



2025 Impact Report

Affordable Housing Is the Foundation. Services Are the Difference.

Expanding opportunity through housing, stability, and support.





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A snapshot of impact, partnerships, and lives strengthened across Texas.

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A MESSAGE FROM THE BOARD CHAIR

Dear Friends and Supporters,

As we reflect on the past year, one truth continues to guide our work: stable housing changes lives, but housing alone is not enough. Across Texas communities, families, seniors, and individuals continue to face rising housing costs, financial hardship, food insecurity, and barriers to opportunity. At Prospera Housing Community Services, we believe lasting stability is built not only through safe, affordable housing, but through the supportive services that help residents move forward.

This year, Prospera continued expanding access to affordable housing while strengthening the programs and partnerships that support long-term resident success. From food distributions and wellness outreach to employment readiness and educational support, our communities remain focused on creating environments where residents can thrive.

We are proud of the progress reflected throughout this report, but even more inspired by the resilience, determination, and hope demonstrated by the residents and communities we serve. On behalf of the Board of Directors, thank you to our residents, staff, partners, supporters, and community stakeholders for helping advance Prospera's mission. Together, we continue building stronger communities rooted in dignity, opportunity, and hope.



Sincerely,
Nancy L. Hard
Board Chair
Prospera Housing Community Services

Housing Is The Foundation. Services Are The Difference.

Prospera Housing Community Services believes safe, stable housing is the foundation for long-term success — but housing alone is not enough.

Through high-quality affordable housing paired with supportive resident services, families, seniors, and individuals are able to remain housed while building pathways toward stability, wellness, and opportunity.

Since 1993, Prospera's has remained committed to its Mission of providing safe, high-quality, affordable housing with support services to those in need.



Our Approach

Housing

Safe, high-quality affordable housing provides stability

Services

Education, wellness, food & employment support, financial literacy, and social engagement

Opportunity

Families build pathways toward independence

THE NEED

For Too Many Families, Stability Is Fragile.

1,114,234 renter households in Texas spend more than half their monthly income on rent, leaving too little for other expenses like health care, transportation, and nutritious food.*

For families living paycheck to paycheck, one unexpected expense — a medical bill, car repair, or job disruption — can quickly place housing stability at risk.

For single parents and households raising children, balancing housing costs, childcare, transportation, and basic needs can create ongoing financial strain. They are everyday realities across the communities Prospera serves.

1 in 3 Texas households headed by adults age 65+ are housing cost-burdened.**

Seniors living on fixed incomes often face impossible choices between rent, food, healthcare, and daily essentials.

These are not isolated situations.

Affordable housing alone is not enough to solve these challenges.

*<https://rentalhousingaction.org/texas/>

**https://www.americashealthrankings.org/explore/measures/cost_burden_sr_a/TX

THE RESPONSE

1000+

families received rent &
utility assistance

**Families
Assisted**

15,850

individuals relied on
food support

**Residents
Served**

3,315

wellness checks & outreach
services provided

**Wellness
Checks
Provided**

9,954

afterschool & tutoring
sessions provided

**Education
Services
Delivered**



Support That Changes the Outcome

The Challenge

After the foreclosure of the home he shared with his brother, Willie faced a period of housing instability and lived in transitional housing for nearly a year. As his stay was coming to an end, he was at risk of becoming homeless again. With limited income from Social Security and few resources of his own, finding stable, affordable housing seemed increasingly uncertain.

The Intervention

Through Prospera's Housing Navigation program and partnership with Molina Healthcare, Willie was connected to personalized housing support. A Housing Navigator helped identify an income-based apartment at Village at the Loop and provided hands-on assistance throughout the application process, including obtaining documentation, accessing online records, and coordinating with property management. After moving in, Prospera continued to provide stabilization support through food assistance, household essentials, furnishings, and community partnerships.

The Outcome

Willie successfully secured permanent affordable housing and avoided homelessness. With a stable home, he is now able to focus on his health, attend medical appointments, and maintain his overall well-being. Property management reports that Willie pays rent on time, takes pride in his apartment, and has become a valued member of the community. What began as a housing crisis became an opportunity for stability, dignity, and a fresh start.

Prospera's integrated model connects stable housing with the resources residents need to move forward.

Resident Story

“I am so grateful for the support I received. I love my new home.”

Willie Drummer

After years of housing instability and the risk of homelessness, Willie secured permanent affordable housing through Prospera's Housing Navigation program.



Read the Full Success Story



A group of diverse children and youth are shown in a home setting, smiling and playing together. The image is overlaid with a semi-transparent dark blue filter. The large number '5,216' is prominently displayed in white at the top.

5,216

Children and youth call PROSPERA
communities home

Communities built around dignity, stability, and opportunity.

73.7% of households are led by women

55 communities across Texas

13,000+ residents served across Texas

Nearly 40% of residents are under age 18



Services in Action

Across Prospera communities, residents accessed food resources, education, wellness initiatives, and employment services designed to strengthen long-term stability.

32,500+ meals and food resources distributed





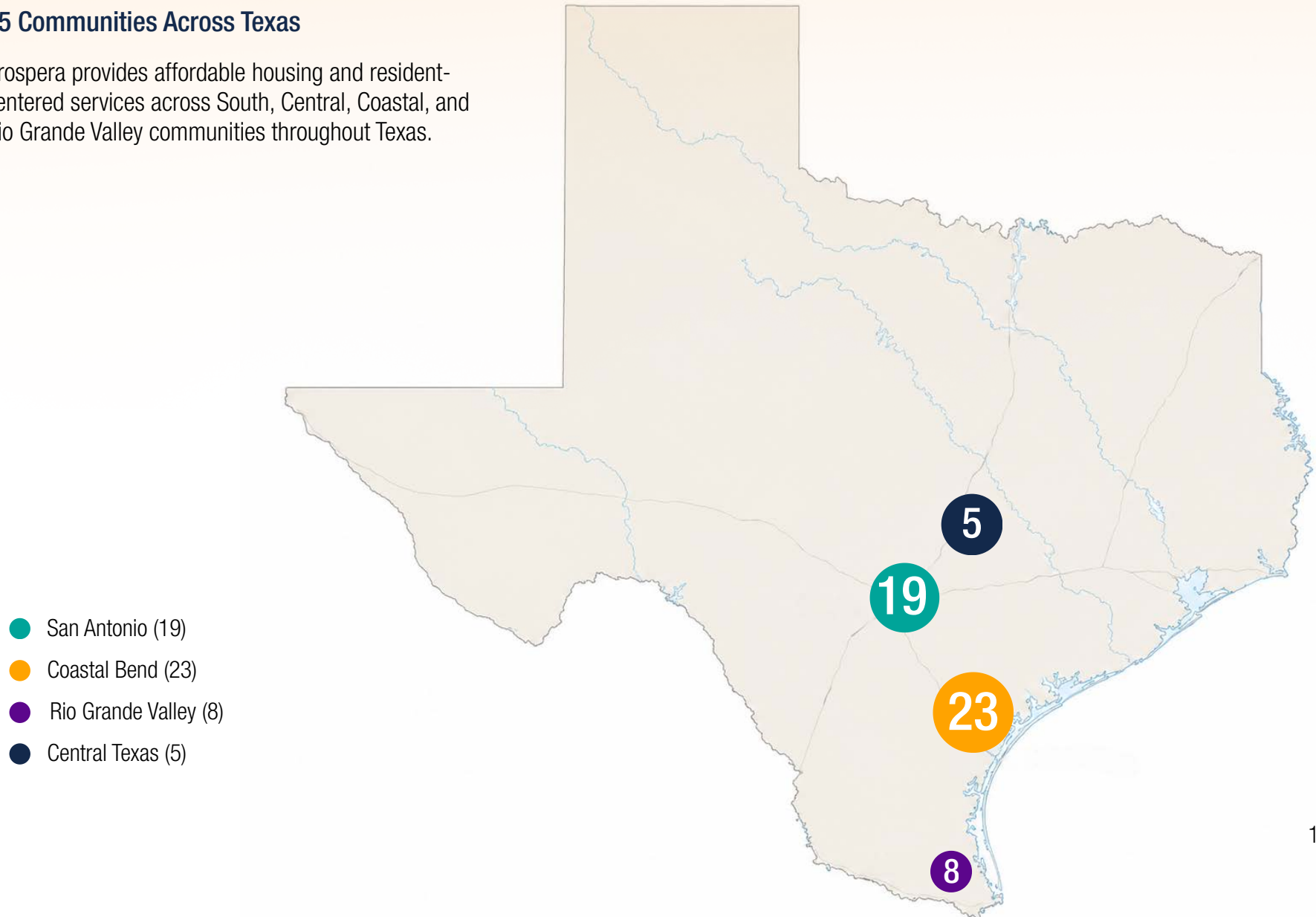
9,954+
*after-school
and tutoring
sessions
provided to
800+
youth
residents.*



Community Footprint

55 Communities Across Texas

Prospera provides affordable housing and resident-centered services across South, Central, Coastal, and Rio Grande Valley communities throughout Texas.



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**
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

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

Corpus Christi

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. Tancagua Street,
Corpus Christi, TX 78401
16. **Palms at Leopard Apartments**
2725 Leopard Street, Corpus Christi, TX 78408
17. **Palms at Morris Apartments**
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

Central

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

Expanding Communities. Strengthening Futures.

Development & Rehabilitation Highlights

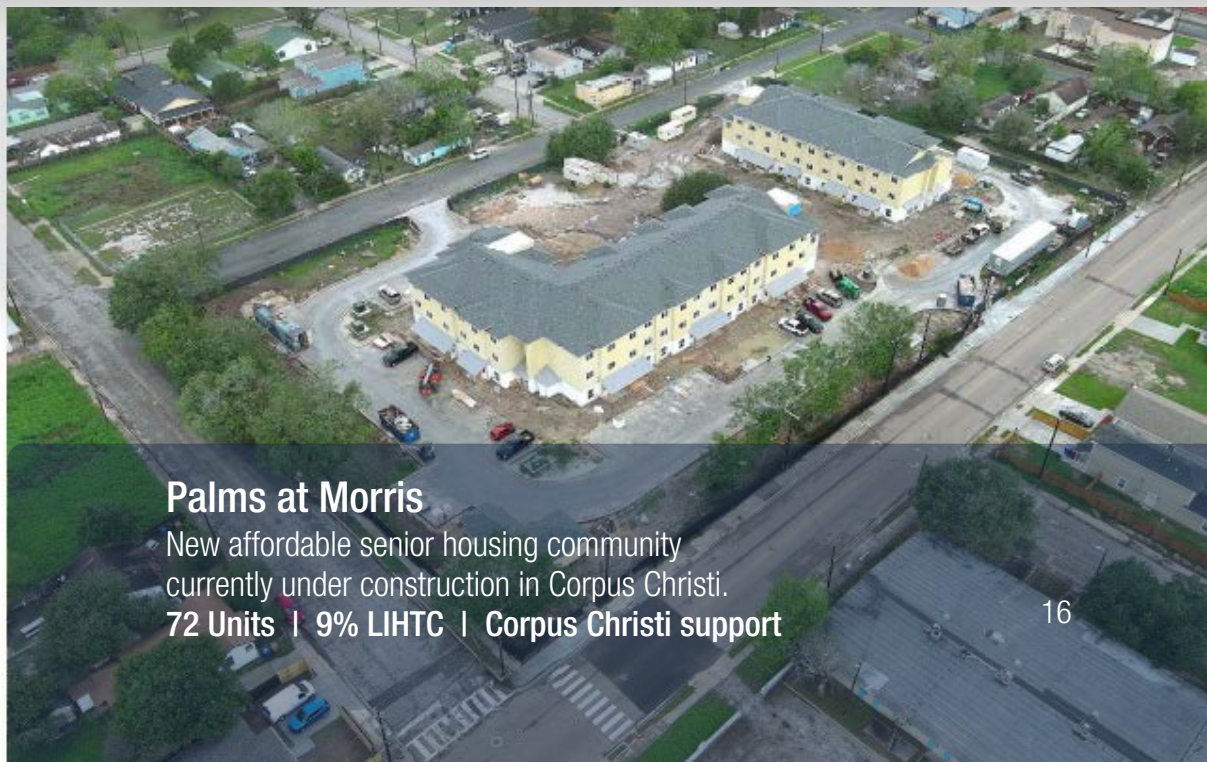


Arbors at West Avenue opened in 2025 as the first rental rehabilitation project completed under San Antonio's 2022 Affordable Housing Bond. **234 Units | 4% LIHTC | COSA & Bexar County support**

Country Club Village

Completed rehabilitation, improving housing quality for senior residents.

270 Units | 4% LIHTC | COSA & Bexar County support



Palms at Morris

New affordable senior housing community currently under construction in Corpus Christi.

72 Units | 9% LIHTC | Corpus Christi support

Partnerships That Strengthen Communities

Prospera's mission is strengthened through partnerships with public agencies, financial institutions, nonprofit organizations, managed care organizations, and community stakeholders who share a commitment to expanding opportunity through affordable housing and supportive services.



Managed Care Partnerships Expand Impact

Managed Care Partnerships in Action

\$610,000+

invested into resident services through managed care partnerships

Supporting housing navigation, wellness initiatives, community outreach, and homelessness prevention.



Housing Navigation in Action

THE CHALLENGE

After years of housing instability, including periods of homelessness, motel stays, room rentals, and living in his vehicle, Glen and his wife faced yet another housing crisis when they were unexpectedly asked to vacate their residence with only weeks' notice. Without a formal lease, a support network, or access to consistent services, the couple's future was uncertain.

THE INTERVENTION

Through Prospera's Housing Navigation program and partnership with Wellpoint, Glen was connected to personalized support and affordable housing opportunities. Prospera's Housing Navigator worked closely with Glen and his wife to identify options, complete required documentation, and secure a HUD-assisted apartment at Vista Verde Apartments in San Antonio. Additional support included a first-month rent discount through Wellpoint, assistance with move-in costs, and a referral to Prospera's Employment Readiness Program for Glen's wife.

THE OUTCOME

After more than five years of housing instability Glen secured permanent housing in just seven weeks. His affordable monthly rent of \$207 is sustainable on his fixed income, and stable housing now allows him to access disability-related services from providers that were previously out of reach. By addressing housing insecurity, financial barriers, employment needs, and healthcare access simultaneously, Prospera's intervention restored stability, dignity, and hope for Glen and his family.



Read the Full Success Story

Leadership & Governance

Board of Directors

The leadership, expertise, and stewardship of Prospera’s Board of Directors help guide our mission of expanding access to safe, high-quality affordable housing and supportive services across Texas.

Through strategic oversight and a shared commitment to community impact, the Board supports our four organization goals of:

- **Building Staff Capacity**
- **Financial Strength and Stability**
- **Operational Excellence**
- **Creating a Great Place to Work With and For**

Together, their leadership helps ensure Prospera remains focused on long-term sustainability, responsible growth, and meaningful outcomes for those who need support most.

Board members contribute expertise spanning housing, finance, healthcare, education, legal affairs, and community development.

Executive Committee

Chair

Nancy L. Hard

Vice Chair

David Paull

Secretary / Treasurer

Darrell Deming

Board Members

Angelica Granados

Ayad Kaisi

C. William “Bill” Nash

Charles Glenn

Charlotte More

David A. Valdez, M.D.

Jonathan Matthew “Matt” Hull

Michelle Whetten

Monica Carmona

Rafael I. Torres

Richard M. Pena

Travis Barnes

Executive Leadership (Non-Voting)

Executive Director & CEO

Jaclyn S. Woodring

Emeritus Status Members

Ernestine Trujillo

Carole O. Bufler

Guided by service. Focused on impact.





Because housing alone is not enough.

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



3419 Nacogdoches, San Antonio, TX 74217 | ProsperaHCS.org | 210.821.4300

Scan to learn how you can support Prospera's mission through a donation.