

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 DIRECTORBRENDALOPEZ

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.

C. Escobar 07/14/2026
Cinthya Escobar, Administrative Secretary

Dr. Vincent Stewart 7/14/26
Dr. Vincent Stewart, President