

Written materials relating to an item on this agenda that are distributed to the Las Cortes, Inc. within 24 hours before the item is to be considered at its regularly scheduled meeting will be made available for public inspection on the City of Oxnard website. The Las Cortes, Inc. agenda is available on the City of Oxnard website 7 days prior to special meetings, at www.oxnard.org/city-meeting



AGENDA
LAS CORTES, INC.
Oxnard Housing Authority, 435 South D Street
Tuesday, January 27, 2026
Regular Meeting - 1:00 P.M.

Details to call-in for public comment during a meeting:

1. Dial Phone Number: 805 385 8379

IN ACCORDANCE WITH ASSEMBLY BILL 2449, MEMBERS OF THE LEGISLATIVE BODY MAY MEET IN-PERSON OR REMOTELY.

YOU MAY PARTICIPATE IN THE MEETING AND/OR PROVIDE PUBLIC COMMENT IN THE FOLLOWING WAYS:

1. ATTEND THE MEETING AT THE LOCATION LISTED ABOVE
2. EMAIL COMMENTS OR SIGN UP TO SPEAK REMOTELY BEFORE THE MEETING
 - a. Submit a request to speak remotely by 9 a.m. on the day of the meeting by emailing: cynthia.escobar@oxnard.org
 - b. Submit an email to cynthia.escobar@oxnard.org by 9 a.m. on the day of the meeting (please indicate the agenda item number in the subject line). All email correspondence will be made part of the legislative record.
 - c. Contact the Oxnard Housing Authority Office at (805) 385-8096 to submit your request.
3. PROVIDING PUBLIC COMMENTS REMOTELY DURING THE MEETING
 - a. To provide public comment during the meeting dial (805) 385-8379. When the presiding officer announces the particular item on the agenda you want to speak on, go ahead and announce yourself and proceed with the question.
 - b. Public comments on agenda items will be taken following the announcement of the item. After the item is announced, members of the public may register or otherwise be recognized for the purpose of providing public comment.

In the event of a disruption which prevents a legislative body of the City of Oxnard from broadcasting a meeting using a call-in option or internet-based service option, or in the event of a disruption within the City's control which prevents members of the public from offering public comment using the call-in option or internet-based service option, the legislative body shall take no further action on items appearing on a meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. However, if any of the broadcast options are disrupted, but any of the other broadcast options is still available to the public, the legislative body may take further action on items appearing on a meeting agenda without waiting for the disrupted broadcast option(s) to be restored.

A. ROLL CALL, POSTING OF AGENDA

CONSIDERATION OF TELECONFERENCE PARTICIPATION PURSUANT TO ASSEMBLY BILL 2449

B. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

A person may address the legislative body only on matters not appearing on the agenda and within the subject matter jurisdiction of the legislative body. Speaker requests shall be submitted as set forth on the first page of this agenda. Speakers are limited to three minutes. After 30 minutes, if all speakers have not had the opportunity to speak, the remaining speakers will be given an opportunity to speak prior to adjournment of the meeting. The legislative body cannot enter into a detailed discussion or take action on any items presented during public comments at this time. Such items may only be referred to the Secretary.

In compliance with the Americans with Disabilities Act, if you require special assistance to participate in a meeting, please contact the Cynthia Escobar at 805-385-8096. Notice at least 24 hours prior to the meeting will enable the City to reasonably arrange for your accessibility to the meeting.

Persons wishing to speak on public hearing items should do so at the time of the hearing.

C. REPORT FROM EXECUTIVE DIRECTOR

The Executive Director/Secretary shall report on items of interest to the legislative body occurring since the last meeting. The legislative body cannot enter into detailed discussion or take action on any item presented during this report. Such items may only be referred to the Executive Director/Secretary for administrative action or scheduled on a subsequent agenda for discussion.

D. INFORMATION/CONSENT AGENDA

1. Housing Department

SUBJECT: Approval of Minutes

RECOMMENDATION: That the Las Cortes, Inc., approve the minutes of the October 28, 2025 meeting as presented.

Contact: Brenda Lopez, (805) 385-8092

E. REPORTS

1. Housing Department

SUBJECT: Quarterly Income Statement and Balance Sheet overview for period ending December 31, 2025.

RECOMMENDATION: That the Las Cortes, Inc., receive and file the financial reports and accounting of all receipts, disbursements, and fund balances for quarter ending December 31, 2025.

Contact: Rhonda Hodge (805) 385-7889

F. ITEMS FOR FUTURE AGENDAS

G. ADJOURNMENT

MINUTES
Las Cortes Inc. Board
Regular Meeting
October 28, 2025

A. ROLL CALL, POSTING OF AGENDA

At 1:08 p.m. Las Cortes Board President Dr. Vincent Stewart presided and called to order the regular meeting of the Las Cortes Inc. Board in the Housing Department's Administration office at 435 South D Street, Oxnard, California. Gabriela Basua, Board Vice President, Bert E. Perello, Board Treasurer, Jose Andrade, Board Secretary, and Board President Dr. Vincent Stewart were present. Housing Department's Administrative Secretary, Cinthya Escobar stated that the agenda was posted on Monday, October 21, 2025 at City website, the Oxnard Public Library, and City Hall Kiosk.

Staff members present were Brenda Lopez, Housing Director, Rhonda Hodge, Housing Finance Officer, and Cinthya Escobar, Administrative Secretary

In addition, Board Member Candidate, Veronica de La Cruz was present

CONSIDERATION OF TELECONFERENCE PARTICIPATION PURSUANT TO ASSEMBLY BILL 2449

B. PUBLIC COMMENTS

No public comments were received.

C. REPORT OF EXECUTIVE DIRECTOR/SECRETARY

The Housing Director provided an update on the UHC settlement as it relates to the undeveloped property located in the La Colonia neighborhood. The Housing Authority plans to explore options to develop the property. An update was provided on the Choice Neighborhood Implementation grant that was awarded to the City of Oxnard and Housing Authority for the redevelopment and neighborhood improvement of the public housing Colonia Road and Felicia Court projects. The five neighborhoods involved in this redevelopment process include: Colonia, Wilson, Fremont South, Hobson Park, and 5-Points. The Housing Director will forward the Task Force Virtual Meeting calendar information to all Las Cortes Inc. Board Members.

D. INFORMATION/CONSENT AGENDA

1. Housing Department

SUBJECT: Approval of Minutes

RECOMMENDATION: That the Las Cortes, Inc., approve the minutes of the July 1, 2025 regular meeting as presented.

It was moved by Board Member Basua, seconded Board Member Perello, to approve the Information/Consent item as presented. VOTE: Basua, Perello, Andrade and Stewart voted in favor; the motion carried 4-0

2. Housing Department

SUBJECT: Appointment of Member to Serve on the Las Cortes, Inc. Board of Directors.

RECOMMENDATION: That the Las Cortes, Inc. Board of Directors appoint Ms. Veronica De La Cruz as a new member of the Board.

It was moved by Board Member Basua, seconded Board Member Perello, to approve the information/Consent item as presented. VOTE: Basua, Perello, Andrade and Stewart voted in favor; the motion carried 4-0

E. REPORTS

1. Housing Department

SUBJECT: Yearly Income Statement and Balance Sheet overview for period ending June 30, 2025.

RECOMMENDATION: That the Las Cortes, Inc. Board of Directors, receive and file the yearly financial reports.

The Housing Finance Officer presented and was available to answer questions. Discussion ensued among the Council and staff. No public comments received.

Item E-1 was for information only. No action was required.

2. Housing Department

SUBJECT: Return of Organization Exempt from Income Tax (Form 990) Report.

RECOMMENDATION: That the Las Cortes, Inc. Board of Directors:

1. Review the 2024 Return of Organization Exempt from Income Tax (Form 990).
2. Authorize Dr. Vincent Stewart, President of the Las Cortes, Inc. Board of Directors, to submit the Return of Organization Exempt from Income Tax (Form 990) to the Internal Revenue Service.

The Housing Finance Officer presented and was available to answer questions. Discussion ensued among the Council and staff. No public comments received.

It was moved by Board Member Basua, seconded Board Member Perello, to approve the information/Consent item as presented. VOTE: Basua, Perello, Andrade, Stewart and De La Cruz voted in favor; the motion carried 5-0

3. Housing Department

SUBJECT: California Exempt Organization Annual Information Return (Form 199) Report.

RECOMMENDATION: That the Las Cortes, Inc. Board of Directors:

1. Review the 2024 California Exempt Organization Annual Information Return (Form 199).
2. Authorize Dr. Vincent Stewart, President of the Las Cortes, Inc. Board of Directors, to sign (Form 199) prior to mailing to the State of California Franchise Tax Board.

The Housing Finance Officer presented and was available to answer questions. Discussion ensued among the Council and staff. No public comments received.

It was moved by Board Member Perello, seconded Board Member De La Cruz, to approve the information/Consent item as presented. VOTE: Basua, Perello, Andrade, Stewart and De La Cruz voted in favor; the motion carried 5-0

F. ITEMS FOR FUTURE AGENDAS

- Flag salute
- Staff to report on \$590K and \$273K outstanding loans/notes

G. Adjournment

There being no further business on the agenda, and without objection, Dr. Stewart adjourned the meeting at 2:00pm.

Cinthya Escobar, Administrative Secretary

Dr. Vincent Stewart, President

Las Cortes, Inc (lc)

Balance Sheet (With Period Change)

Period = Jul 2025-Dec 2025

Book = Accrual ; Tree = ysi_bs

		Balance	Beginning	Net
		Current Period	Balance	Change
0999-99-000	All			
1000-00-000	ASSETS			
1001-00-000	CURRENT ASSETS:			
1100-00-000	CASH			
1110-00-000	Unrestricted Cash			
1111-10-000	Cash Operating 1	805,939.84	804,023.88	1,915.96
1111-99-000	Total Unrestricted Cash	805,939.84	804,023.88	1,915.96
1119-00-000	TOTAL CASH	805,939.84	804,023.88	1,915.96
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE			
1129-00-000	A/R-Other	0.00	16,391.00	-16,391.00
1141-00-000	Notes Receivable-Noncurrent	418,686.00	418,686.00	0.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	418,686.00	435,077.00	-16,391.00
1162-20-000	Investments in Pshps	230.00	230.00	0.00
1162-20-999	Investments in Partnerships	230.00	230.00	0.00
1211-00-000	Prepaid Expenses and Other Assets	3,416.19	1,695.42	1,720.77
1299-00-000	TOTAL OTHER CURRENT ASSETS	3,646.19	1,925.42	1,720.77
1300-00-000	TOTAL CURRENT ASSETS	1,228,272.03	1,241,026.30	-12,754.27
1999-00-000	TOTAL ASSETS	1,228,272.03	1,241,026.30	-12,754.27
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES:			
2100-00-000	CURRENT LIABILITIES:			
2111-00-000	A/P Vendors and Contractors	0.00	3,400.72	-3,400.72
2299-00-000	TOTAL CURRENT LIABILITIES	0.00	3,400.72	-3,400.72
2300-00-000	NONCURRENT LIABILITIES:			
2310-10-000	Loan Payable-1	590,000.00	590,000.00	0.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	590,000.00	590,000.00	0.00
2499-00-000	TOTAL LIABILITIES	590,000.00	593,400.72	-3,400.72
2800-00-000	EQUITY			
2809-00-000	RETAINED EARNINGS:			
2809-02-000	Retained Earnings-Unrestricted Net Assets	638,272.03	647,625.58	-9,353.55
2809-99-000	TOTAL RETAINED EARNINGS:	638,272.03	647,625.58	-9,353.55
2899-00-000	TOTAL EQUITY	638,272.03	647,625.58	-9,353.55
2999-00-000	TOTAL LIABILITIES AND EQUITY	1,228,272.03	1,241,026.30	-12,754.27

Las Cortes, Inc (lc)

Income Statement

Period = Jul 2025-Dec 2025

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
2999-99-999	Revenue & Expenses				
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE				
4130-00-000	Legal Expense				
4130-04-000	General Legal Expense	3,082.50	32.96	3,082.50	32.96
4131-00-000	Total Legal Expense	3,082.50	32.96	3,082.50	32.96
4139-00-000	Other Admin Expenses				
4180-00-000	Office Rent	1,361.04	14.55	1,361.04	14.55
4189-00-000	Total Other Admin Expenses	1,361.04	14.55	1,361.04	14.55
4190-00-000	Miscellaneous Admin Expenses				
4190-08-000	Postage	10.47	0.11	10.47	0.11
4191-00-000	Total Miscellaneous Admin Expenses	10.47	0.11	10.47	0.11
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	4,454.01	47.62	4,454.01	47.62
4500-00-000	GENERAL EXPENSES				
4510-12-000	General Liability Insurance	1,245.19	13.31	1,245.19	13.31
4510-13-000	Fidelity Insurance	452.48	4.84	452.48	4.84
4590-00-000	Other General Expense	3,201.87	34.23	3,201.87	34.23
4599-00-000	TOTAL GENERAL EXPENSES	4,899.54	52.38	4,899.54	52.38
8000-00-000	TOTAL EXPENSES	9,353.55	100.00	9,353.55	100.00
9000-00-000	NET INCOME	-9,353.55	-100.00	-9,353.55	-100.00

Payment Detail

Bank=lc AND mm/yy=07/2025-12/2025 AND All Checks=Yes AND Include Voids=All Checks

Check#	Bank - Vendor - Date	Payable #	Property	Amount	Tenant Code	Account
1501 (lc)	- OXNARD HOUSING AUTHORITY (v0000360) - 07/15/25 (07/25)					
	LC-016 FY24-25 OHA Staff Time 01/01-06/30/25	P-512331	lc	3,400.72	-	211701000 - A/P-Payroll Wages Payable
	LC-0725 Rent	P-512332	lc	226.84	-	418000000 - Office Rent
Total 1501 (lc)	- OXNARD HOUSING AUTHORITY (v0000360) - 07/15/25			3,627.56		
1502 (lc)	- ASSURED PARTNERS OF CA INSURANCE SVCS, LLC. (v0004409) - 08/08/25 (08/25)					
	Renewal Policy #6804-5070 05/10/25-05/10/26 Insta P-514432	lc		1,591.00	-	121100000 - Prepaid Expenses and Other Assets
Total 1502 (lc)	- ASSURED PARTNERS OF CA INSURANCE SVCS, LLC. (v00			1,591.00		
1503 (lc)	- PRICE, POSTEL & PARMA, LLP (v0003435) - 08/18/25 (08/25) (Voided)					
	Professional Fee for Las Cortes - 06/25/2025 - 07/02/ P-514522	lc		3,082.50	-	413004000 - General Legal Expense
Total 1503 (lc)	- PRICE, POSTEL & PARMA, LLP (v0003435) - 08/18/25 (l			3,082.50		
1503 (lc)	- PRICE, POSTEL & PARMA, LLP (v0003435) - 08/25/25 (08/25) (Voider)					
	Professional Fee for Las Cortes - 06/25/2025 - 07/02/ P-514522	lc		-3,082.50	-	413004000 - General Legal Expense
Total 1503 (lc)	- PRICE, POSTEL & PARMA, LLP (v0003435) - 08/25/25 (l			-3,082.50		
1504 (lc)	- PRICE, POSTEL & PARMA, LLP (v0003435) - 08/26/25 (08/25)					
	Professional Fee for Las Cortes - 06/25/2025 - 07/02/ P-514522	lc		3,082.50	-	413004000 - General Legal Expense
Total 1504 (lc)	- PRICE, POSTEL & PARMA, LLP (v0003435) - 08/26/25 (l			3,082.50		
1505 (lc)	- ASSURED PARTNERS OF CA INSURANCE SVCS, LLC. (v0004409) - 09/25/25 (09/25)					
	Renew Commercial Package Policy #NPP6233260 09/ P-516806	lc		2,508.31	-	121100000 - Prepaid Expenses and Other Assets
Total 1505 (lc)	- ASSURED PARTNERS OF CA INSURANCE SVCS, LLC. (v00			2,508.31		
1506 (lc)	- HODGE (v0003424) - 09/25/25 (09/25)					
	Reimburse Rhonda Hodge for payment of business an P-516581	lc		25.00	-	459000000 - Other General Expense
Total 1506 (lc)	- HODGE (v0003424) - 09/25/25 (09/25)			25.00		

Payment Detail

Bank=lc AND mm/yy=07/2025-12/2025 AND All Checks=Yes AND Include Voids=All Checks

1507 (lc) - OXNARD HOUSING AUTHORITY (v0000360) - 09/25/25 (09/25)			
LC-0825 Rent	P-514562	lc	226.84 - 418000000 - Office Rent
LC-0925 Rent	P-516580	lc	226.84 - 418000000 - Office Rent
Total 1507 (lc) - OXNARD HOUSING AUTHORITY (v0000360) - 09/25/25			453.68
1508 (lc) - OXNARD HOUSING AUTHORITY (v0000360) - 11/04/25 (11/25)			
LC-1025R	P-520993	lc	226.84 - 418000000 - Office Rent
LC-1125R	P-520994	lc	226.84 - 418000000 - Office Rent
Postage reimbursement	P-520999	lc	10.47 - 419008000 - Postage
Total 1508 (lc) - OXNARD HOUSING AUTHORITY (v0000360) - 11/04/25			464.15
1509 (lc) - ASSURED PARTNERS OF CA INSURANCE SVCS, LLC. (v0004409) - 11/13/25 (11/25)			
Directors and Officers Renew Policy #6804-5070 05/1	P-521053	lc	1,591.00 - 121100000 - Prepaid Expenses and Other Assets
Total 1509 (lc) - ASSURED PARTNERS OF CA INSURANCE SVCS, LLC. (v00			1,591.00
1510 (lc) - ASSURED PARTNERS OF CA INSURANCE SVCS, LLC. (v0004409) - 12/01/25 (12/25)			
Crime Renew Policy #82077302 12/15/2025-12/15/2(P-	P-521133	lc	905.00 - 121100000 - Prepaid Expenses and Other Assets
Total 1510 (lc) - ASSURED PARTNERS OF CA INSURANCE SVCS, LLC. (v00			905.00
1511 (lc) - OXNARD HOUSING AUTHORITY (v0000360) - 12/01/25 (12/25)			
LC-1225R	P-523166	lc	226.84 - 418000000 - Office Rent
Total 1511 (lc) - OXNARD HOUSING AUTHORITY (v0000360) - 12/01/25			226.84
			14,475.04