





2022 Annual Report

TEJANO CENTER FOR COMMUNITY CONCERNS







Message from the Chairman of the Board



Friends of Tejano Center for Community Concerns:

On behalf of my fellow Tejano Center Board of Directors, it is my pleasure to present the 2022 Annual Report. After celebrating a 30 year milestone last year, 2022 continues to illustrate the strength in the organization's leadership, financial stewardship, stability, and the continued commitment to fulfill a thoughtful strategic plan that has laid the foundation for the successes we celebrate today.

I offer my sincere gratitude to our donors, community partners, and Tejano Center's administration for sharing in our mission of new beginnings focused on service to the underserved and underrepresented.

Sincerely,

David S. Corpus
Chairman of the Board of Directors

Message from the President & CEO



Tejano Center Family & Friends:

It is my distinct pleasure to present our 2022 Annual Report. This report highlights our impact and the expansion of quality programs and services to underrepresented communities.

Over the past 12 months, our team has worked diligently to deepen the impact we have in the community we serve. Indeed, 2022 has been a year that has bestowed upon us many new beginnings. We are now a licensed adoption agency. We have expanded to six GRADcafés across the county that are removing barriers for students of all ages to pursue their preferred academic and career paths. We are creating new beginnings for survivors of abuse through our Resolve program. We are prioritizing healthy living through La Tiendita and our 10-year partnership with the Baylor College of Medicine Teen Clinic. We launched the expansion of our public charter school district that will allow us to take our A-rated curriculum and trusted Early Childhood Education model into the Humble and Pasadena communities. We are just as delighted with the opening of Sunrise Lofts that will offer new beginnings for youth aging out of foster care. Through collaborative partnerships this incredible 89 apartment living project will provide youth with support services to assist them adapting to independent living to lead them to successful lives.

I am grateful to our dedicated Board of Directors committed for bringing their expertise and perspective in guiding us in the new beginnings of Tejano Center. I also recognize the work of our dedicated school leadership, staff, teachers, custodial and food service staff who without them this would not be possible. At Tejano Center, we are Making It Happen Together.

Sincerely,

Adriana Tamez, Ed.D.
President & CEO

New Beginnings

Tejano Center values the power of community voice, partner insight, and data. The early Tejano Center pioneers realized the way to respond to community needs was to provide a comprehensive array of programs and services. In order to identify the community needs and determine how best to dismantle inequities, Tejano Center continues to engage with the community to learn from the experiences and visions of those whom it desires to serve.

Strategic partnerships remained the driving force behind the growth of our programs and services in 2022. GRADcafé, acquired in 2021, now with six locations serving Harris County residents, is made possible through our partnership with Harris County Precinct 2 and the Harris County Public Library. La Tiendita is addressing the growing demand for food assistance through our partnership with the Houston Food Bank and the American Heart Association. AmeriCorps/SERVE Houston members assist in interviewing clients to better understand further needs to support in their journey to improved quality of life. Tejano Center remains at the forefront of community revitalization. We are a trusted resource for neighbors navigating a system that all too often serves as a barrier to home ownership. In 2022, we continued to demonstrate our leadership in affordable housing development for the underserved, under-represented, and under-resourced. Social and emotional abuse issues are prevalent in our communities. Tejano Center's Resolve Program provides support to victims of abuse and maximizes its outreach through collaboration with local partners. The Tejano Center Child Placing Agency is now foster-to-adopt. We remain steadfast in our prioritization of nurturing lifelong learners. Our partnership with Houston Community College is allowing us to transform lives through our NOVA Academy for Adult Education. And Raul Yzaguirre Schools for Success (RYSS), our award-winning first-generation Texas open-enrollment public charter school system continues to thrive and exists to educate and empower the next generation of leaders as an A-rated district.

The spirit of innovation remains instrumental as Tejano Center seeks to develop education, social, health, and community institutions that empower families to transform their lives and create new beginnings. For more than 30 years, Tejano Center has been able to recognize and reduce barriers by listening to neighbors through its case management model, upholding itself as a data-driven organization, and leveraging the engagement of its community partnerships, living true to our motto of Making It Happen Together.











Housing



Homeowner & Homebuyer Services

The Tejano Center housing program guides and educates homebuyers in the home-buying process in order to attain affordable, sustainable homes and create opportunities to preserve homeownership for current homeowners. Since 1992, Tejano Center has been a trusted leader in the development and rehabilitation of, and accessibility to affordable housing - a need amongst the Hispanic community. In 2022, the Housing Program served over 711 neighbors, exceeding its annual goal by more than 300%. Our dedicated staff provided 24 Homebuyer Education workshops in English and Spanish and hosted 117 Individual Housing Counseling Sessions. They also offered Disaster Recovery Case Management and Home Repairs.

Throughout the year, 451 families completed Homebuyer Education, 61 homes were repaired from Winter Storm Uri, and 148 new homeowners were created. These closings had a $32,000,000 Economic Impact on our region. Much has been achieved and much is left to accomplish. As a member of the Harris County Homeownership Collaborative, Tejano Center is dedicated to the creation of 5,000 new BIPOC homeowners by 2025.

451 families completed homebuyer education

148 new homeowners created

61 homes repaired



65 seniors housed

Nueva Vida Senior Citizen Housing

Tejano Center early on identified affordability as an inequity faced by those whom it was dedicated to serve. According to 2021 census data, about 50% of renters spend more than 30% of their income on housing costs, which exacerbates the inequities they face related to other vital needs like medical care, food, and transportation.

Tejano Center's Nueva Vida Senior Living Apartments is a much-needed resource for those residents who are 62 years of age and eligible. Nueva Vida currently serves 65 residents who enjoy indoor and outdoor intergenerational activities.





Housing Development

Although Houston has long been known as an affordable city, Tejano Center early on identified affordability as an inequity faced by those whom it was dedicated to serve. Moreover, Houston's thriving economy and that reputation of affordability more than a decade ago led to rapid growth and a change in the housing market that has made housing even more challenging for many. According to 2021 census data, about 50% of renters are spending more than 30% of their income on housing costs, which exacerbates the inequities they face related to other vital needs like medical care, food, and transportation. Local entities are prioritizing the development of affordable housing and Tejano Center remains dedicated to doing its part to ensure families can afford a place to live and still meet other critical demands for their families.

Sunrise Lofts

In 2022, Tejano Center continued the development of its newest initiative – Sunrise Lofts, an 89-unit housing complex for youth aging out of foster care. Sunrise Lofts will provide a safe, healthy and comfortable environment, in which these vulnerable youth will be able to take charge of their lives, develop independent living skills, be prepared to enter the workforce, and become productive members of society.

Transitional age youth is often an overlooked demographic. Most supportive housing projects focus on traditional housing or rehousing of the homeless population but do not address the issue from a proactive perspective. When transitioning out of foster care, young people face an inordinate number of challenges and shortage of support. They lag behind their general population peers when it comes to graduating high school or getting a job. Sunrise Lofts will not simply re-house youth aging out of foster care but will work to prevent these youth from becoming homeless, altogether. Sunrise Lofts will provide what are commonly referred to as "wraparound services" to be facilitated through a case management system. The goal of Sunrise Lofts is to create a paradigm shift among the youth, that their to-date life circumstances will not dictate their future, and they will be empowered to thrive.

OST Lofts

Local entities are prioritizing the development of affordable housing and Tejano Center remains dedicated to doing its part to ensure families can afford a place to live and still meet other critical demands for their families. For that reason, Tejano Center, along with DWR Development Group, LLC, is part of the Sponsor Team for the OST Lofts, which was awarded 9% housing tax credits in 2021 and was approved for funding in 2022. The $19.3 million loan from the City of Houston comes from Community Development Block Grants approved after Hurricane Harvey. Amegy Bank, National Equity Fund and the DWR Development Group are funding the remaining $43 million for construction.

Development for this complex is currently underway on the 5500 block of Old Spanish Trail, just east of Produce Row near the University of Houston, MacGregor Park and Brays Bayou. Once complete, the Tejano Center will provide its A-rated curriculum at an on-site Early Childhood Education program, which will primarily serve OST Loft residents.

> **"City council's funding of OST Lofts aligns with Mayor Sylvester Turner's plan to combat affordable housing shortages with 7,000 new affordable housing units by the end of 2023."**



Education



Raul Yzaguirre Schools for Success

Raul Yzaguirre Schools for Success (RYSS), our award-winning first-generation Texas open-enrollment public charter school system continues to thrive and exists to educate and empower the next generation of leaders. In 2022, RYSS not only received an A rating for the overall district, but it also earned an A+ rating for P-STEM Academy and BRYSS, our Brownsville Campus, as well as a B rating for Early College T-STEM Academy and North East STEM Academy in its first year. Moreover, RYSS exceeded state performance in numerous areas and had higher graduation rates than the state for all student groups with available data.

In 2022, RYSS implemented new innovative initiatives including

- Project Lead the Way Engineering and Aerospace
- K-3 Literacy and the Science of Teaching Reading
- STEM in the Early Grades
- Math Innovation Zones
- Pathway in Technology Early College High School (PTECH) TEA Designation

Good Reason Houston recognized Early College T-STEM Academy as one of their Honor Roll Schools for being open enrollment, receiving an A/B in overall score, student achievement from TEA, and serving more than an 80% student population identified as economically disadvantaged. Early College T-STEM Academy was also one out of 10 Houston high schools awarded the Children at Risk Pandemic Resilient Award for being a resilient high school.

Our A-Rated District with the inclusion of our accredited and trusted *early childhood education program*, which thrived through our Leonel Castillo Early Childhood STEM Academy and the Southeast Early Childhood STEM Academy, was acknowledged and approved by TEA for an expansion into the Humble and Pasadena communities in 2023.

Grade 4 Performance — State / RYSS



Grade 8 Social Studies Performance — State / RYSS

Grade 7 Math/Algebra I Performance — State / RYSS



Graduation Rates — State / RYSS







> The GRADcafé staff was friendly and very knowledgeable about the process of obtaining financial aid. They made the process feel seamless and reduced my level of stress with the entire process

GRADcafé

In partnership with Harris County Precinct 2 Commissioner Adrian Garcia and the Harris County Public Library, Tejano Center offered intergenerational support to the community, helping individuals get into and through college or career training through 6 GRADcafés. In 2022, GRADcafé worked with 1,158 current and prospective students, 60% of whom were new. Throughout the year, our team tallied 9,642 client interactions in-person and virtual. 89% of our clients completed college applications, 92% completed financial aid applications, and 97% completed their career investigation with staff. With support from GRADcafé, 166 individuals accessed approximately $675,000; 204 individuals qualified for over $1,200,000.

We are excited about conversations with new partners like Congresswoman Lizzie Fletcher and Commissioner Lesley Briones that will allow us to expand into new parts of Harris County in 2023, including Southwest Houston.

1,158 clients served



NOVA Academy for Adult Education

NOVA Academy for Adult Education courses facilitate improved opportunities in the workforce, advanced educational services, and preparation for skilled and semi-skilled job training entry-level positions. Adults who enroll in NOVA Academy recognize that investing time in their education will open better and higher-paying employment opportunities. In 2022, we supported 57 participants through the NOVA Academy.

57 Adult Learners



Social



Resolve

Through the Resolve program, Tejano Center provides direct services to victims of crime through a systemic approach. Our goal is to support and guide victims and potential victims of family violence and/or sexual assault, dating violence, harassment, bullying, and stalking, in their journey toward healing and self-sufficiency. Resolve's services are focused on responding to victims' immediate and longer-term emotional and basic needs. Our program also serves as a liaison to community resources, such as crisis intervention, financial assistance, and emergency housing.



In 2022, Resolve served 4,380 clients.

- **1606 counseling hours were completed.**
- **12 final protective orders were requested; 3 were granted**
- **10 secondary victims/survivors were provided shelter**
- **16 support group sessions were held**
- **132 survivors were assisted through the legal process**
- **106 survivors participated in support groups**
- **1,813 survivors received counseling/therapy**
- **57 survivors received crisis counseling**
- **5 temporary protective orders were granted/obtained**
- **27 temporary protective orders were requested**
- **17 victims/survivors were provided shelter and**
- **2,365 victims/survivors seeking services were served**

Child Placing Agency
Foster-to-Adopt

Through its Child Placing Agency, Tejano Center provides a safe and stable environment for children who have experienced abuse and neglect. In 2022, we served 370 children through a total of 18 foster homes. 10 children were adopted. 14 children were reunited with biological family or relatives. 346 children stayed in foster care throughout the year.





370 children served



18 foster homes



10 children adopted



Health



La Tiendita

In order to thrive, families need to have access to resources that allow them to lead healthy lives. Food insecurity is a persistent challenge in our community, and Tejano Center wants to not only help alleviate that insecurity but empower families to become self-sufficient. Built around a case-management model, community members in need are able to come to La Tiendita, receive food assistance, as well as receive guidance regarding available social, health, educational and workforce development services. La Tiendita is about much more than meeting food insecurity, it's about improving and transforming lives.

10,585 individuals served

184,413 pounds of food served

3,097 families served

In 2022,

- **La Tiendita served 184,413 pounds of food**
- **10,585 individual clients served**
- **3,097 families represented were served**
- **272 clients were referred to Federal Nutrition Programs**

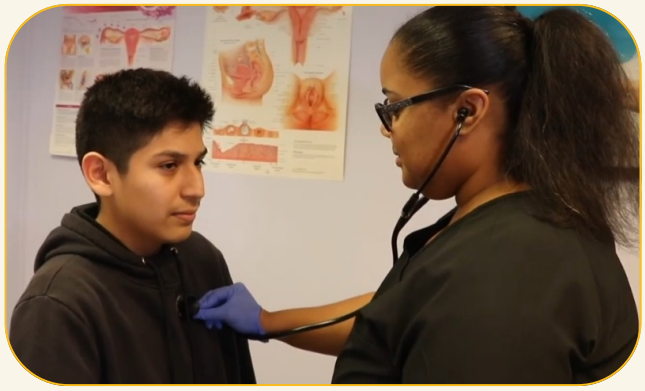
The impact of this model will continue to increase as we expand our work in 2023 into new neighborhoods, which will include Independence Heights.



Baylor College of Medicine

In 2022, through our 10 yearlong partnership with the Baylor College of Medicine Teen Health Clinic, we continued to focus on extending Texas Medical Center-quality preventive health care including family planning services to Houston's underserved youth and the community at large.

Despite experiencing medical provider staffing issues in 2022, we continued to provide social work services including mental health care on site. We were pleased to see 1720 patients for medical visits and 1229 patients for social work services including mental health therapy, which is being provided at record numbers.



1,720 medical visit patients served

1,229 social work patients served

Statement of Financial Position - August 2022

Assets

	2022	2021
Current assets:		
Cash and cash equivalents	$ 8,779,292	$ 9,263,226
Grants receivable	6,207,994	2,476,547
Prepaid expenses	21,871	28,571
Total current assets	15,009,157	11,768,344
Property and equipment:		
Land	6,655,039	6,655,039
Buildings and improvements	29,675,838	30,911,463
Furniture, vehicles, and equipment	4,495,481	4,381,765
Accumulated depreciation	(12,526,630)	(12,977,261)
Total property and equipment, net	28,299,728	28,971,006
Construction in progress - Sunrise Lofts	11,556,226	1,238,993
Other receivables	153,093	167,513
Total assets	$ 55,018,204	$ 42,145,856

Liabilitties and Net Assets

Current liabilities:		
Accounts payable	$ 2,272,458	$ 300,333
Accrued liabilities	2,107,668	1,240,896
Notes payable, current portion	4,308,147	1,847,619
Total current liabilities	8,688,273	3,388,848
Long-term liabilities:		
Notes payable, net of current portion and debt issuance cost	22,361,200	26,849,321
Total liabilities	31,049,473	30,238,169
Net assets:		
Without donor restrictions	22,822,885	10,597,898
With donor restrictions	1,145,846	1,309,789
Total net assets	23,968,731	1,907,687
Total liabilities and net assets	$ 55,018,204	$ 42,145,856

Revenues

Expenses

	2022			2021
	Without Donor Restrictions	With Donor Restrictions	Total	Total
Revenues:				
Federal grants	$ 20,622,402	$ -	$ 20,622,402	$ 8,078,712
State grants	16,301,666	-	16,301,666	14,420,649
Local grants and contributions	2,305,740	613,513	2,919,253	2,578,511
Federal loan forgiveness	-	-	-	1,748,805
Other income	257,397	-	257,397	187,188
Net assets released from restrictions	846,028	(846,028)	-	-
Total revenues	40,333,233	(232,515)	40,100,718	27,013,865
Expenses:				
Program services:				
Charter school	21,858,543	-	21,858,543	17,059,926
Affordable housing/ homebuyer education	1,646,968	-	1,646,968	1,212,534
Child shelter/placement	726,555	-	726,555	754,565
Community services	676,889	-	676,889	284,594
College and career advising	986,588	-	986,588	88,145
Supporting services:				
Tejano properties	1,892,629	-	1,892,629	1,787,885
Management and general	320,074	-	320,074	165,263
Total expenses	28,108,246	-	28,108,246	21,352,912
Changes in net assets before change related to acquisition of net assets	12,224,987	(232,515)	11,992,472	5,660,953
Inherent contribution - ProjectGRAD	-	68,572	68,572	-
Change in net assets	12,224,987	(163,943)	12,061,044	5,660,953
Net assets, beginning of year	10,597,898	1,309,789	11,907,687	6,246,734
Net assets, end of year	$ 22,822,885	$ 1,145,846	$ 23,968,731	$ 11,907,687

Committed to our Strategic Plan

2022 PLAN	STATUS	OUTLOOK
Stand-alone TCCC Community Center to expand programs with a disaster recovery space	Placed on hold due to COVID and now underway	Working to identify a facility that will support current state and future growth of and demand for programs
Expand Early Childhood Education	RYSS STEM Early Childhood at St. Paul's to open August, 2023	Currently planning for future expansion of intergenerational early childhood model across Harris County
RYSS Expansion	• Texas State Board of Education and the Texas Education Agency approved new schools in Pasadena, Aldine, Humble, and Brownsville - Charter School Growth Fund 4.5 Million Grant for new expansion and we are now part of their portfolio - Houston Charter Seed Fund 1.5 million grant for expansion and now part of their portfolio	Continue working with Levelfield Partners and Pacific Charter School Development to open new campuses no later than August 2024
Resolve - Victims of Violence and Criminal Acts Program	Increase in clients across Harris County requires additional space	• Planning for expansion of shelters • Identifying potential locations • Increasing staff
Senior living apartment complex with wrap-around services	Strategic planning underway	Planning for new apartment complex; an intergenerational model, securing funding underway
Build affordable single-family homes	• Architects and engineers are engaged and planning is underway • 40 lots ready to develop	Did not build in 2022 due to construction costs. Planning to build two affordable homes in 2023/2024 starting in the Magnolia Park area
Opended La Tiendita in March 2022	• Utilizing Luncheon proceeds expansion of La Tiendita underway • Working on expanding partnerships • Working on continued funding opportunities	• Currently exploring the expansion of La Tiendita into Independence Heights, Aldine, and Gulfton Area • Continue to partner with Houston Food Bank and American Heart Association • Developing new partnerships for alternative food sources
OST Lofts, multi-family affordable housing and early childhood education	Successfully closed thanks to the City of Houston and ground breaking plans underway	Construction has commenced; application to the TEA for the Early Childhood STEM Academy at this site will be submitted in 2023
Sunrise Lofts, apartments with wrap-around services for homeless young adults and those aging out of foster care	Near completion, tenant recruitment underway	Expected completion date June 2023
GRADcafé, intergenerational college and career readiness expansion	Six locations in Harris County Precinct 2 in collaboration with Precinct 2 Commissioner and Harris County Public Library	Discussion underway to expand across Harris County in 2023; securing additional funding
NOVA Academy for Adult Education	Offering GED, Adult Basic Education, ESL, Workforce courses, and Digital Literacy courses	Expand NOVA Academy for Adult Education across Harris County via GRADcafés; securing additional funding
US Citizenship and Naturalization program implementation	Resumed planning for program implementation	Planning for program implementation in 2024
RISE Senior Citizens Activity Center	• Secured Harris County Sheriff's Office Grant • Soft launch of programming	• New program ribbon cutting 2023 • Secure additional funding • Develop new partnerships to expand reach and service available

Board of Directors



David Corpus
Chair



Anthony Magdaleno
Vice Chair



Margaret Dunlap
Secretary



Marco Martinez
Treasurer



Gina De Leon
Member



Genesis Loera
Member



Sonia Gonzales
Member



Maria P. Gonzales
Member



Laura Mayorga
Member



Joaquin Martinez
Member

TCCC Tejano Center for Community Concerns
@tejanocenteronline

Tejanocenteronline
@TejanoCenter1

Tejano Center for Community Concerns

2950 Broadway St., Houston, Texas 77017 | 713 640 3700
tejanocenter.org