Growth Pays for Itself in MUDs

The Texas economy and Texas population are booming. We've all witnessed the growth associated with the "Texas Miracle." Thankfully, Texas continues to build thousands of new homes to accommodate growth.

<u>/</u> 470,708

According to the US Census Bureau, from 2021 to 2022, Texas was the largest growing state in the nation with 470,708 new residents added.



As of 2022, Texas reached a total population of 30,029,572.

MUDs provide affordably priced homes in amenity rich communities that help support the influx of new residents.

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	lssue	Solution
1 Existing Taxpayers vs. New Residents	Many cities are unwilling or una extend basic infrastructure for n development, especially outside city limits, because the existing t do not want to pay for infrastruct new real estate development.	fill this void by allowing the residents and businesses who use the services and facilities to
2 Who should pay?	Cities and counties with high rat growth & existing financial burde would be required to take on lan amounts of debt, increasing the for their taxpayers.	ens irge declines. As a MUD pays for its arouth it aradually roduces its
3 Why the MUD Model Works	Using MUDs for new developments allows existing communities to avoid the infrastructure burden of new real estate developments. None of the existing residents in a city or a county pay for the public utilities and infrastructure needed for a new subdivision in a MUD. In MUDs, growth pays for itself. The residents in the new subdivision pay for their own infrastructure improvements. This allows the state of Texas to grow at no expense to existing taxpayers.	
discusses the benefits of MUD growt An Economist's Perspective "MUDs ha allowing supply ar prices low	ing periods of rapid ulation growth that fuel the d for fast development of sing, counties and cities often unable to keep pace rovide such services as and water/sewer acity for new subdivisions." ave been crucial in an adequate housing	 15 years until retirement in 2021, "The debate on the best way to finance local, community infrastructure generally involves who pays for future growth – current residents or future residents. For existing residents, it may mean higher property tax rates or current user fees to pay infrastructure capital development costs to provide services to future residents. Current residents often want the future residents to pay for the facilities that newcomers will need and use."