

# 2022 ANNUAL REPORT

★  
WEST HOUSTON  
ASSOCIATION  
*Leadership in Quality Growth*



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## STAFF



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# HISTORY

In 1978, a group of industry leaders from the development community commissioned the Rice Center to perform a study that resulted in the recommendations to create what is now the West Houston Association. By 1979, WHA was officially established. Tasked with bringing new ideas in infrastructure, policy, development, and planning to an area ripe for major residential and employment growth, we came together to lead the growth on the west side of Houston. Today, we remain driven by our founding mission and purpose. For over forty years, the West Houston Association continues to create a better environment for those who live, work, and play across the Greater West Houston region.



# VISION

Everyone should find great experiences and opportunities in Greater West Houston because it is resilient, well-planned, well-maintained, and welcoming. We see opportunities to continually improve by ensuring that the public and private sectors work cooperatively on policy and planning.

# MISSION

We are industry leaders who advocate, collaborate, and educate to achieve the best quality of life, experience, and opportunity in Greater West Houston by promoting high-quality development, sustainable infrastructure, long-term planning, and public policy.



# 2022 QUALITY GROWTH PARTNERS



*Howard Hughes*



LJA ENGINEERING



walter  
p moore



Johnson  
DEVELOPMENT  
CORP.

Brookfield  
Properties



ParksideCapital



Thank you for your year round support!

# LETTER FROM OUR BOARD CHAIR

MARLENE  
GAFRICK

*MetroNational*



It has been a great first year as Chair of the West Houston Association. I appreciate the membership's support for me to lead, and I am honored to continue to serve in 2023.

The West Houston Association has a history spanning over four decades. It is a well-regarded institution, championing a movement for continued quality growth across the greater West Houston region. We have achieved a tremendous amount over those years, and I want to be sure that our tradition of leadership in quality growth continues.

2022 was a great year that had a strong focus on regional mobility. We held forums on mass transit with METRO Board Chair Sanjay Ramabhadran and PortHouston with Chairman of the Houston Port Authority Ric Campo. We continued to focus on issues of water and flood infrastructure, including the new Gulf Coast Protection District. We also held our first half day conference, focused on Sustainable Infrastructure, in partnership with Houston Community College and Texas A&M University, that was free for students to attend thanks to the generosity of our Quality Growth Partners.

In 2022 we released an updated Economic and Demographic Profile for the Greater West Houston Region, and we expanded the report to also cover more information about housing, in particular the future of housing based on lots under development and housing inventory. As a board we also made two important decisions: to start thinking more about re-development as parts of the region age and to expand

our geographic view of the region. This Fall, we will release our expanded 2023 WHA Development Map that looks at land use from 610 to Sealy. With this new perspective in mind, we will also be updating the WHA 2060 Plan by the end of 2024.

My goals for the years ahead continue to focus upon planning for the future. I seek to ensure that the West Houston Association is on a solid footing by encouraging the participation of our next generation of leaders. I am pleased to welcome four new board members in 2023, two of whom were previous WHA Rising Leader participants. I also look forward to stimulating increased committee engagement on issues facing the region.

Over the past year we have also lost two visionaries who greatly influenced the development of the greater West Houston region. Larry Johnson and Ted Nelson were WHA Impact Award recipients in 2019 and 2017 respectfully. They embodied what WHA stands for, leaders interested in promoting quality development to preserve and enhance the quality of life across the region and beyond.

We must continue to collaborate across disciplines to identify opportunities, work together to bring innovative ideas to West Houston, and engage with public and private sector leaders to advance sustainable projects and promote our shared vision for Greater West Houston.

You believe in quality growth, sustainable infrastructure, long-term planning, and evidence-based public policy. Your active engagement with WHA is key to our success.

Sincerely,

A handwritten signature in blue ink that reads "Marlene Gafrick". The signature is written in a cursive, flowing style.

Marlene Gafrick

# 2022 FORUMS & EVENTS



## FEBRUARY

### Sustainable Infrastructure Conference at HCC

To highlight the importance of sustainable infrastructure in our community, we partnered with Houston Community College's West Houston Institute and Texas A&M University's College of Architecture and Division of Academic and Strategic Collaborations to host a free to the public, half-day sustainable infrastructure conference on February 11th. This conference brought together students, industry, and policy makers to engage and learn from one another.

## MARCH

### Harris County Update with David Berry

On March 9th we held our *Harris County Update* with David Berry who, at the time, had recently assumed the newly created role of Harris County Administrator. Alia Vinson (Allen Boone Humphries Robinson, LLP), WHA Executive Committee Member, moderated the conversation. Berry expressed a passion for improving quality of life in the Greater West Houston region. Affordable housing and flood funding were a few topics discussed, followed by a Q&A with membership and attendees.



## MAY

### 2nd Annual Rising Leaders Topgolf Tournament: *Who's Your Caddy?*

May 26th marked WHA's 2nd Annual Rising Leaders Topgolf Tournament: *Who's Your Caddy?* Rising Leaders Classes 5 & 6 hosted a sold out tournament with over 200 guests representing multiple industries from across the Greater West Houston region. The event began with free-play and networking over cocktails and food. After receiving tournament rules from the Topgolf

pros, the competition began! All the teams brought their A-game, or used enough mulligans to make us think they did. Many of the golfers and "caddies" took time to enter the raffle drawings for an array of amazing prizes. Vogler & Spencer Engineering came in 1st place and won the tournament! Not far behind them was D.L. Meacham who had two teams that ended up in 2nd and 3rd place! Team D.L. Meacham also took home the trophy for the Longest Drive Competition. The WHA Rising Leaders Program is designed for those who plan to be active with us for a sizable part of their career. The program provides an accelerated introduction to the topics and issues of interest to the association as well as an opportunity for networking across industries. We hope all golfers, caddies, and guests had a *tee-rific* time!



## JUNE

### Water Infrastructure Forum

We held our *Water Infrastructure Forum* on June 14th featuring speakers Mike Turco, General Manager of Harris-Galveston Subsidence District, Don Ripley, Executive Director of the Coastal Water Authority, and Bob Mitchell, VP of the Gulf Coast Protection District. With subsidence affecting all of the Texas Coastal Plain, the event was well attended. The conversation was moderated by Alia Vinson (Allen Boone Humphries Robinson LLP), WHA Executive Committee Member and Water Resources Committee Chair.

## JULY

### Regional Mobility with METRO

July 14th, we held our second sold-out event of the year: *What is the Future of Mass Transit in West Houston?* with METRO Chair, Sanjay Ramabhadran. Jim Webb (The Goodman Corporation), WHA Regional Mobility Committee Chair, moderated the event. METRONext intends to invest \$7.5 billion over the next 20 years to focus on 500+ miles of improvements to regional mobility to improve quality of life for all Houstonians. Ramabhadran acknowledged WHA as a long-time community partner in visioning public transportation for the Greater West Houston region.



## AUGUST

### 7th Annual Flood Control Forum with HCFCD

August 4th was our *7th Annual Flood Control Forum* featuring Dr. Tina Petersen, Executive Director of Harris County Flood Control District. Tim Buscha (IDS Engineering), WHA Flood Control & Drainage Committee Chair, moderated the conversation. There are six projects in West Houston that are part of the HCFCD Frontier program, which identifies nine regional stormwater detention basins, as well as channel conveyance improvements. With 2022 marking five years since the devastation of Hurricane Harvey, this was our highest attended event and third sold out event of 2022.

## SEPTEMBER

### Public & Elected Officials Reception

On September 8th, we held our *Public & Elected Officials Reception*. We hold this event annually to recognize the hard work and dedication of those who serve the Greater West Houston region and to provide a means for members to get better acquainted with local public and elected officials. This year, our reception also served as the public release of our 2022 Economic and Demographic Profile. This new report is updated with the best available data on population, jobs, and housing for the West Houston region. Thank you to all of the public and elected officials who serve the Greater West Houston region!





## OCTOBER

### Westside City Council Forum

On October 6th, we hosted City of Houston Councilmembers Amy Peck (District A), Tiffany Thomas (District F), and Mary Nan Huffman (District G) at our *Westside City Council Forum*. Led by our moderator, WHA Board Chair, Marlene Gafrick (MetroNational), the panel covered a wide range of topics from why they ran for city council to homelessness, city bond debt, and their vision for the future of West Houston. While each of these members are as distinct as their districts, a key theme emerged from the outset: a commitment to improve the quality of life of their constituents.

## NOVEMBER

### PortHouston Forum with Ric Campo

On November 1st, we hosted Ric Campo, Chairman of the Port of Houston Authority and Chairman/CEO of Camden Property Trust, to speak about the relationship between PortHouston and the Greater West Houston region. Jim Jard, WHA Past Chairman and Emeritus Director, introduced Campo discussing his leadership from the time they served together on the Harris County Houston Sports Authority. When talking about the obligation of the port to distribution centers in West Houston, Campo said, “Ultimately, customers want efficiency and predictability and it’s our goal to achieve that for them.”



## DECEMBER

### Awards Celebration & Holiday Party

On December 1st, we hosted our *Annual Awards Celebration & Holiday Party*. We recognized our Rising Leaders Class 7, bestowed two Compass Awards, awarded a Sustainability Stars project, presented the Star of Excellence award, and announced incoming board members and committee leadership. The event started with WHA Board Chair, Marlene Gafrick (MetroNational) recognizing our 2022 Rising Leaders. The Rising Leaders program

provides an accelerated introduction to the topics and issues of interest to the association and its members as well as an opportunity for networking among others who aspire to be leaders within WHA in the coming years. Over the course of the year, our Rising Leaders attend seven sessions based on topics in alignment with WHA Committees and our 2060 Plan, engage with experts, industry leaders, and creative thinkers, and build their cross-industry networks. This year's participants included: Aaron Carpenter (Allen Boone Humphries Robinson), Andres Aranzales (Vogler & Spencer Engineering), Andrew Lang (BGE, Inc.), Caleb Stone (Howard Hughes Corporation), Christine Crowell (Masterson Advisors), Emily Heineman (Caldwell Companies), J.T. Gaden (EHRA Engineering), James Parker (Costello, Inc.), and Mackenzie Osborne (Inframark).



# 2022 AWARDS

## COMPASS AWARDS

Taylor Reed & Matt Stoops



Taylor Reed

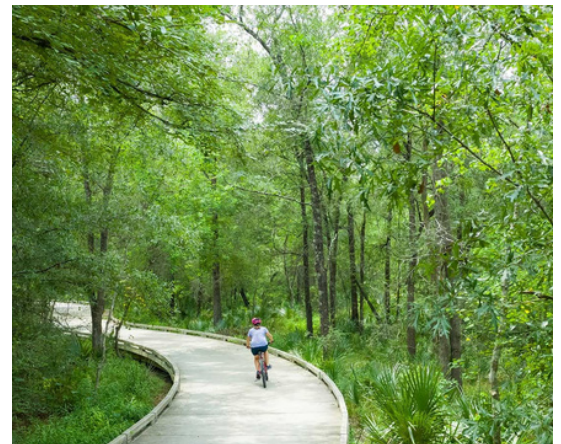
Matt Stoops

WHA's Compass Award recognizes members that lead efforts and provide direction to the organization that inspires sustainable, quality growth. Taylor Reed (Vogler & Spencer Engineering) played a major role in the success of the 2022 Topgolf Tournament and the inclusion of sustainable infrastructure components in the recently updated QPD recognition program. Matt Stoops (LJA Engineering) took lead on coordinating our 2022 Economic & Demographic Profile and has since been appointed Vice Chair of our Quality Planned Development Committee.

## SUSTAINABILITY STARS

Houston Parks Board for Bayou Greenways

Our Sustainability Stars Award encourages sustainable practices and recognizes sustainable efforts in land development and infrastructure. This year, Houston Parks Board was recognized for their Bayou Greenways project featuring new and rehabilitated trail segments across the city of Houston. These segments incorporated neighborhood parks, land acquisition for additional greenspace, multi-agency coordination, pedestrian bridges, habitat sensitive landscaping, community connections and ongoing maintenance of improvements. Bayou Greenways was recognized with four stars for sustainable investigation, investment, integration, and inspiration.



## STAR OF EXCELLENCE

Texas State Representative Jim Murphy

The 2022 Star of Excellence was awarded to Jim Murphy for his professional and legislative work in the development, prosperity, and preservation of the West Houston region. In fact, it is difficult to find an organization in West Houston that has not benefited from his work. A native Houstonian and previous Projects Director (1983 – 1986) at WHA, Jim has been key in the prosperity and growth of West Houston. He was the driving

force behind the Westchase District, which has been instrumental to the success of West Houston and has attracted more than \$2 billion in new investment to the area. He served as trustee of Houston Community College from 1997 – 2006, as a board member of the Houston West Chamber of Commerce and the West Houston Medical Center, and was a founder of the Alief Education Foundation. Then in 2007, he was elected to serve House District 133 with his tenure spanning seven sessions and an impressive 13 committees and subcommittees. He has been the standard bearer for policy regarding special districts, economic development, and property tax reform. Most recently, he championed House Bill 1410, an initiative that was born out of discussion amongst WHA members, and allows additional greenspace and recreational facilities in West Houston.

# 2022 MEMBERSHIP



|   |                                     |                                      |
|---|-------------------------------------|--------------------------------------|
| 5engineering                              | HRGreen                             | Quiddity Engineering                 |
| Allen Boone Humphries<br>Robinson LLP     | IDS Engineering Group               | RBC Capital Markets                  |
| Asian Chamber of Commerce                 | Inframark                           | R.G. Miller Engineering   DCCM       |
| BGE, Inc.                                 | Johnson Development Corp.           | Raba Kistner                         |
| Black & Veatch                            | Jones Engineering Solutions         | Raveena Homes                        |
| Brookfield Properties                     | Katy Area EDC                       | RES                                  |
| Caldwell Companies                        | The Katy Area Chamber               | Richfield Real Estate<br>Corporation |
| CDS Market Research                       | Katy ISD                            | RPS Group                            |
| CenterPoint Energy                        | Kirksey Architecture                | Schwartz, Page & Harding LLP         |
| Cleary Zimmermann                         | Knudson                             | SiEnvironmental                      |
| Costello, Inc.                            | Lake Management Services, LP        | Spring Branch ISD                    |
| DAC Engineering                           | Land Advisors                       | STOA Architects                      |
| David Weekly Homes                        | LJA Engineering                     | Sueba U.S.A.                         |
| DEC Engineering                           | Lockwood, Andrews &<br>Newnam, Inc. | SWA Group                            |
| Delta Troy Interests, Ltd.                | Maddox Investments                  | Taylor Morrison                      |
| DJH Ranching / Harrison Interests         | Masterson Advisors LLC              | Texas Children's Hospital            |
| EHRA Engineering                          | MD Anderson Cancer Center           | The Goodman<br>Corporation           |
| Energy Corridor District                  | Memorial Management District        | TNG Utility                          |
| Forestar                                  | META Planning + Design              | Tri Pointe Homes                     |
| Fulshear-Katy Area<br>Chamber of Commerce | MetroNational                       | Twinwood                             |
| Gauge Engineering                         | Midway                              | University of Houston                |
| Greater Houston Partnership               | Moody Rambin                        | University of Houston<br>at Victoria |
| Grundfos                                  | NewQuest Properties                 | Vogler & Spencer Engineering         |
| HALFF Associates                          | Ninyo & Moore                       | Walter P Moore                       |
| Highland Homes                            | Parkside Capital                    | Westchase District                   |
| Hines                                     | Partners In Building                | WGA                                  |
| Houston Community College                 | Perry Homes                         | Wolff Companies                      |
| Houston West Chamber<br>of Commerce       | Post Oak Municipal Advisors, LLC    | WSB                                  |
| Howard Hughes Corporation                 | Prairie View A&M<br>University      | Zonda                                |
|   | Quadvest                            |                                      |

# 2023 ISSUES AT A GLANCE



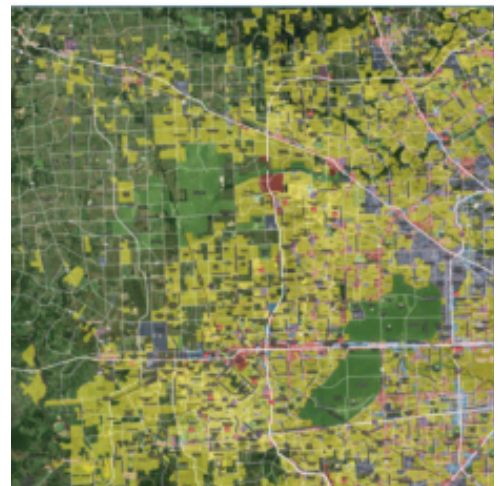
Funding for the  
Flood Infrastructure Fund &  
Regional Flood Planning Groups



Continued Support for Higher  
Education & Workforce Initiatives in  
the Greater West Houston Region



Monitor Legislation Regarding Energy  
Reliability, Changes to the Grid, &  
Effects on Development in the Greater  
West Houston Region



Monitor Legislation Regarding Changes  
to ETJ, Land Development, &  
Annexation

# 2023 COMMITTEE LEADERSHIP



## GOVERNMENT AFFAIRS

**Chair** - Howard Cohen, *Schwartz, Page & Harding LLP*

**Vice Chair** - Paul Locke, *CenterPoint Energy*

## SUSTAINABLE INFRASTRUCTURE

**Chair** - Natalie Chaney, *RPS Group*

**Vice Chair** - Harry Thompson, *Allen Boone Humphries Robinson LLP*

## WATER RESOURCES

**Chair** - Alia Vinson, *Allen Boone Humphries Robinson LLP*

**Vice Chair** - Melinda Garza Salazar, *BGE, Inc.*

## EDUCATION & WORKFORCE

**Chair** - Dr. Zach Hodges, *HCC Northwest Campus*

**Vice Chair** - Liz Parent, *5engineering*

## PARKS, RECREATION, & OPEN SPACES

**Chair** - Christina Cole, *Schwartz, Page, & Harding LLP*

**Vice Chair** - Tricia Brasseaux, *The Howard Hughes Corporation*

## QUALITY PLANNED DEVELOPMENT

**Chair** - Brain Gates, *Minto Group*

**Vice Chair** - Matt Stoops, *LJA Engineering*

## THANK YOU FOR YOUR SERVICE

**Jack Miller**

Chair, Water Resources (2014 - 2022)

*R.G. Miller Engineering | DCCM*

**Rob Bamford**

Chair, QPD (2017 - 2022)

*Johnson Development Corp.*

## FLOOD CONTROL & DRAINAGE

**Chair** - Tim Buscha, *IDS Engineering*

**Vice Chair** - Andy Palermo, *EHRA Engineering*

## REGIONAL MOBILITY

**Chair** - Jim Webb, *The Goodman Corporation*

**Vice Chair** - William Papadopoulos, *Delta Troy Interests, Ltd.*

## MEMBERSHIP

**Chair** - Mark Kilkenny, *Twinwood (U.S.A.)*

**Vice Chair** - Todd Burrer, *Inframark*

## NEW COMMITTEE LEADERSHIP

Natalie Chaney

Harry Thompson

Alia Vinson

Melinda Garza Salazar

Brian Gates

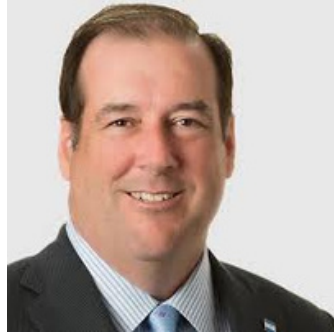
Matt Stoops

# 2023 BOARD OF DIRECTORS

## EXECUTIVE COMMITTEE



**MARLENE GAFRICK**  
*MetroNational*  
Chair



**LEE C. LENNARD**  
*BGE, Inc.*  
Vice Chair



**ALIA VINSON**  
*ABHR, LLP*  
Secretary



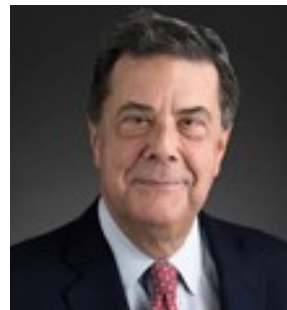
**RAINER FICKEN**  
*Caldwell Companies*  
Treasurer



**ROB BAMFORD**  
*Johnson Development*



**MARK KILKENNY**  
*Twinwood*



**JOHN S. MOODY SR.**  
*Parkside Capital*



**JIM RUSS**  
*EHRA Engineering*

## BOARD OF DIRECTORS

**Peter Barnhart**, *Caldwell Companies*

**Todd Burrer**, *Inframark*

**Tim Buscha**, *IDS Engineering\**

**Howard Cohen**, *Schwartz, Page & Harding, LLP*

**Carolyn Wolff Dorros**, *Wolff Companies*

**David Hightower**, *Midway Companies*

**Zach Hodges**, *Houston Community College*

**Kyle Lippman**, *NewQuest*

**Jack Miller**, *R.G. Miller Engineers | DCCM*

**Dick Phillips**, *University of Houston*

**Steve Sams**, *Howard Hughes Corporation\**

**DeKecha Shepard**, *Costello, Inc.\**

**Jim Webb**, *The Goodman Corporation\**

*New 2023 Board Member\**

## EMERITUS BOARD

**Joe B. Allen**, *Allen Boone Humphries Robinson LLP*

**Jim Boone**, *Allen Boone Humphries Robinson LLP*

**Fred Caldwell**, *Caldwell Companies*

**Bradley Freels**, *Midway Company*

**Ned Holmes**, *Ned S. Holmes Investments, Inc.*

**Peter Houghton**, *Rooted Development*

**Jim Jard**, *MetroNational*

**Bob Jones**, *Jones Engineering Solutions*

**Jack Linville**, *PGAL*

**Walter Mischer Jr.**, *Mischer Investments*

**Ted Nelson**, *Newland Communities*

**David Ramsey**, *NewQuest Properties*

**David Wolff**, *Wolff Companies*

# 2023 UPCOMING EVENTS

**WEST HOUSTON ASSOCIATION**

**Success in Business & Development Through Nature-Based Infrastructure**

MARY KEILERS CLARK CONDON

POUYAN LAYEGH  
THE UNIVERSITY OF TEXAS MDAnderson Cancer Center

Collaborative Forum From WHA's Sustainable Infrastructure and Parks, Recreation, & Open Spaces Committees

**WEST HOUSTON ASSOCIATION**

LESLEY BRIONES VINCENT MORALES JUSTIN BECKENDORFF

**MAR 23**

**TRI COUNTY COMMISSIONERS FORUM**

11a.m. - 1p.m.  
Crowne Plaza Houston Galleria

www.westhouston.org

**FEDERAL ISSUES LUNCHEON**

with CONGRESSWOMAN LIZZIE FLETCHER

April 12th, 2023  
11:00a.m. - 1:00p.m.

**WEST HOUSTON ASSOCIATION**

**RISING LEADERS WEST HOUSTON ASSOCIATION**

**3RD ANNUAL RISING LEADERS TOPGOLF TOURNAMENT**

**TOPGOLF: MAVERICK**

MAY 25TH, 2023  
TOPGOLF  
12:00P.M. - 4:00P.M.

FEB Success in Business & Development Through Nature-Based Infrastructure

MAR Tri County Commissioners Forum

APR Federal Issues Luncheon

MAY 3rd Annual Rising Leaders Topgolf Tournament: *Topgolf: Maverick*

JUN Water Resources Forum

JUL QPD Housing Symposium

AUG 8th Annual Flood Control Forum

OCT Public & Elected Officials Reception & Awards Reception

NOV Texas Legislative Update



JOIN OUR ONLINE COMMUNITY



Click each icon to connect with us!