

Public Information Requests

Unanswered Questions put to the Houston Housing Authority (“HHA”) Relating to the Developments at “Six at Memorial” and “Caroline at Memorial”

At Meetings of the Houston Housing Authority on September 7th, 2022, and September 19th, 2022, responses were requested to the following questions relating to HHA’s approval of developments at “Caroline at Memorial” and “Six at Memorial” on Memorial Drive, Houston, TX 77079:

1. There have been multiple violations of State Law (Texas Local Government Code §§ 392.053 & .054) with respect to the Houston Housing Authority (HHA) Resolutions:

01. Resolution 3320 passed on August 17, 2021, for the Memorial at Six Project.
02. Resolution 3460 on June 14, 2022, for the Caroline at Memorial Project

Why are these developments being allowed to proceed in contravention of State Law, including:

- a) That the two developments are less than one (1) mile from each other?
- b) Until all the required and competent studies have been performed, approved and made available as public information?
- c) No signs, a minimum size of 4’ x 4’, were displayed at the two sites?
- d) No Notices were issued relating to the required Public Meeting at or near the two proposed sites?
- e) No Public Meetings were held?
- f) Why are HHA Board Members, whose Terms have expired in some cases almost two years earlier, making decisions involving tax abatements amounting to Billions of Dollars?
- g) Why are there no published Minutes of the HHA Meetings at which the approvals of these developments were made?

Public Information Requests

Unanswered Questions put to the Houston Housing Authority (“HHA”) Relating to the Developments at “Six at Memorial” and “Caroline at Memorial”

2. Other than the Richcrest Apartments project, which has already asked Harris County Commissioner’s Court to cover project budget overruns with more taxpayer CDBG funds on four separate occasions:
 - a) Which specific HHA projects have CDBG funds been solicited for?
 - b) Which specific HHA projects have been either partially or fully funded by CDBG funds? Which specific HHA projects have been either partially or fully funded by loans guaranteed by HUD?
 - c) What is the total amount to date of CDBG funds allocated, expended, or otherwise encumbered by loan guarantees to lenders funding HHA projects?
3. None of the stakeholders – State Representatives, County Commissioners, District Council Members and others – were aware of any plan to develop these two multi-family housing projects prior to site clearance commencing. What is the process to notify the stakeholders and how were they notified of these two projects?
4. What market studies were undertaken to determine the need for these two projects, to determine their need, and why are they not published?
5. Even under the current sewage load, the Turkey Creek Sewage Treatment Station recently overflowed untreated sewage into Buffalo Bayou.
 - a) Did planners take into account these developments, the development at Eagle’s Trace and the closure of the Park Row sewage plant, diverting all the effluent currently served by the Park Row station to the overloaded Turkey Creek Station, and if so, where are the published studies?
 - b) What is the volume increase for these projects relating to the sewage treatment capacity at Turkey Creek?
6. This area is still on well water, from a well drilled in 1976, and which well was flooded during Hurricane Harvey and out of service for several months; and in which area the

Public Information Requests

Unanswered Questions put to the Houston Housing Authority (“HHA”) Relating to the Developments at “Six at Memorial” and “Caroline at Memorial”

electrical substations were also out of service during the same period. We have had no response to our request for studies on these matters be performed by independent Engineering firms if not already complete. Have the findings been published?

7. Why are these developments being allowed to proceed when:

- a) No adequate Traffic Impact Studies have been performed by the City of Houston for each development that take into account the other development less than one mile away?
- b) No adequate traffic plan has been designed to accommodate the 300+ additional vehicles, plus school buses, trash and delivery vehicles at an already dangerous intersection, with multiple fatalities, to be used by residents of the “Memorial at Six” development?