

**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 **January 26, 2026, at 1:00 PM** at the Community Center, located at 14073 Whitebirch Way, North Fort Myers, Florida, 33901. Notice of this meeting was duly posted.

**ATTENDANCE:** Chairman Robert Norris  
Vice Chairman Robert Ortiz  
Commissioner Christine Sardina  
Attorney Christopher Stipek, Esq.

**ABSENT:**

**AGENDA ADJUSTMENTS:**

Mr. Goodson mentioned the reason we rescheduled this meeting is to take action on a resolution for the nonprofit portion. There will not be a financial report provided during this meeting.

**APPROVAL OF MINUTES:** Chairman Norris brought before the board the minutes from the November 20, 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 of November 20, 2025. Commissioner Sardina made a motion to accept the minutes, seconded by Vice-Chairman Ortiz. The motion carries.

**Financial Reports – Vicki Collins, CPA**

No reports

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

Diana submitted reports for November and December 2025, noting that our collections balances are increasing, requiring enhanced lease enforcement. FSS participation is slowly increasing, with some contract expirations upcoming, and for our Section 8 vouchers, lease-ups are decreasing due to a shortfall in HUD funding. HUD gave us some additional funds, but we still have to take on the burden of decreasing our vouchers and get us back where we need to be based on our budget. We still have to lease up our FUP, VASH, and PBV as we get referrals, but for our regular HCV and our mainstream, we are looking at attrition to decrease the cost there.

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

Ms. Jackson reported on resident services, including Christmas holiday meals on December 20<sup>th</sup>, with lower participation than Thanksgiving. Upcoming computer classes for residents 55 and up. Scheduled activities with Maradette Dance Company on February 7<sup>th</sup> and April 11<sup>th</sup>.

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

Mr. Goodson announced that the Lee County Board of Commissioners approved \$15 million in CDBG-DR funding for the Barrett Park Senior Housing project on January 20<sup>th</sup>, allowing construction of 72 senior units with plans to apply for sail funds for \$20 million in federal funding to build 102 units. We are getting ready to get all the paperwork together to submit, and we are going to prepare to get our Tenant Protection Voucher (TPV) for the 50 families that must be relocated from Barrett Park. We are going to relocate those families before we demolish Barrett Park.

Commissioner Sardina asked what developer we are using.

Mr. Goodson responded Smith and Henzy. We also have Corbin Henderson, which is a local development firm, and we hired the Henderson Franklin law firm to represent us.

Mr. Goodson reported that roof replacement work for Pine Echo I and II buildings will begin late this week or next week, with Pike Construction as the general contractor and the subcontractor to be local, with an expected completion in 60-90 days.

Vice-Chairman Ortiz asked when the renovation will start?

Mr. Goodson responded that the closing is anticipated within the next 30-45 days.

Vice-Chairman Ortiz asked if a notice would be sent out to the resident.

Mr. Goodson responded that management would distribute a notice to all residents. Communication will include a flyer to ensure everyone is informed about upcoming construction activities.

Commissioner Sardina asked will the new rules about verifying resident's citizenship affect housing assistance?

Diana responded that the current policy already requires that at least one household member be a U.S. citizen or have legal status for the household to qualify for assistance. Illegal residents cannot receive subsidies, and if some household members are not eligible, the subsidy amount is adjusted to include only the eligible members. The new HUD rule does not change eligibility requirements; it simply combines the EIV system into a single national database to check legal status and housing history more efficiently.

Vice-Chairman Ortiz asked about the landscaping?

Mr. Goodson responded that the project would involve major landscaping improvements, including removing old or leaning trees and clearing our existing bushes. Overall, the work is extensive and will make the property look like a new construction project once completed.

Mr. Goodson announced the agency achieved a perfect SEMAP score of 100 for 2025, maintaining a high-performance designation that strengthens chances for additional voucher funding through the Transportation HUD Bill.

Chairman Norris asked are those vouchers in lieu of the tenant protection vouchers?

Mr. Goodson responded, No, it's in addition to. Tenant protection vouchers, once the demo is approved, you are entitled to those 50 tenant protection vouchers. This is the request we made two and a half years ago for those 2,000 emergency vouchers. When the HUD budget is approved, we are likely to get additional vouchers.

Mr. Goodson presented his management agreement renewal for board approval, requesting a \$1,000 monthly increase from the previous 2023 contract, with services continuing until January 20th, 2029, and had Deborah put a copy of Eagle Rock, LLC certificate of liability insurance.

Vice-Chairman asked to give a quick synopsis of the contract?

Mr. Goodson responded that I would continue managing the agency as Executive Director, overseeing staff and handling development transactions. The contract also includes providing financial services through Vicky's company. The terms remain the same as the 2023 agreement, with a requested increase of \$1,000 per month.

Chairman Norris entertained a motion to approve the new agreement between Lee County Housing Authority and Eagle Rock, LLC for management of applicable services. Vice-Chairman Ortiz made a motion to approve the new agreement between Lee County Housing Authority and Eagle Rock, LLC for management of applicable services, seconded by Commissioner Sardina.

### Capital Improvements

### Other Business/Board of Commissioners Comments

### Attorney Report(s)


### Public Input/Comments

There was no one to be heard.

Next meeting will be February 19, 2026

**ADJOURNMENT:** Having no further business to discuss, Vice-Chairman Ortiz made a motion to adjourn the meeting at 1:58 p.m., seconded by Commissioner Sardina. The motion carries.

ATTEST

  
Yaritza Damiani, Executive Assistant

4/16/26

Date

