

**Lee County Housing Authority (LCHA)  
Board of Commissioners Meeting**

A meeting of the Board of Commissioners of the Lee County Housing Authority (LCHA) was held on **June 30, 2025**, at **10:30 am** at 14073 Whitebirch Way, North Fort Myers, FL 33903. Notice of this meeting was duly posted.

**ATTENDANCE:** Chairman Robert Norris  
Vice Chairman Robert Ortiz  
Commissioner Christine Sardina

**ABSENT:** N/A

**APPROVAL OF MINUTES:** Chairman Norris brought before the board the minutes from the January 16, 2025, board meeting. Having reviewed the minutes, Chairman Norris inquired if there were any corrections, additions, or deletions required. Chairman Norris entertained a motion to accept the minutes. January 16, 2025, Commissioner Sardina made a motion to accept the minutes, seconded by Vice-Chairman Ortiz. The motion carries.

**FINANCIAL REPORTS- Vicki Collins, CPA**

Vicki Collins presented the financial status for Public Housing through May 31st. Public Housing had a projected loss of \$228,467, but had a loss of \$203,501, performing about \$25,000 better than expected. Income was 28% higher than projected, while expenses were 19% higher than projected. The total operating cash was \$213,340.

Chairman Norris asked about units that had to be opened for Punta Gorda residents after a hurricane situation, and whether we received any reimbursement.

Mr. Goodson explained that HUD denied reimbursement because these units would have been renovated.

Mr. Goodson reported that they currently have 18 vacant units being strategically held for the upcoming renovation project to reduce relocation expenses.

Chairman Norris asked if there is a legal standpoint?

Mr. Goodson responded yes, we can relocate as long as we put them in a similar unit.

Mr. Goodson stated the delay in the Pine Echo I and II renovation project was due to flood zone issues with HUD. The project is now expected to close by the end of December instead of September and is going to take about 18 months once started.

Commissioner Sardina asked if it is going to be a similar renovation on Pine Echo I and II, then in Barrett Park?

Mr. Goodson responded no, Pine Echo I and II is a renovation, while Barrett Park is a demo. Barrett Park is a \$100 million project, and Pine Echo I and II is a \$40 million project.

Vicki Collins presented the Section 8 report, noting that the administration portion did \$5,198 better than projected. The HAP portion spent \$118,000 more than projected. The administrative fee program had reserves of \$610,937, and housing assistance payments had a negative balance of \$123,000 because of our overruns there is for the program, but we do have handheld reserves that can help us with this overage. We have HCV of \$32,000, and we have a mainstream of \$182,000.

Chairman Norris asked, because the HUD held HAP reserves of \$214,000, is that safe?

Vicki responded that it is the long-term policy of HUD. Any funds that were distributed were within our budget authority. But over the last five years, they wanted to hold those funds so they could earn interest on them.

### **Department Head Reports- Diana Jones, PH/HCV Supervisor**

#### **Housing and Maintenance Reports:**

Lydia reported on public housing occupancy for April, with total charges of \$23,358 and collections of \$22,722. The average rent was \$232.31. Maintenance completed 61 work orders with a one-day turnaround time.

For Barrett Park, Lydia reported charges of \$30,694.50 with collections of \$24,943. The average rent was \$377.75 with 100% lease-up. Maintenance completed 74 work orders, and the tenant charges were \$214.50 for seven residents. For one resident who owes \$5,000, is because of a back charge for not reporting her income.

Vice Chairman Ortiz asked why there is a difference in the average rent for March and April?

Lydia responded that it could be for a rent increase, loss of job, or a new income. We do a lot of interims because of the family income changes.

#### **Section 8 Reports:**

Mr. Goodson provided an update on the Housing Choice Voucher Program, reporting lease-up percentages for various programs. The HCV program was at 101% lease-up year-to-date. For the Project-Based Voucher, we had 100%; we only have 40 project-based voucher units. For the Mainstream, we are at 90%.

Mr. Goodson updated the board on the Central Avenue project, stating that the ad soliciting contractors was published in the paper and the project is moving forward. The walkthrough is scheduled for July 7th, with bids due on August 11th. The project must be completed by September 30th. The project scope of work involves renovating 7 units with a \$605,000 budget.

**Family Self-Sufficiency (FSS) reports:**

Report for the Public Housing FSS program, we have PH participants for March 2025, we have 17/72% and for April 2025, we have 16/64%. We have two who graduated from the program. The escrow balance for March is \$176,704, and for April is \$143,760.

Report for the Section 8 FSS program, we have PH participants for March 2025, 17/72% and for April 2025, 16/64%. In April 2025, we had 1/1 that graduated, and the escrow disbursed was \$4,609.00. The escrow balance for March 2025 \$275,170, and for April 2025 \$282,349.

**Resident Services- Elizabeth Jackson, ROSS Coordinator**

Mr. Goodson reported that Cross Point Church continues to be an active partner in the community. The church has regularly hosted Breakfast Bingo sessions. The end-of-school-year celebration was held on June 7, 2025, with food, music, games, and water slides. Additionally, Camp Go VBS began on June 16, 2025, and will stop on June 20, 2025, hosted at First Christian Church.

The LCSD, in collaboration with LCHA, launched the Summer Feed Program on June 9, 2025, at Pine Echo II and Barrett Park sites. This initiative is part of Florida's Summer Break Spot program, which provides no-cost, nutritious meals to children and teens 18 years and younger.

Commissioner Sardina asked what was the dilemma with that? Is it that residents do not let their kids come out there to eat, or do they have to be on the property?

Lydia responded yes, they have to eat at the property. If they're sitting in front of our office in Pine Echo II, we will let them come in and sit at our table.

Commissioner Sardina asked where the meals are coming from?

Deborah responded the Lee County School District.

On April 19, 2025, Lee Health hosted a Community Health Fair for residents at the LCHA community center. Attendees received complimentary health screening, including blood pressure checks, blood sugar testing, and balance assessments, resulting in an estimated cost saving of \$300+ per participant.

Dr. Ella Piper Center Senior Computer Class recently launched a new cell phone class at the Community Center, aimed at enhancing digital literacy among elderly residents 55 and up. BJ's of Cape Coral residents received donations of fresh fruits, vegetables, bread, and pastries. The partnership with Bread of Life Ministries is currently on pause following the heartbreaking passing of Judy Jones, the organization's founder.

### **Executive Director Reports, Marcus D. Goodson**

Mr. Goodson updated the board on the Central Avenue project, stating that the ad for contractors was published in the paper and the project is moving forward. The walkthrough is scheduled for July 7<sup>th</sup>, 2025, with bids due on August 11<sup>th</sup>, 2025. The project must be completed by September 30<sup>th</sup>. It involves renovating 7 units with a \$605,000 budget. The scope of work includes fixing, repairing, and replacing everything. It's going to be 7 two-bedroom units, with no debt service. All we have to pay are the monthly expenses for utilities.

Chairman Norris asked if it is two-bedroom units?

Mr. Goodson responded yes it is all two-bedroom units.

Mr. Goodson updated the board on the Pine Echo I and II project. We are looking at an end-of-year closing \$40 million project. We are still waiting on HUD final approval on the flood zone issues.

Chairman Norris entertained a motion to approve the Election of Officers. Vice-Chairman Ortiz made a motion to approve the Election of Officers, seconded by Commissioner Sardina. The motion carries.

### **Capital Improvements**

There were no reports

### **Other Business/Board of Commissioners Comments**

There were no reports

### **Attorney Report(s)**

There were no reports

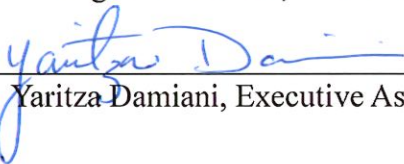
### **Public Input/Comments**

There was no one to be heard.

**The next meeting will be on August 25, 2025**

**ADJOURNMENT:** Having no further business to discuss, Commissioner Ortiz made a motion to adjourn the meeting at 11:15 a.m., seconded by Commissioner Sardina. The motion carries.

ATTEST

  
Yaritza Damiani, Executive Assistant

9/18/25  
Date