

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, July 14, 2026
Special Meeting - 1:00 P.M.

To join remotely with Google Meet, click on the link below:
meet.google.com/nzx-zxcc-axi

Details to call-in for public comment during a meeting:
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: cinthya.escobar@oxnard.org
 - b. Submit an email to cinthya.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. PLEDGE OF ALLEGIANCE, 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

In compliance with the Americans with Disabilities Act, if you require special assistance to participate in a meeting, please contact Cinthya 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.

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 adjourn 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. 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. REPORT FROM THE HOUSING FINANCE OFFICER

The Housing Finance Officer will provide the Las Cortes, Inc. Board with a brief update on the financial status of Las Cortes and any other financial matters relevant to the Board.

E. INFORMATION/CONSENT AGENDA

1. Housing Department

SUBJECT: Approval of Minutes

RECOMMENDATION: That the Las Cortes, Inc., approve the minutes of the April 28, 2026 meeting as presented.

Contact: Brenda Lopez, (805) 385-8092

F. APPOINTMENT ITEMS

1. Housing Department

SUBJECT: US Department of Housing and Urban Development (HUD) Rental Assistance Demonstration (RAD) Program

RECOMMENDATION: That the Las Cortes, Inc. Board receives and hear the RAD presentation report. (Presentation will be live from President Nathan Bondar of LIHTC Development Group)

Contact: Brenda Lopez (805) 385-8092

G. REPORTS

1. Housing Department

SUBJECT: Paseo De Las Cortes Partnership

RECOMMENDATION: That the Las Cortes, Inc. Board discuss and determine whether to retain or dissolve the Paseo De Las Cortes Partnership entity and take any action deemed appropriate.

Contact: Rhonda Hodge (805) 385-7889

H. ITEMS FOR FUTURE AGENDAS

I. ADJOURNMENT

MINUTES
Las Cortes Inc. Board
Regular Meeting
April 28, 2026

A. ROLL CALL, POSTING OF AGENDA

At 1:00 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. Board President Dr. Vincent Stewart, Board Treasurer Bert E. Perello, Vice President Gabriela Basua were present. Board Secretary Jose Andrade, and Board Member Veronica De La Cruz was absent. Housing Department's Administrative Secretary, Cinthya Escobar stated that the agenda for this meeting was posted at the Kiosk at City Hall, the City Administrative Offices, and on the city website on Monday, April 20, 2026.

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

Board President Dr. Vincent Stewart then led those in attendance in the Pledge of Allegiance.

CONSIDERATION OF TELECONFERENCE PARTICIPATION PURSUANT TO ASSEMBLY BILL 2449

B. PUBLIC COMMENTS

No public comments were received.

C. REPORT OF EXECUTIVE DIRECTOR BRENDA LOPEZ

Executive Director Brenda Lopez reported that there were no additional departmental updates. She provided an update on the Rental Assistance Demonstration (RAD) conversion, stating that staff is coordinating a training for the Las Cortes, Inc. Board with the Housing Authority's RAD consultant to provide an overview of the conversion process and the nonprofit's future role. She also reported that staff is preparing the financing plan, plans to begin the conversion with the two senior-designated housing developments, and is procuring legal counsel to assist throughout the conversion process. Ms. Lopez noted that staff will continue working with experienced consultants and will provide additional updates as the project progresses.

D. INFORMATION/CONSENT AGENDA

1. Housing Department

SUBJECT: Approval of Minutes

RECOMMENDATION: That the Las Cortes, Inc., approve the minutes of the January 27, 2026 regular meeting as presented.

It was moved by Board Member Perello, seconded Board Member Basua, to approve the Information/Consent item as presented. VOTE: Perello, Basua, and Stewart voted in favor; the motion carried 3-0

E. REPORTS

1. Housing Department

SUBJECT: Quarterly Income Statement and Balance Sheet Overview (Period Ending March 31, 2026)

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

Housing Finance Officer Rhonda Hodge presented the quarterly financial reports for the period ending March 31, 2026, including the Balance Sheet, Income Statement, and Payment Detail Report. She highlighted that Las Cortes, Inc. received approximately \$36,605 in management fee income during the first quarter of 2026, which was reflected under "Other Income" on the Income Statement. Ms. Hodge also reviewed the organization's primary expenses and reported that the financial activity was routine, with no issues requiring the Board's attention.

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

F. ITEMS FOR FUTURE AGENDAS

Board President Dr. Vincent Stewart requested that future agendas include a quarterly, high-level overview of Housing Authority activities, including a dashboard-style update on programs such as Section 8, for informational purposes only. Executive Director Brenda Lopez suggested providing the Board with the Housing Department overview presentation previously presented to the City Council as an introduction to the Housing Authority's programs and operations.

G. ADJOURNMENT

There being no further business on the agenda, and without objection, Dr. Stewart adjourned the meeting at 1:18pm.

Cinthya Escobar, Administrative Secretary

Dr. Vincent Stewart, President