

# District Snapshot: *data that tells a story*

Each of the following four pages offers a clear, engaging snapshot of your District - highlighting key details about its homes, residents, property values, and financial activity. This overview is designed to help you better understand the community you serve and see your unique story behind the numbers. These Dashboards are provided by **EVO**, the data analytics division of MAC.

## Page 1

### Housing Affordability in Texas

This page explores housing affordability by comparing median single-family home prices and median household incomes to your local Metropolitan Statistical Area (MSA). It also highlights the percentage of renters in your District and tracks home price trends over the past five years. Together, these insights offer a snapshot of local housing dynamics and the pressures shaping affordability today.

## Page 2

### Resident Overview

Get to know the people who make up your District. Age, gender, and education demographics are paired with a subdivision map to give a clear picture of the community's composition and layout. Job market data from the Texas Workforce Commission shows the mix of employment by industry and how job counts have shifted over time in your MSA.

## Page 3

### District Value Analysis

Take a closer look at how value is distributed and changing within your District. This page highlights overall value trends, the impact of the homestead cap on taxable values, and the types of properties that make up your District. A gradient value map shows where value is concentrated, and a distribution chart displays the number of properties within various value ranges.

## Page 4

### Bonds and Investments

This section provides a high-level look at your District's approach to bonds and investment management. It includes a summary of bond authorization and utilization, a timeline of outstanding debt, and a breakdown of how funds are currently invested. A revenue trend chart also illustrates how investment earnings have shifted alongside interest rate changes.

Interested in learning more? Contact the **EVO** team to explore how we can provide deeper insights tailored to your District.

#### STRATEGIC REPORTING FOR WATER, FIRE & SPECIAL DISTRICTS

The **EVO** family of products are powerful tools that evaluate data relating to the Property Taxes, Value, Financials, Operations and Demographics of your District to assist in making data-driven decisions and strengthening your District for many years to come.



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**EVOLVINGWITHEVO.COM**



# Nottingham Country Municipal Utility District

## EVO Comprehensive Financial Reporting - FY 2024



### Housing Affordability in Texas: Why the MUD Model Continues to Work

The Texas housing market, once known for steady growth and affordability, has shifted dramatically in the last two decades. At a high level, drivers of this shift include increases in land costs and government development restrictions.

Median New Home  
Price in Houston Area\*

**\$495,274**

Income Needed  
to Qualify\*

**\$168,580**

Households Unable to  
Afford Median Price\*

**78.9%**

\*Special Study for Housing Economics- National Association of Homebuilders-March 2024

\*\*Housing Affordability in Texas by Residential Strategies, Inc. November 2024

Increase in land costs are compounded by the need for infrastructure development like water, sewer, roads and public services. MUDs play a crucial role in housing affordability in Texas. Special districts, such as MUDs, allow infrastructure and new housing communities to develop quicker than cities or counties, thus enabling local regions to have the ability to keep up with demand.

**16.9%**

Percentage of District  
Residents who Rent  
(Single-Family House  
or Multi-Family  
Unit)

**\$530,274**

Median Value of a  
Single-Family Home in the District (2024)

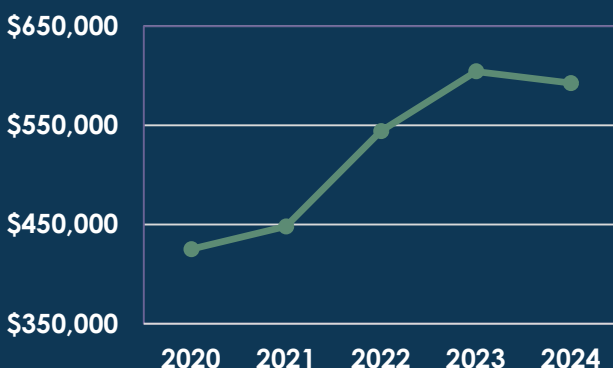
**\$149,877**

Median Household Income  
in the District (2024)

**\$178,172**

Income Needed to Qualify for a Median-Valued  
Single-Family Home in the District

Historical Average Single-Family Home  
Value within the District



**39.3%**



Increase in  
Single-Family  
Home Value from  
2020 to 2024

Continued reform of certain government regulations, streamlining approval processes, as well as expediting the permit, inspection and acceptance procedures are keys to maintaining this demand in the housing market. Additionally, continuing to highlight the benefits of MUDs can help keep housing in Texas affordable.

Single-Family Months Inventory in the Houston Area\*\*\*

**3.9**

May 2024

**5.2**

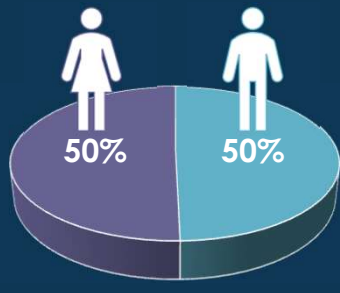
May 2025

This number estimates the number of months it will take to deplete current active inventory based on the prior 12 month sales activity. This figure is representative of the single-family homes market.

\*\*\*Source: Houston Association of REALTORS

# Nottingham Country MUD: Resident Overview

## Population by Gender



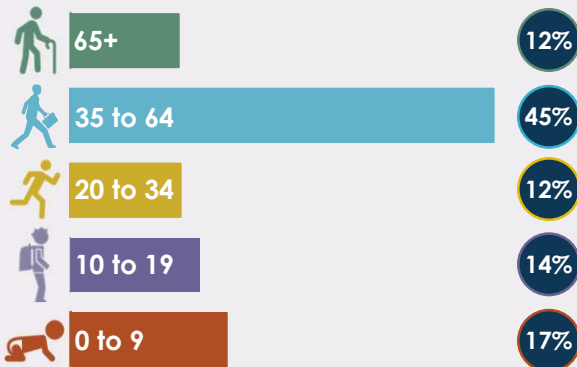
\*Population and Demographic information is based on the 2020 Census Data and the 2023 American Community Survey.

## 7,061

Total Number of Residents

The Average Education Level within the District is a **Bachelor's Degree.**

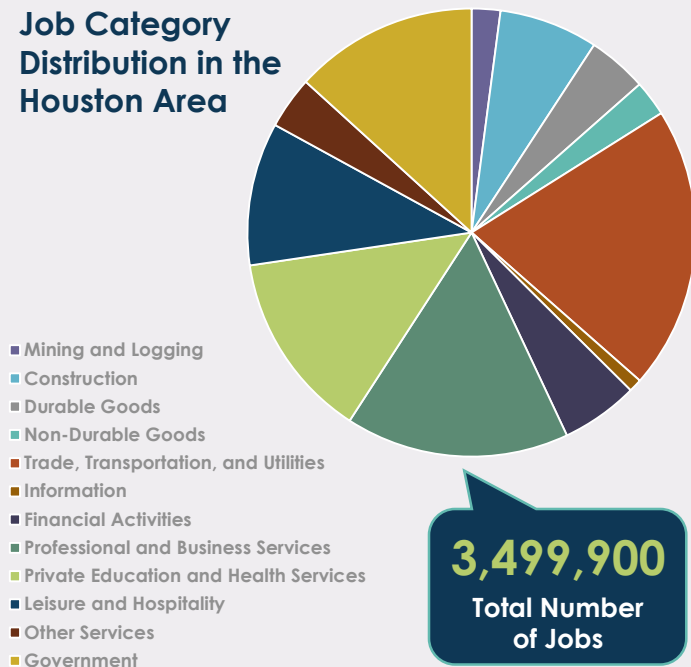
## Age Distribution of Residents



## Subdivision Map



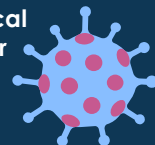
## Job Category Distribution in the Houston Area



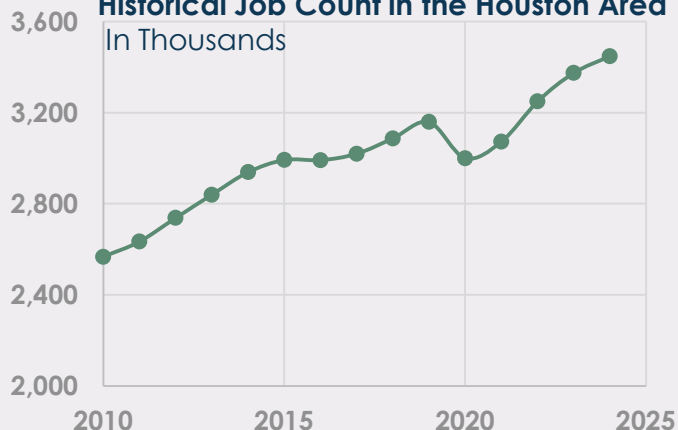
## 3,499,900

Total Number of Jobs

During the course of the pandemic, the local economy lost 375,000 jobs. By December 2024, the local economy had not only recovered all lost jobs, but had gained approximately **292,400 additional jobs.**



## Historical Job Count in the Houston Area In Thousands



\*Houston area job data is sourced from the Texas Workforce Commission.



# Nottingham Country MUD: District Value Analysis

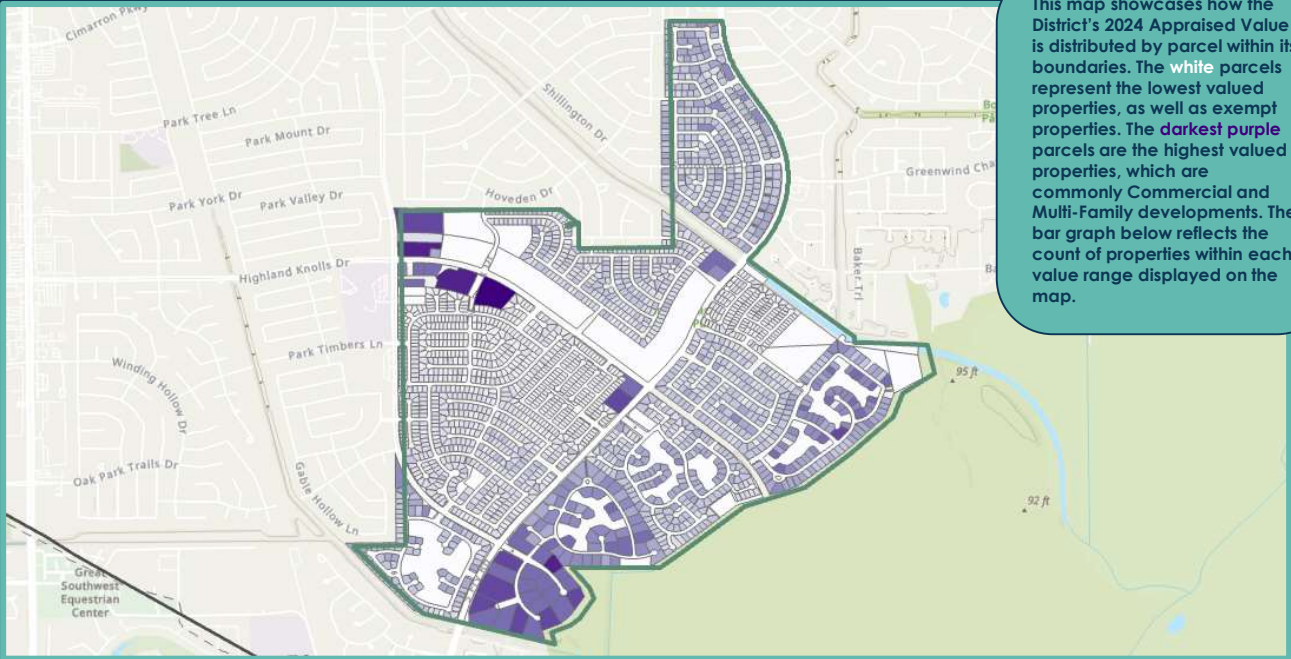
## Impact from Homestead Cap on Historical Value

In Millions

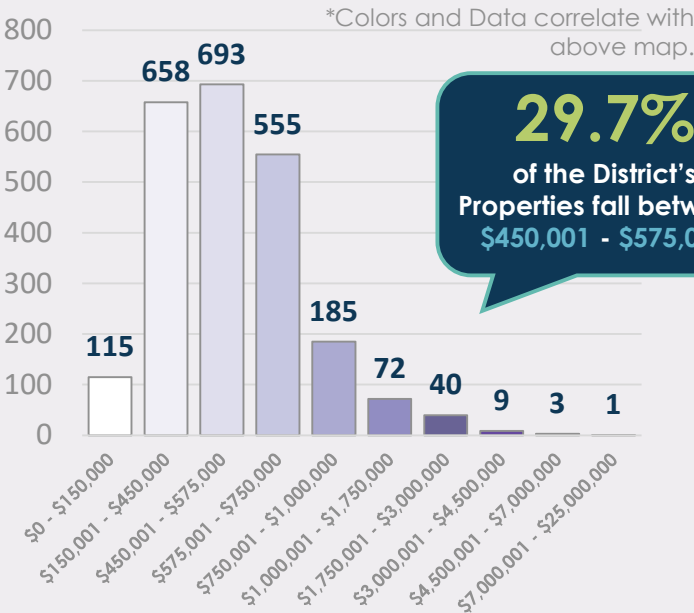
The Gulf Coast region has experienced huge growth in home value over the last 3 tax years. In Texas, a Residential Homestead is protected from appraisal value increase in excess of 10% per year. The graphs below illustrate the growth & impact of the Homestead Cap on your final Taxable Value.



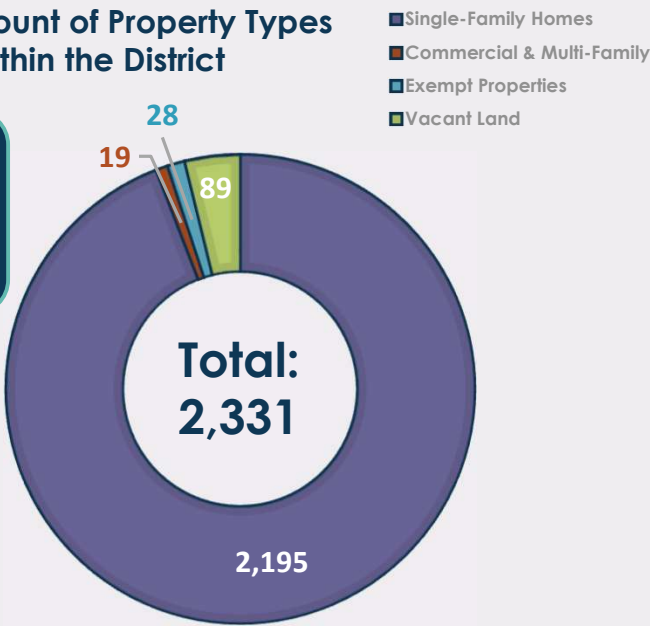
## 2024 Appraised Value by Parcel



## Distribution of Value within District

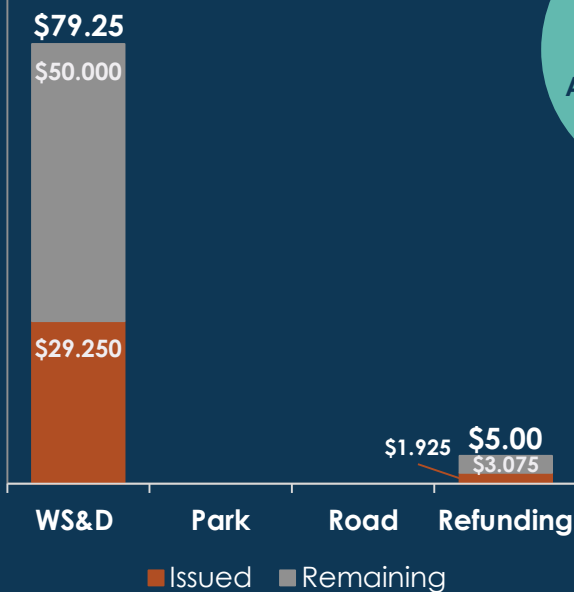


## Count of Property Types within the District



# Nottingham Country MUD: Bond and Investment Overview

## Bond Authorization In Millions



**36.9%**

Percent of New Money Authorization that has been Issued

This timeline represents when all of your Outstanding Bond Series will mature. The last Maturity Date is **N/A**.

**N/A**

Range of Outstanding Bonds' Interest Rates

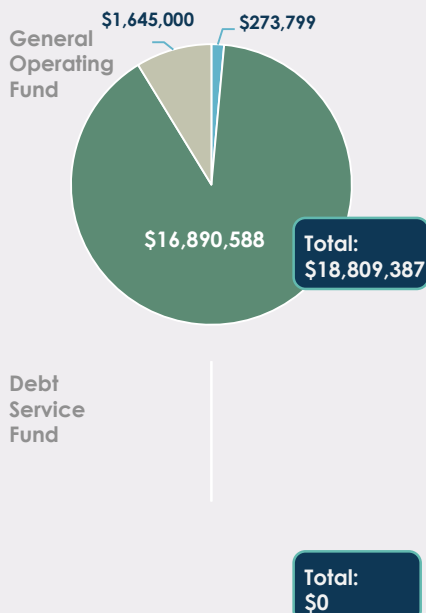
**5.00% - 5.60%**

Range of Investment Interest Rates (2024 FY)

## Bonds and Investments

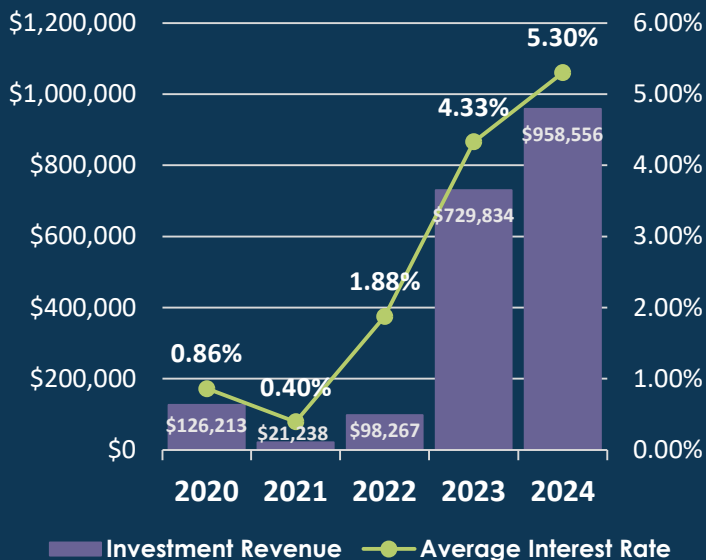
Over the last 15 years, the municipal bond industry has been able to borrow at low, tax-exempt rates typically ranging from 3-5% for new money issues and as low as 1% for refunding bonds in recent years. During that time, investment yields have been low, so there has been little risk of unspent bond proceeds earning a higher interest rate in the District's accounts. Starting in 2022, investment yields increased quickly and rose above 5%. The combination of low borrowing rates & high investment yields have created potential arbitrage liabilities.

## Allocation of Investments



## Historical Investment Revenue

Combined from GOF and DSF



■ Cash ■ Money Market ■ Certificates of Deposit