

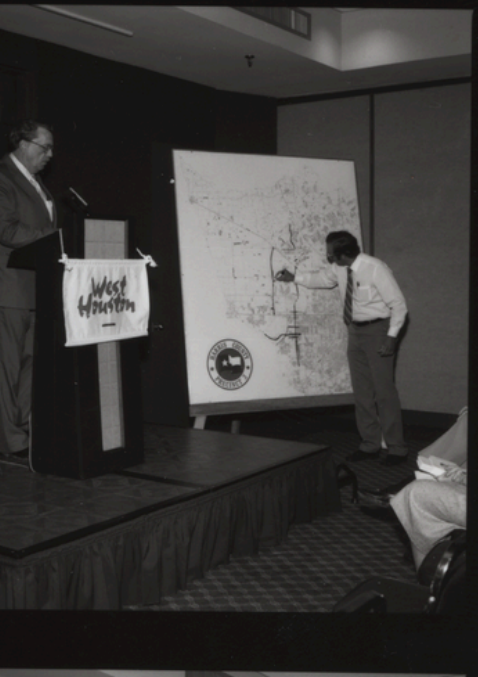
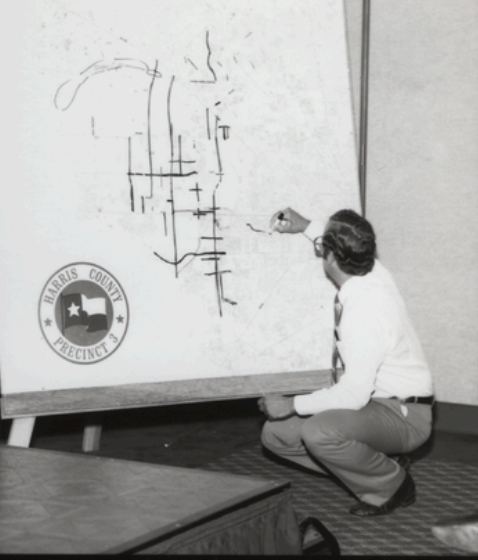


WEST HOUSTON
ASSOCIATION

2024 ANNUAL REPORT

Leadership in Quality Growth

S I N C E 1 9 7 7





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WEST HOUSTON
ASSOCIATION

Leadership in Quality Growth

We aim to shape the greater West Houston region into a model of quality living and ongoing advancement—where quality development, sustainable infrastructure, and regional planning converge seamlessly.

Embracing the principle of ‘**Leadership in Quality Growth**,’ we strive to bring new ideas that continuously improve the quality of life. To achieve these goals, we leverage public and private partnerships, educate on best practices in development, identify and facilitate funding for infrastructure needs, engage in thoughtful long-range planning, and promote economic development.

2024 QUALITY GROWTH PARTNERS

We'd like to give a special thank you to all our **Quality Growth Partners** for their year-round support!

ABHR

Howard Hughes



RG Miller



Capital Markets



Thank You

LETTER FROM OUR BOARD CHAIR



David
Hightower

Midway

2024 has been an exciting year at WHA! From record-breaking attendance at our forums and the success of the Rising Leaders Topgolf Tournament to the launch of our updated Map App and the insightful "Building Tomorrow Together" symposium, we've had a year filled with impactful milestones.

The WHA Map App, developed by BGE, is an advanced tool designed to enhance regional planning and development in the Greater West Houston area. Building on WHA's Development Maps dating back to 1979, the app provides constant updates on land use, infrastructure, and development projects, making it a valuable resource for land developers, urban planners, and public officials. It integrates data from multiple sources, offering interactive maps that highlight key projects, transportation improvements, flood control systems, and green spaces. The app's layered mapping capabilities allow users to focus on specific infrastructure elements, such as roads or parks, and provides insights into land use and parcel data. By keeping stakeholders informed with near real-time updates, the Map App helps align new developments with broader regional goals, ensuring sustainable growth and resilience in the face of West Houston's rapid expansion.

Our "Building Tomorrow Together" symposium - a half day event dedicated to educating public and elected officials and professionals on various topics related to quality planned development - examined strategies for addressing our region's water infrastructure challenges as rapid population growth increase demand. WHA members and government officials discussed the balance between groundwater

and surface water usage, particularly around the risks of subsidence, and emphasized the need to modernize aging systems. Participants highlighted how public-private partnerships and new financing models can attract diverse funding to support these large-scale water projects. This collaborative approach, along with active stakeholder engagement, offers a pathway to ensuring reliability and sustainability amid the demands of growth and climate-related challenges.

We expanded our social media content towards educating the public and promoting high quality projects. This includes monthly publications of Quality Planned Developments and Sustainability Stars projects, updates to our quarterly Subsidence Series in partnership with the Harris-Galveston Subsidence District, expansion of our Sustainability Elements series, and creation of a new Wastewater series. In December, we debuted the first iteration of a year-long social media series highlighting the benefits of Parks and encouraging MUDs to take advantage of expanded funding opportunities.

Looking to the future, we are working with local officials and encouraging development of Allen's Creek Reservoir, which will one day provide surface water to west Fort Bend County as the region continues to grow. We are also discussing the future of the Highway 290 corridor, where the growing population will need expanded mass transit and other transportation alternatives.

The West Houston Association's vitality lies in our dedicated members, whose ideas, commitment to the betterment of the Greater West Houston region, and active involvement have shaped our work and will remain a cornerstone of our collective achievements. Let's continue supporting high-quality growth in Greater West Houston in 2025 - together.

With gratitude,

David Hightower

David Hightower

2024 EVENTS

The Marketing Value of Green Development

FEBRUARY 15



WHA’s Sustainable Infrastructure Committee hosted our first forum of the year exploring the benefits that come with incorporating sustainable infrastructure early in the development process. The panel featured Scott Snodgrass (Meristem Communities), Rey Guerra (Harris County Precinct 4), and David Hogue (Johnson Development Corporation), with Mark Gehringer (RG Miller Engineers | DCCM) moderating the conversation. Each panelist highlighted the economic and lifestyle advantages of sustainable communities such as walkability, access to nature, and reduced vehicle reliance attract interest from potential residents and enhance property values.

The First 100 Days & the Years Ahead

MARCH 28



WHA’s Government Affairs Committee organized a fireside chat with the newly elected Houston Mayor John Whitmire, and moderated by Lisa Clark. Clark is Senior Vice President of MPC’s at W Land Development, and has served on the City of Houston Planning Commission for 12 years and across three mayors. Speaking to the 200 attendees, Mayor Whitmire began by reflecting on his first 87 days in office, emphasizing he “just wants to get things done,” followed by addressing his plans for the City of Houston moving forward. Clark asked the mayor how we can best collaborate to ensure a high quality of life for the region. Whitmire emphasized the need for goodwill and support from all stakeholders. Mayor Whitmire said his passion for his work is rooted in years of experience and community, and highlighted Houston’s influence on Texas and the nation.

Rising Leaders Topgolf Tournament

MAY 23



Hosted by the WHA Rising Leaders, our *4th Annual Topgolf Tournament* welcomed 200 guests from various industries across the Greater Houston area. The event teed off with free play and networking over drinks and fajitas. After reviewing the tournament rules, teams showcased their best skills and swings while teammates and spectators cheered, creating friendly competition. The Signature Room buzzed with camaraderie as guests enjoyed bidding on an amazing silent auction and snapping pictures at the photobooth. As the event wrapped up, we celebrated the tournament winners and thanked everyone for making the day such a success.

Congratulations to the 1st Place winners, Clear Companies!

Building Tomorrow Together: Achieving Quality Planned Development

JUNE 21

WHA's Quality Planned Development Committee hosted a half-day, three-panel symposium that guided the audience through success playbooks for achieving quality planned development.



Prosperous Partnerships explored success stories and playbooks for fostering positive outcomes between developers and decision makers. Led by moderator Diana Miller, (SPH), the panel included Anne Sung, (Harris County Precinct 4), Joe Zimmerman (Mayor of Sugar Land), and Lisa Clark, (W Land Development). Together, the panel delved into pilot projects and strategies for keeping land in a city's ETJ. "We've had developers come in with a 'take it or leave it' attitude, which is a surefire way to make no friends," said Mayor Zimmerman. With a focus on QPDs, MUDs, and collaborative efforts, attendees uncovered how to create thriving communities built to last for generations to come.



Clear Solutions navigated the roadmap for addressing challenges with water resources when experiencing new development and population growth. Audience members heard from a panel of experts which included Mike Thornhill (SiEnvironmental), Taylor Reed (Vogler & Spencer Engineering), and Mike Turco (Harris Galveston Subsidence District). The discussion was moderated by Loren Morales (Rathmann & Associates). Each panelist shared valuable insights into managing groundwater, building upon existing well water systems, facilitating surface water conversion, and explored various strategies for thoughtful long-range regional planning for resiliency.



Tapped In reviewed funding for water infrastructure projects, discussed public-private sector collaborations, and provided crucial and insights into addressing Texas' growing needs amidst population growth and aging infrastructure challenges. The conversation was led by Alia Vinson (ABHR) and featured panelists Richard Seline (Resilience Innovation Hub), and Scott Galloway, (Texas Water Development Board). Insights from both panelists underscored the importance of innovative financing models, risk mitigation strategies, and the collaborative partnerships necessary to address challenges and enhance community resiliency. Future efforts will likely focus on funding accessibility, fostering stakeholder engagement, and integrating resilient solutions to safeguard Texas communities.

Partnerships in Flood Risk Mitigation

AUGUST 15



Hosted by the WHA Flood Control Committee, *Partnerships in Flood Risk Mitigation* highlighted collaboration between the public and private sectors in flood control projects. Harry Masterson (Ember Real Estate & Investment Group) and Andy Chan (Mayor of Southside Place), each presented case studies on multi-purpose detention basins and land acquisitions, emphasizing the critical role of funding at local, state, and federal levels to complete these projects. The discussion panel, featuring Steve Costello (Carollo Engineers), Scott Elmer (Harris County Flood Control District), and Alan Black (Quiddity Engineering), stressed the importance of effective communication, legislative engagement, and innovative partnerships as key components of the solution. The event also spotlighted the Texas Water Development Board's State Flood Plan, which called for increased funding to support its \$50 billion initiatives.

Connecting Communities: The Impact of Toll Road & TxDOT Expansions in Fort Bend County

SEPTEMBER 19



Hosted by the WHA Regional Mobility Committee, *Connecting Communities* showcased Fort Bend County's toll road and highway expansions, highlighting their role in enhancing connectivity, fostering development, and improving mobility. Panelists included Grady Mapes (TxDOT), David Gornet (Fort Bend County Toll Road Authority), and Jay Sears (NewQuest), and the event was moderated by Jim Webb (The Goodman Corporation). The conversation covered major projects like the Grand Parkway Segment C, the Missouri City Park & Ride, and Westpark Toll Road extensions, focusing on forward planning and collaboration between public and private sectors. The panelists explored primacy, innovative financing, transit-oriented development, and long-term regional benefits. The county's rapid growth and evolving infrastructure needs were central themes.

Citywide Vision: Conversations with Houston's New At-Large Council Members

NOVEMBER 21



Capping off our 2024 events was *Citywide Vision* which featured Houston At-Large Council Members Julian Ramirez and Twila Carter, moderated by Harry Masterson (Ember Real Estate & Investment Group). The event underscored Houston's efforts to address critical challenges through collaboration and innovation. Council Members Ramirez and Carter detailed their priorities, such as improving public safety, energy resilience, and affordable housing. Ramirez focused on pragmatic rail expansion and energy micro-grids, while Carter highlighted Houston's innovation potential and preparation for hosting the 2026 World Cup. Both emphasized the importance of partnerships between government and private entities to improve infrastructure, connectivity, and quality of life.

2024 PUBLIC OFFICIALS & AWARDS RECEPTION

OCTOBER 9, 2024

Sustainability Stars



Grundfos USA Headquarters



5 Stars for Sustainable Investigation, Investment, Integration, Innovation, and Inspiration



Mandolin Gardens Park



4 Stars for Sustainable Investigation, Investment, Integration, and Inspiration

Regional Mobility Recognition



**Walnut Bend Lane
Reconstruction**

Westchase District



**Memorial Drive
Reconstruction**

Memorial City
Redevelopment Authority

Quality Planned Development



Baytown Crossings

Developer - Friendswood Development
Engineer - Quiddity
Land Planner - BGE, Inc.
Landscape Architect - M2L Associates



Cane Island

Developer - RISE Communities
Engineer - EHRA
Land Planner - EHRA
Landscape Architect - Brett Anderson



Alan Black

Compass Award

The Compass Award, established in 2018 to recognize WHA members who provide exceptional leadership and direction for the organization, was presented by Alia Vinson to Alan Black, Vice Chair of WHA's Flood Control & Drainage Committee. Black was recognized for his outstanding contributions to WHA's flood control initiatives and for coordinating the widely successful 2024 Flood Control Forum. His leadership has not only enhance WHA's work in flood mitigation, but has also served the broader community through his advisory role with Houston Stronger, and his efforts to promote regional collaboration on flood risk reduction.



Star of Excellence Award

Ed Emmett



The Star of Excellence Award was presented by WHA Board Chair, David Hightower to Ed Emmett, former Harris County Judge and current Rice University Fellow. Emmett was recognized for his visionary leadership in addressing the region's infrastructure challenges, particularly in the areas of flood control and transportation. His work during Hurricane Harvey and his advocacy for the completion of the Grand Parkway, improvements to US 290, and the potential for commuter rail have left an indelible mark on West Houston's growth and resilience. Emmett's commitment to regional cooperation and sustainable infrastructure planning perfectly aligns with WHA's mission of promoting quality growth across the region. In his acceptance speech, Emmett reflected on his years of public service, emphasizing the importance of collaboration between public officials, private developers, and regional organizations like WHA in shaping a stronger, more resilient future for Greater Houston.



2024 MEMBERSHIP

Thank you for your support!

5engineering

ABHR

ADS

Agility Engineering

Baird

Baxter & Woodman

BGE, Inc.

Black & Veatch

Brookfield Properties

Carollo Engineers

CBAS

CDS Strategies

CenterPoint Energy

Cleary Zimmermann

Coats Rose

Comcast

DAC Engineering

David Weekley Homes

Delta Troy Interests, Ltd.

DJH Ranching / Harrison Interests

EHRA Engineering

Ember Real Estate & Development

Energy Corridor District

Gannett Fleming

Gauge Engineering

Grundfos

Half

Houston Community College

H-E-B

Hillwood Communities

Hines

Howard Hughes

HR Green

IDS Engineering Group

Inframark

Jacobs Engineering

Johnson Development Corporation

Jones Engineering Solutions

Katy ISD

Kimley-Horn

Kirksey Architecture

Knudson & Associates

KW Landscape Architects

Land Advisors

LandSense Advisory

LJA Engineering

Lockwood Andrews & Newnam Inc.

Maddox Investments

Masterson Advisors, LLC

MD Anderson Cancer Center

Memorial Management District

META Planning + Design

Midway

Moody Rambin

NewQuest

Ninyo & Moore

Page Southerland Page, Inc.

Parkside Capital

Partners In Building

Perry Homes

Project Luong

Quiddity Engineering

Quadvest

Raba Kistner

Rathmann & Associates

RBC Capital Markets

RES

R.G. Miller | DCCM

Richfield Real Estate Corporation

Rooted Development

RPS | Tetra Tech

Schwartz Page & Harding

Si Environmental

Signorelli Company

Smith Douglas Homes

2024 MEMBERSHIP

Thank you for your support!

Spring Branch ISD

Stuart Consulting Group

SWA Group

Taylor Morrison

Texas Children's Hospital

The Goodman Corporation

TNG Utility

Treeman Solutions

TriPointe Homes

Twinwood

University of Houston

University of Houston - Victoria

Vogler & Spencer Engineering

W Land Development

Waller Economic
Development Corporation

Walter P Moore

Westchase District

Wolff Companies

Woolpert

Zonda

COLLABORATING ORGANIZATIONS

Asian Chamber of Commerce

Association of Water Board
Directors

Central Fort Bend Chamber of
Commerce

Fort Bend Chamber of Commerce

Fulshear Regional Chamber
for Commerce

Greater Houston Partnership

Greater Tomball Area
Chamber of Commerce

Houston Northwest Chamber
of Commerce

Houston Stronger

Houston West Chamber of
Commerce

Katy Area Chamber

Katy Area Economic &
Development Council

Keep Houston Beautiful

Thank You

89th Legislative Agenda



Encourage funding the Flood Infrastructure Fund

There is a demonstrated lack of funding for critically needed infrastructure to combat flooding in Texas. The State Flood Plan estimates a need of \$50 Billion with over 5 million people at risk. Along with Houston Stronger, the West Houston Association supports the Texas Water Development Board's request to add an additional \$375 million to the FIF. Additionally, WHA supports an adjustment to the benefits-cost analysis utilized to select projects for FIF funding to increase funding for at-risk communities and increase the amount of grants (versus loans).

Support for water infrastructure funding

Sizable investment is needed to meet the increasing demand for water production and distribution in Texas. WHA supports significant state investment in the form of additional funds for the Texas Water Fund and a permanent source of funding for both new water supply projects as well as rehabilitation and maintenance of older deteriorating water systems.



Monitor legislation affecting affordability and availability of housing, including availability of insurance, expansion of land use regulation, lot size restrictions in the ETJ, and municipal annexation

The State, which has historically been known for its plentiful and low cost of housing, is facing a decline in housing affordability. There are several contributing factors to the rise in costs including property tax, scarcity of casualty insurance and overbroad and burdensome municipal regulation that delay the construction of infrastructure and the delivery of homes to Texas homebuyers. In 2023, the 88th Legislature restored landowners' rights and took a major step toward reducing regulatory costs by passing SB 2038, which allows property owners to remove their land from a city's extraterritorial jurisdiction. WHA supports efforts to implement SB 2038 and other legislation aimed at reducing the cost of home ownership, including legislation that affects the powers of municipalities and counties in the ETJ and the availability of home insurance.

Support legislation to provide related to electrical reliability

Resilient communities require dependable and sustained access to energy. WHA will support prudent legislation related to hardening the State's electric grid, including efforts to (i) establish programs for micro-grids, (ii) increase grid capacity to allow for continued growth, (iii) hasten the installation of electric infrastructure to developing areas, (iv) evaluate increased undergrounding of power lines to reduce disruption, and (v) explore new ideas to enhance energy reliability.



2025 COMMITTEE LEADERSHIP

★ = *New Leadership*

Education and Workforce

Chair | Jay Neal, *University of Houston*

Vice Chair | Leslie Cook, *RBC Capital Markets*

Flood Control & Drainage

Chair | Andy Palermo, *EHRA Engineering*

Vice Chair | Alan Black, *Quiddity*

Government Affairs

Chair | Howard Cohen, *Schwartz, Page & Harding*

★ Vice Chair | Diana Miller, *Schwartz, Page & Harding*

Parks, Recreation & Open Spaces

★ Chair | Peter Caldwell, *LJA Engineering*

★ Vice Chair | Katie Carner, *ABHR*

Quality Planned Development

Chair | Brian Gates, *Hillwood Communities*

Vice Chair | Matt Stoops, *LJA Engineering*

Regional Mobility

Chair | Jim Webb, *The Goodman Corporation*

Vice Chair | William Papadopoulos, *Delta Troy Interests*

Sustainable Infrastructure

★ Chair | Harry Thompson, *ABHR*

★ Vice Chair | Maurice Mullaly, *DAC Engineering*

Water Resources

Chair | Melinda Salazar, *BGE, Inc.*

Vice Chair | Taylor Reed, *Vogler & Spencer Engineering*

THANKS FOR YOUR
SERVICE

Paul Lock

CenterPoint Energy

Vice Chair, Government Affairs

2021 - 2024

Christina Cole

SPH

Co-Chair, Parks

2020 - 2024

Tricia Brasseau

Howard Hughes

Co-Chair, Parks

2020 - 2024

Natalie Chaney

RPS Tetra Tech

Chair, Sustainable Infrastructure

2022 - 2024



2025 BOARD OF DIRECTORS

EXECUTIVE COMMITTEE

Chairman of the Board



David Hightower

Midway

Vice Chair



Harry Masterson

Ember

Secretary



Alia Vinson

ABHR

Treasurer



Lee Lennard

BGE, Inc.

At-Large



Zach Hodges

HCC

At-Large



Mark Kilkenny

Twinwood

At-Large



Jack Miller

RG Miller | DCCM

At-Large



Jim Russ

EHRA Engineering

BOARD

Todd Burrer, Inframark

Tim Buscha, IDS Engineering

Lisa Clark, Lisa Clark Development

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William Papadopoulos, Delta Troy Interests

Steve Sams, Howard Hughes

Jay Sears, NewQuest

DeKécha Shepherd, Pape-Dawson Engineers

Matt Stoops, LJA Engineering

Brett Walker, Parkside Capital

Jim Webb, The Goodman Corporation

Elizabeth York, Johnson Development Corp.

EMERITUS DIRECTORS

Joe B. Allen, Jim Boone, Fred Caldwell, Bradley Freels, Ned Holmes, Peter Houghton,
Jim Jard, Bob Jones, Walt Mischer, Jr., David Wolff

2025 EVENTS

★
WEST HOUSTON
ASSOCIATION
Leadership in Quality Growth

WASTED WATER

THE AGING
INFRASTRUCTURE
DILEMMA

February 6, 2025

★
WEST HOUSTON
ASSOCIATION
Leadership in Quality Growth

PLANNING FOR HOUSTONS FUTURE

March 27, 2025

★
WEST HOUSTON
ASSOCIATION
Leadership in Quality Growth

BUILDING RESILIENCE THROUGH SUSTAINABLE INFRASTRUCTURE

April 24, 2025

★
WEST HOUSTON
ASSOCIATION
Leadership in Quality Growth

RISING LEADERS TOPGOLF

May 8, 2025
12:00pm - 4:00pm
Topgolf Houston Katy

★
WEST HOUSTON
ASSOCIATION
Leadership in Quality Growth

QPD QUALITY PLANNED DEVELOPMENT SYMPOSIUM

June 2025

★
WEST HOUSTON
ASSOCIATION
Leadership in Quality Growth

FLOOD CONTROL FORUM

August 2025

★
WEST HOUSTON
ASSOCIATION
Leadership in Quality Growth

REGIONAL MOBILITY FORUM

September 2025

★
WEST HOUSTON
ASSOCIATION
Leadership in Quality Growth

Public Officials & Awards Reception

October 8, 2025

★
WEST HOUSTON
ASSOCIATION
Leadership in Quality Growth

CREATING VIBRANT COMMUNITIES

THE ROLE OF ARTS &
CULTURE IN DEVELOPMENT

November 2025

Thanks for a great year!



SCAN QR CODE