



# ***Building Hope, Strengthening Communities***

***2024  
Impact  
Report***





# TABLE OF CONTENTS

Letter from the Chairman of the Board	3
Our Mission & Strategic Goals	4
Demographics	5
Our Impact at a Glance	6
Managed Care Organizations	8
Prospera in San Antonio	10
Prospera in Coastal Bend	11
Prospera in the Rio Grande Valley	12
Prospera in Central Texas	13
The Impact of the Low Income Housing Tax Credit in Texas	14
Completed New Developments	15
Kingsville GED Program	17
Meet Elder Curtis Lindesay	18
Meet Grandma Gucci	19
Meet Shiloh	20
Meet Free	21
Board of Directors	22



*Dear Friends and Supporters,*

*We are deeply grateful for the support of our partners and donors that make our mission possible. Your belief in our work empowers us to create lasting change, uplift communities, and bring hope to where it's needed most. Every contribution – whether time, resources, or funding – plays a vital role in driving us forward. Thank you for standing with us and being an essential part of our journey.*



*With heartfelt thanks,  
Rafael Torres,  
Chairman of the Board of Directors  
PROSPERA Housing Community Services*





# MISSION

*Providing safe, high-quality, affordable housing with support services to those in need since 1993*

## STRATEGIC GOALS



Develop an internal competency that enables us to pursue or create leading affordable housing strategies.



Develop the financial strength and competencies necessary to support our property, community, and resident services objectives.



Achieve a level of operational excellence that enables us to be scalable, fiscally sound, and with exceptional outcomes in whatever we choose to do.



Build the organization necessary to support our journey and that reflects the core values that make us a great place to work for and with.

# DEMOGRAPHICS

**9,956** low-income residents live  
in a PROSPERA community

## DIVERSITY



- **72%** Hispanic and Latino
- **23%** Non-Hispanic (Caucasian, African American, Asian)
- **5%** Did Not Specify



## GENDER

- Female: **6,085**
- Male: **3,814**
- Unknown: **57**

## AGE



- 0-17 yo: **42%**
- 18-29 yo: **16%**
- 30-35 yo: **22%**
- 54 + yo: **20%**



# Our Impact at a Glance

During 2024, PROSPERA's Resident Services Department provided the following resources for residents living across South Texas

## From Unstable to Secure Housing

**72** permanent placements

**220** referrals

**1,400+** follow-ups

## Feeding Our Community

**12,173** individuals served

**47,100+**

meals, produce boxes,  
and resources

## Pathways to Employment

**57** permanent job  
placements

**764** Adult Education  
services

**239** one-on-one Employment  
Readiness sessions  
(GED & ESL access)





## Care That Goes Beyond Medical Needs

**4100+** wellness checks

**900+** residents reached through MCO partners focusing on Non-Medical Drivers of health (NMDOH)

## Keeping Families Housed

**898** low-income families assisted with  
**\$103,332** in rent and utility financial support

## Investing in Future Generations

**10,645** after-school / tutoring sessions

**800+** youth served

**100+** youth & families attended college/trade school preparation visits



# MANAGED CARE ORGANIZATIONS

*Our collaboration with Managed Care Organizations (MCO's) enhances PROSPERA's ability to address our strategic goals. The funding received allows Resident Services to grow an impactful presence in the communities we serve.*



*In partnership with physical and behavioral health service coordination and Health Effectiveness Data and Information Set specialists, PROSPERA provided one-on-one, holistic outreach to 921 members/residents, focusing on positively impacting health outcomes, Non-Medical Drivers of Health (NMDOH) factors, and addressing housing insecurity.  
Numbers below reflect Superior clients who are also PROSPERA residents.*

**117** STAR+PLUS Elderly, mentally challenged, &/or intellectually or developmentally disabled adult residents

**43** STAR-KIDS Mentally &/or critically ill, &/or intellectually/ developmentally disabled youth residents

**480** STAR+CHIP Young, pregnant women and new mother residents with very low income

**21** Members provided safe, secure, affordable housing

**31** Housing Navigation New Referrals





*Provided housing navigation assistance to Molina STAR+PLUS members in Bexar County who were identified as being at risk for or experiencing homelessness.*



*Provided Tele-Housing Navigation assistance to Amerigroup members throughout Texas who were identified as at-risk for or currently homeless.*

**12** *Members provided safe, secure, affordable housing*

**60** *Housing Navigation New Referrals*

**8** *Assisted with secured housing through education, coaching, and guidance*

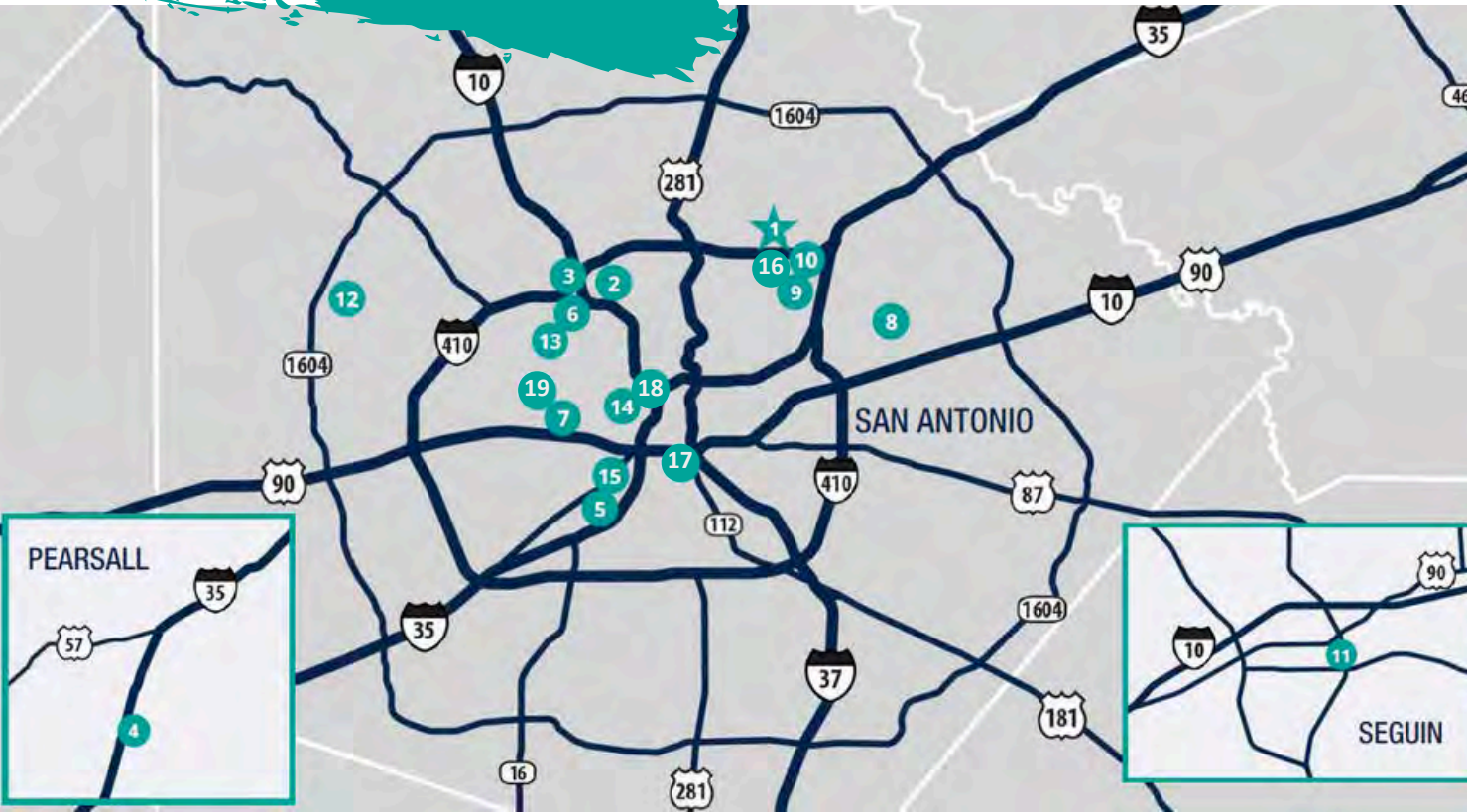
**39** *Members provided safe, secure, affordable housing*

**129** *Housing Navigation New Referrals*

**23** *Assisted with secured housing through education, coaching, and guidance*

# PROSPERA in San Antonio

1. **PROSPERA Headquarters**  
3419 Nacogdoches Road, San Antonio, TX 78217
2. **Arbor at West Apartments**  
3815 West Avenue, San Antonio, TX 78213
3. **Country Club Village Apartments**  
3500 Magic Drive, San Antonio, TX 78229
4. **Frio Apartments**  
1200 East Frio Street, Pearsall, TX 78061
5. **Guild Park Apartments**  
750 West Mayfield Boulevard, San Antonio, TX 78211
6. **La Risa Apartments \***  
800 Babcock Road, San Antonio, TX 78201
7. **Las Palmas Gardens Apartments \***  
1215 Castroville Road, San Antonio, TX 78237
8. **Montabella Pointe Apartments**  
5121 North Foster Road, San Antonio, TX 78244
9. **Oak Manor Apartments**  
2330 Austin Highway, San Antonio, TX 78218
10. **Renaissance Village Apartments**  
8219 Perrin Beitel Road, San Antonio, TX 78218
11. **Seguin Manor Apartments**  
800 North Hwy 123 Bypass, Seguin, TX 78155
12. **Starling Apartments**  
10148 Culebra Road, San Antonio, TX 78251
13. **Sutton Square Apartments**  
919 Sutton Drive, San Antonio, TX 78228
14. **The Terraces at Haven for Hope \***  
702 North San Marcos, San Antonio, TX 78207
15. **Village at Nogalitos Apartments**  
111 Ames Ave, San Antonio, TX 78211
16. **Village at The Loop Apartments** **COMING SOON**  
2607 NE Interstate 410 Loop, TX 78217
17. **Village at Roosevelt Apartments**  
1515 Roosevelt Avenue, San Antonio, TX 78210
18. **Vista Verde Apartments**  
910 North Frio Street, San Antonio, TX 78207
19. **West Durango Plaza Apartments**  
5635 W. Cesar E. Chavez Boulevard,  
San Antonio, TX 78237



1. **American GI Forum Village**  
801 Bosquez Street, Robstown, TX 78380
2. **Calallen Apartments**  
14838 Northwest Blvd., Corpus Christi, TX 78410
3. **Casa de Manana Apartments**  
4702 Old Brownsville Road, Corpus Christi, TX 78405
4. **Elliott Grant Homes \***  
901 North Alameda Street, Corpus Christi, TX 78401
5. **Fox Run Apartments**  
2008 Sam Houston Drive, Victoria, TX 77901
6. **Glenoak Apartments**  
711 Glenoak Drive, Corpus Christi, TX 78418
7. **Hacienda Senior Apartments**  
2625 Greenwood Drive, Corpus Christi, TX 78405
8. **Houston House Apartments**  
103 Cornwall Drive, Victoria, TX 77904
9. **Jefferine Lytle Estates \***  
509 Old Robstown Road, Corpus Christi, TX 78408
10. **Kingsville LULAC Manor Apartments**  
1220 North 17th Street, Kingsville, TX 78363
11. **Lantana Square Apartments**  
5802 Academy Drive, Corpus Christi, TX 78407
12. **Lexington Manor Apartments**  
5201 Kostoryz Road, Corpus Christi, TX 78415
13. **LULAC Amistad Apartments \***  
924 Flores Street, Sinton, TX 78387
14. **LULAC West Park Apartments \***  
10702 I-37 Access Rd, Corpus Christi, TX 78410
15. **Palms at Blucher Park Apartments**  
213 & 218 S. Tancanhua Street,  
Corpus Christi, TX 78401
16. **Palms at Leopard Apartments**  
2725 Leopard Street, Corpus Christi, TX 78408
17. **Palms at Morris Apartments** **COMING SOON**  
2212 Morris St, Corpus Christi, TX 78405
18. **Poesta Creek Apartments**  
1301 South Tyler Street, Beeville, TX 78102
19. **Samuel Place Apartments**  
4315 Carroll Lane, Corpus Christi, TX 78411
20. **Village at Greenwood Apartments**  
6002 Greenwood, Corpus Christi, TX 78417
21. **Village at Henderson Apartments**  
5502 Henderson, Corpus Christi, TX 78413
22. **Village at McArdle Apartments**  
5302 McArdle Drive, Corpus Christi, TX 78411
23. **Woodland Creek Apartments**  
11641 Leopard Street, Corpus Christi, TX 78410

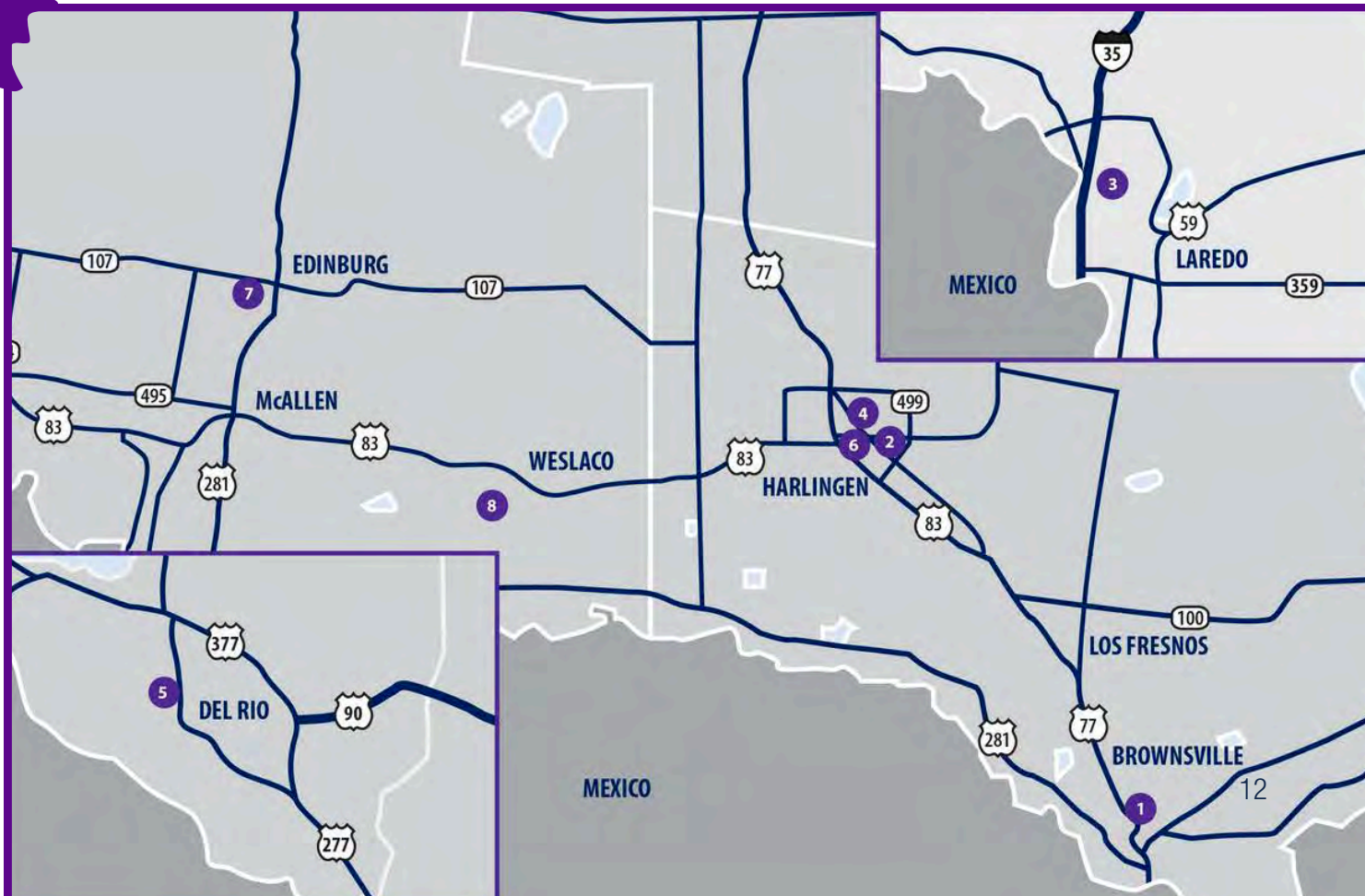
# PROSPERA in Coastal Bend





# PROSPERA in the Rio Grande Valley

1. **Cunningham Manor Apartments**  
2835 Rockwell Drive, Brownsville, TX 78521
2. **Harrison Manor Apartments**  
601 South 17th Street, Harlingen, TX 78550
3. **Laredo Manor Apartments**  
300 East Mann Road, Laredo, TX 78041
4. **North Star Village Apartments**  
411 Lozano Street, Harlingen, TX 78550
5. **Rio Manor Apartments**  
600 West Cantu Road, Del Rio, TX 78840
6. **Robinhood Apartments**  
615 South F Street, Harlingen, TX 78550
7. **Sherwood Apartments**  
801 Greenbriar Drive, Edinburg, TX 78539
8. **Weslaco Village Apartments**  
1601 South Bridge Avenue, Weslaco, TX 78596



# *PROSPERA in Central Texas*

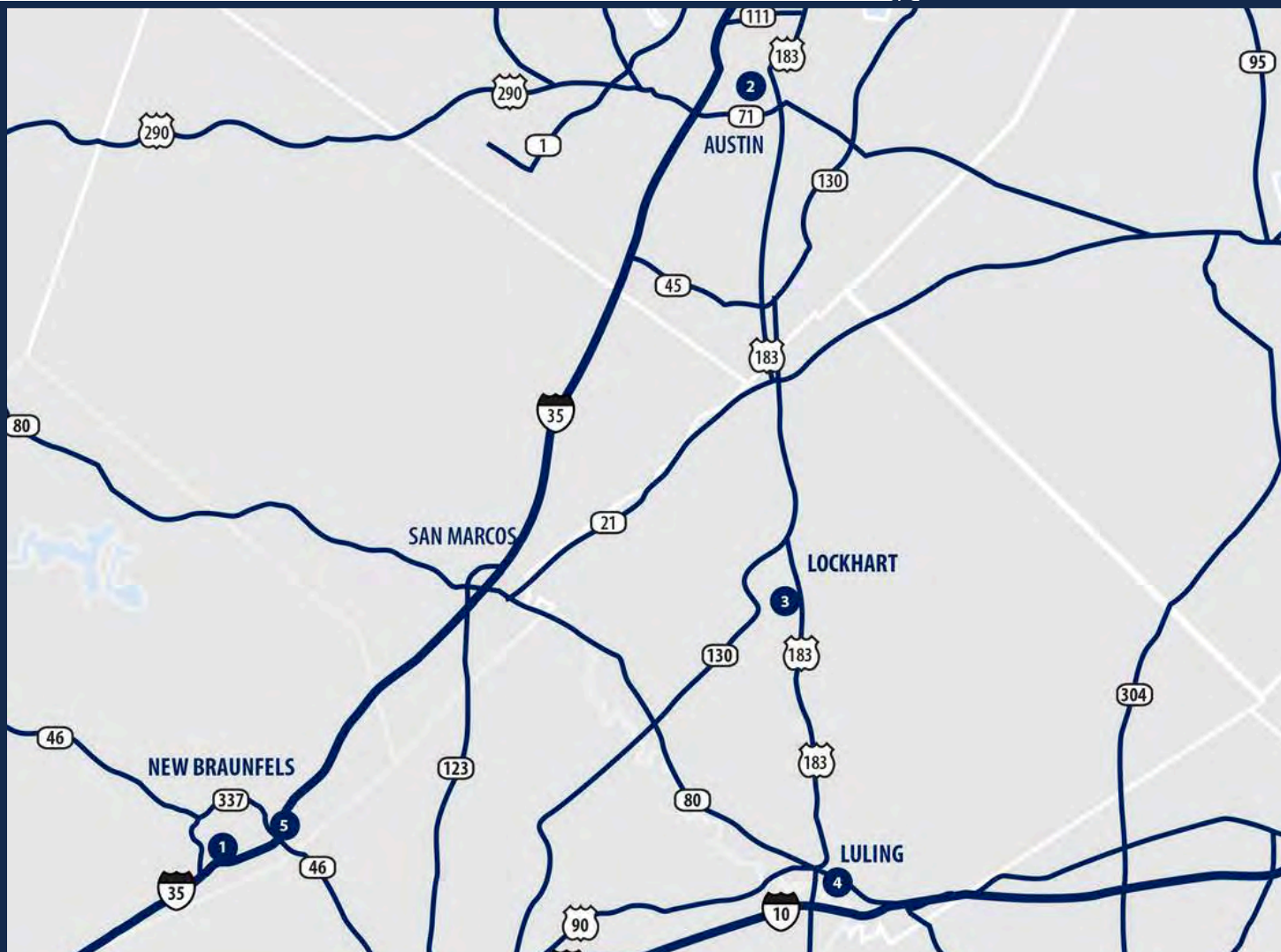
1. Bavarian Manor Apartments  
614 Bavarian Drive, New Braunfels, TX 78130

2. Cambrian East Riverside Apartments  
1806 Clubview Drive, Austin, TX 78741

3. Meadow Park Village Apartments  
1200 Meadow Park Lane, Lockhart, TX 78644

4. Nolan Terrace Apartments  
221 Peach Street, Luling, TX 78648

5. Village Circle Apartments  
101 Glenbrook Drive East, New Braunfels, TX 78130



# **LOW INCOME HOUSING TAX CREDITS** *in the state of Texas*

*The Housing Credit encourages private investment in affordable rental housing and has financed 4 million homes for low-income families and individuals since 1986. Prospera Housing Community Services is proud to actively participate in the LIHTC program, contributing to the 5 statistics below, since 2006.*



**Home Development** 358,982 homes developed or preserved in TX



**Households Served** 836,428 low-income households served



**Jobs Supported** 615,619 jobs supported for one year



**Tax Revenue Generated** \$25.2 billion in tax revenue generated



**Wages and Business Income Generated**  
\$69.5 billion in wages & business income generated





# COMPLETED NEW DEVELOPMENTS

## *Palms at Blucher Park*

**72** *Apartment homes*

**133** *Residents*

**44** *Residents under  
18 years old*

## *Weslaco Village*

**50** *Apartment homes*

**126** *Residents*

**58** *Residents under  
18 years old*



# *Hosted Groundbreaking for Redevelopment of Rio Manor*

*Apartment homes* **60**



# Kingsville GED Program

## Kingsville LULAC Manor

Since 2021, 20 Kingsville LULAC Manor (KLM) adult learners have taken charge of their futures through a free, on-site High School Equivalency Program. Thanks to a continued partnership between Prospera and the Brush Country Literacy Council (BCLC), residents are receiving the support they need to achieve their educational goals. Led by instructor Christopher Aguiree-Hamilton, 14 residents have graduated with their GEDs over the years, with several more on track to follow. For many students, earning a GED is more than just passing an exam—it's a transformative achievement that brings confidence, opportunity, and a deep sense of pride.

Programs like this are essential to many adult learners facing systemic barriers to education, including financial constraints, lack of transportation, or negative past experiences with school. By providing high-quality, no-cost instruction directly in the community, BCLC and Prospera are helping close those gaps and create lasting change.

This initiative reflects Prospera's broader mission to provide affordable housing with supportive services that uplift and empower residents. Education is one of the most important tools for transformation. By bringing learning opportunities into their communities, residents not only improve their own lives, but they also strengthen the futures of their families and neighborhoods.

Through consistency, compassion, and collaboration, the GED program at KLM is opening doors. With every diploma earned, residents are reminded that it's never too late to learn, grow, and achieve something great.

“  
*I would not have  
been able to get my  
GED without the help  
of Mr. Hamilton and  
Kingsville LULAC  
Manor.*”  
”







# Meet Elder Curtis Lindesay

*Bavarian Manor Apartments*

For the past eight years, **Bavarian Manor Apartments (BMA)** and Fountain of Life Community Church (FOLCC) Elder, Curtis Lindesay, have cultivated a meaningful collaboration dedicated to serving the community in a steadfast partnership. Their enduring joint efforts have enriched the lives of residents through initiatives that provide essential resources, encouragement, and a sense of belonging.

Together, they have helped sustain BMA's Angel Food Pantry, ensuring families can access nutritious meals. Their commitment extends to maintaining a well-stocked clothing closet and offering professional attire to those seeking employment. Understanding the importance of education, they equipped children for success last August by supplying backpacks and school supplies to 60 youth. Beyond academics, they have also nurtured a love for learning through youth reading programs and supported women in the community with dedicated empowerment groups designed to inspire and uplift.

A cherished highlight of this partnership is the annual holiday celebration, when BMA and Elder Lindesay come together to bring warmth and festive cheer to the residents. FOLCC continued the tradition in 2024 by serving over 100 meals and delivering gifts and stockings to 64 children, ensuring every family experienced the joy of the season.

Elder Lindesay and FOLCC have made a lasting impact on the BMA community. They exemplify the power of unity, generosity, and a shared commitment to uplifting those in need. Their continued partnership is a testament to the profound difference that collective compassion can make.





## Meet Grandma Gucci

*Oak Manor Apartments*

Shirley Bates is not your average affordable housing resident. At **Oak Manor Apartments (OMA)**, she is known as Grandma Gucci. Ms. Bates delights in mentoring the community youth. Last November, for her birthday, rather than celebrating in the traditional way, Ms. Bates chose to seek donations from her friends, family, and church to throw the ultimate birthday bash for the OMA resident youth. She collected and distributed 125 bikes, 111 scooters, 12 electric carts, and seven tricycles. She also hosted a party where the older resident youth helped serve the younger youth pizza and treats. Additionally, Ms. Bates's long-term friend brought his limousine for the kids to get in and experience. She proudly stated, "Most of these young people had never seen a limousine before, let alone be able to get in and explore."

Ms. Bates has called the **Oak Manor Apartment** community home for nine years and confidently says, "It has been the best nine years of my life." Ms. Bates lives by her strong moral and religious convictions and teaches the youth to be respectful and kind to one another. Oak Manor Apartment's youth know when they are hungry, they can always knock on her door for pizza, Lunchables, or a piece of fruit. She does not believe anyone should go hungry and keeps these staples on hand. Youth, in turn, give back to Ms. Bates. When she was sick, she had several youth knocking on her door, offering to take out her trash and other small acts of kindness. Ms. Bates fosters a sense of community at **Oak Manor Apartments**. Thriving communities look out for each other and help where they can. Ms. Bates said, "It was a birthday I will never forget."



# Meet Shiloh

## Vista Verde Apartments

*"I love my apartment. It's the first apartment I've had on my own, so it's a big adjustment. There aren't enough words to describe how it feels. I went from having everything I owned fit into a hall closet to a beautiful space to call my own. It still doesn't seem quite real and can make me cry when I think about it."*

Shiloh grew up surrounded by constant change. Originally from Minneapolis, her family moved frequently, often switching schools and neighborhoods every few months. As a young adult, she relocated to Wisconsin and later became a Navy wife, traveling to places like Vermont, Florida, and New Jersey. After years of moving and facing health challenges, including a stroke that affected her mobility and energy, Shiloh realized she needed more support. She decided to move to San Antonio to be closer to her daughter.

Residing with her daughter in a shared housing arrangement proved less than ideal. This led to sleeping on a friend's couch while she figured out her next steps.

As a member of Molina Healthcare, one of Prospera's Managed Care Organization (MCO) partners, Shiloh shared her housing struggles with her Service Coordinator. She was referred to Prospera's Housing Navigation program, where she completed an intake and received referrals to properties that matched her needs and budget, one of which was Prospera's **Vista Verde Apartments (VVA)**.

Shiloh didn't have transportation, but Prospera was able to secure transportation, allowing her to tour VVA and join the waitlist. As time passed, her situation grew more complex. Finally, the call came from VVA that an apartment was available!

Today, Shiloh and her family participate in the on-site community events such as Healthy Living sessions, Egg Hunts, Potlucks, National Night Out, Holiday Events, and Food Bank Distributions. To Shiloh, VVA isn't just a place to live—it's a fresh start, a peaceful space to heal, and the home she's always dreamed of.





# Meet Free

## Fox Run Apartments

Growing up, Free faced significant challenges due to her mother's struggles with mental illness, which led to an unstable home environment. Without a secure foundation, it was difficult for Free to focus on her education or plan for her future. When the situation became overwhelming, her grandmother offered her a stable home at **Fox Run Apartments** in Victoria, Texas, a Prospera Community.

With a safe and secure place to live, Free could turn her attention to her goals. No longer worried about where she would sleep or whether she would have the support she needed, she began excelling academically. The Services Manager at Fox Run Apartments played a crucial role in her journey, inviting her to attend the 2024 Higher Education Exploration Event. Free saw it as an opportunity to take the next step toward her dream. The event introduced her to various college and career pathways, reinforcing her passion for medicine and highlighting the resources available to make her aspirations a reality.

Free graduated from high school on the Honor Roll and is now a student at Victoria College, taking courses to prepare for a future in the medical field. Her dedication and perseverance have not gone unnoticed. She earned a spot on the Dean's List of Honor Students, reflecting her hard work and determination. She credits her success to having a stable home, knowing that without it, she wouldn't have been able to focus on school or her plans. Looking ahead, she plans to utilize her education and experiences to make a positive impact on the lives of others.

*"I just want  
a life of  
service."*

### *Of the Residents That Attend Prospera's Annual Higher Education Events*

**55%** *had never visited a college, university, trade school, or technical school*

**86%** *report an increased understanding of the methods of financing college*



# *BOARD OF DIRECTORS*

## *Officers*

*Chair – Rafael I. Torres  
Vice Chair / Secretary– Nancy L. Hard  
Treasurer/Assistant Secretary –  
C. William “Bill” Nash*

## *Non-Voting Director, Member*

*Jaclyn S. Woodring,  
Executive Director & CEO*

## *Emeritus Status Member*

*Ernestine Trujillo  
Carole Bufler*

## *Members*

*Darrell Deming  
Charles Glenn  
Dadiri Jama  
David A. Valdez, M.D.  
Richard M. Pena  
Jonathan Matthew “Matt” Hull  
Michelle Whetten  
Angelica Granados  
Charlotte More  
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Travis Barnes*



