

Public vs. Developer-Controlled Districts in Waller County

In unincorporated areas, district structure determines who controls infrastructure funding and decisions.

What a County Assistance District (CAD) Does

- Created by voters — approved through public election.
- Governed by the Waller County Commissioners, who also serve as the CAD Board, under open-meeting laws.
- Uses a separate budget for roads, drainage, safety, and public infrastructure, not the county's general fund.
- Transparent and accountable — decisions made in public.

What a Municipal Management District (MMD) Does

- Created by developers or landowners — no public vote required.
- Governed by a private board appointed by the developer until residents exist.
- Can levy taxes or issue bonds for improvements inside their project.
- Limited transparency — few public oversight requirements.

**A CAD is voter-approved and publicly governed.
An MMD is developer-driven and privately governed.**

District structure determines whether local sales-tax revenue stays under local public control — or shifts to developer control.