the Family Self-Sufficiency (FSS) Grant. This grant allows families to pursue their goals of becoming self-sufficient while earning money in an escrow account. Under Zena's leadership, the Housing Choice Voucher program continues to thrive, providing invaluable support and opportunities for individuals and families in need of affordable housing.

From our team at the Edison Housing Authority, we'd like to extend a big thank you to Zena for all of her hard work and for ensuring the safety and housing of our residents every day!

NEW TRUCK



EHA has a new truck! The truck was purchased to replace the white Jeep, improving our ability to deliver services more efficiently. It will support critical operations such as snow removal and the transportation of heavy equipment, helping us better serve the community.

GIRL SCOUTS



EHA's Girl Scouts program began October 29th, 2024, and to date, we are still growing. The young girls always have a wonderful time meeting once a month and participating in a variety of activities, like making ice cream with salt, ice, and milk in a bag. It's a great bonding experience for them, and we enjoy seeing them work together and grow. It helps girls build important life skills like teamwork, communication, and problem-solving. If your daughter or granddaughter is part of the Edison Housing Authority Public Housing or Housing Choice Voucher Program and is in grades Kindergarten to 5th grade and is interested in joining the Girl Scouts, Contact Carmen Amalbert at 908-561-2525 X 210 to get involved in this rewarding experience.



Eagle Scout Project

Meet 16 year old, Suhas Prathipati! Suhas has been a member of the Boy Scouts for about five years. Over that time, Scouting has become a big part of his life and has helped him grow in both skills and character. Suhas developed a passion for it and knew he wanted to complete his journey by becoming an Eagle Scout. He was inspired to take this final step because he wanted to grow as a leader and make a real difference in his community.

Last summer, Suhas's involved giving back to a community, which EHA was the recipient of a sustainable food pantry box. This food pantry box can be seen station in front of the administration building at Robert E. Holmes.

Suhas believes the project has already made a positive impact. It provides a sustainable source of free food, encourages neighbors to look out for one another, and helps address food insecurity in the community. The process taught him valuable lessons in planning, leadership, communication, and adapting to unexpected challenges.

Now that the project is finished, Suhas feels pride and gratitude, knowing its benefits will endure. His advice for others is to choose a project tied to what you care about, address a real need, plan carefully, and stay committed. With belief in your work, he says, anything can be accomplished.



STEM PROGRAM

The STEM Program started back up on October 8, 2025, and concluded on December 3, 2025. STEM (Science, Technology, Engineering, and Mathematics) encourages creativity and critical thinking, helping students develop innovative solutions to complex problems. It is shaping a generation of innovators, problem-solvers, and leaders.

We extend our gratitude to all who contribute to the success of our STEM program, including our dedicated teachers at MLK Elementary School, supporters, and, most importantly, the talented students who continue to inspire us with their enthusiasm and achievements. We look forward to starting the STEM Program back up this spring in April 2026.

Upcoming Events

2026

- July 11, Saturday**
Robert E. Holmes Gardens
Family Fun Day
- August 27, Thursday**
Robert E. Holmes Gardens
Back to School
- October 29, Thursday**
Julius E. Gardens
Fall Fest
- October 30, Friday**
Robert E. Holmes Gardens
Halloween
- November 19, Thursday**
Both locations
Thanksgiving Giveaway
- November 21, Saturday**
Robert E. Holmes Gardens
Housing Resource Fair
- December 18, Friday**
Both locations
Christmas Family Event

EHA Board

of Commissioners

- William Thomas**
Chair
- Deborah Andrews**
Vice Chair
- Brent Scott**
Treasurer
- Toni Johnson**
Resident Commissioner
- Sonali Patel**
Commissioner
- Barry Telesnick**
Commissioner
- Deborah M. Hurley, MPA, C-PHM**
Executive Director
Secretary
- Councilman Robert Kentos**
Edison Township Liaison

Summer Yoga, Basketball, and Tennis Programs



Last summer marked the launch of several first-time programs, including yoga, basketball, and tennis, all of which were met with strong participation and enthusiasm. Attendance exceeded expectations across all three activities, with participants of varying skill levels engaging consistently throughout the season. The programs were well organized, highly enjoyable, and created a positive, energetic atmosphere for everyone involved. Overall, the inaugural summer offerings were a great success and laid a strong foundation for expanding these summer programs in the future.

Back to School Event



On August 28, 2025, we hosted our annual Back-to-School event, and it was a wonderful success! The afternoon was filled with food, music, and community spirit as families came together to get ready for the new school year.

We are grateful to our amazing partners and sponsors who made the day possible, including Middlesex College, Citibank, Mobile Family Success, New Jersey Reentry Corporation, and the Mobile Barbershop.

In total, we had more than 200 participants, making this one of our most memorable back-to-school gatherings yet. Thank you to everyone who came out to celebrate and support our students as they start the year strong!

Office Hours for Director Of Property Management

Jolanta Kubacka, Director of Property Management and Housing, office schedule is listed below:
• Robert E. Holmes Garden: **Monday, Tuesday, and Wednesday** from 8:30 a.m. to 4:30 p.m.
• Julius Engel Gardens: **Thursday and Friday** from 8:30 a.m. to 4:30 p.m.

If you need to schedule a meeting with Ms. Kubacka, email her at JKubacka@Edisonha.org.