

LIVE EXCEPTIONALLY, AFFORDABLY

Redlands 360 thrives thanks to a well-established and city-approved consolidated Metro District Plan. Redlands 360 Metro Districts, overseen by both state and local authorities, play a critical role in fostering a vibrant and connected community. Functioning as a financing mechanism, they ensure the development and ongoing maintenance of essential public infrastructure. This includes roads, water/sewer systems, stormwater facilities, parks, trails, and more – all vital elements for a dynamic neighborhood all property owners can enjoy.

A STRATEGIC PARTNERSHIP

This smart collaboration within the Metro Districts means lower fees, simplified billing, and more time for homeowners to delight in the many lifestyle opportunities that make Redlands 360 so special.

- **Fairness and efficiency:** Redlands 360 ensures a cost-effective approach to community maintenance by equitably distributing essential expenses across residents and businesses, resulting in lower HOA fees for all.
- **Effortless bill management:** Metro District fees are conveniently combined with your annual property tax bill, eliminating separate HOA invoices for public-oriented costs and simplifying your financial planning.
- **Enhanced community value:** From scenic trails and open spaces to other shared resources, the Metro Districts ensure these features are developed and maintained, enriching your everyday experience.
- **Embrace a carefree lifestyle:** The Metro Districts perform regular care and maintenance of public areas, allowing you to focus on enjoying the abundant amenities and living life to the fullest.



THE REDLANDS 360 LIFESTYLE

Our thoughtfully designed community seamlessly integrates with the surrounding natural beauty, fostering a vibrant and enriching way of life. The Metro Districts ensure residents enjoy the full benefits of calling Redlands 360 home:

- **Unmatched outdoor lifestyle:** Enjoy a wealth of trails right at your doorstep, perfect for biking, running, hiking, or simply soaking in the breathtaking views.
- **Landscaped oasis:** Well-maintained medians, expansive open spaces, and thoughtfully designed landscaping create a visually stunning environment you'll love coming home to.
- **Resident involvement opportunities:** The Metro District will ultimately be directed by a resident board, with opportunities for community support through committees geared toward landscaping and other community services.

Redlands 360 offers more than just a place to live; it's a place to connect with nature, embrace an active lifestyle, and cultivate lasting memories.

PEACE OF MIND AND FINANCIAL STABILITY

The Canyon Rim 360 and Easter Hill neighborhoods are the first to benefit from Redlands 360's mindful Metro Districts financing approach. These neighborhoods currently have a 15 mill property tax assessment dedicated to ongoing operations and maintenance of parks, trails and open spaces. This rate is expected to remain consistent throughout the life of the neighborhoods.



REDUCED HOA FEES

A key advantage of Metro Districts is the ability to lessen the typical HOA fee burden. Metro Districts handle the maintenance of public improvements that municipalities are no longer able to build, maintain, and manage, such as parks, open spaces, and more. This relieves the HOA of responsibility for these improvements, resulting in reduced HOA fees and management costs for homeowners. Operations for the planned Community Center will be maintained through HOA fees to ensure its exclusive use by residents of Redlands 360.

FUNDING PUBLIC INFRASTRUCTURE

Metro Districts also have the right and responsibility to levy an additional property tax assessment, up to 50 mills, to finance the construction of essential public infrastructure such as roads, sewer systems, water lines, storm drainage, and public amenities. This assessment will be implemented only when necessary to secure financing for these projects and will cease upon expiration of the financing term. The debt mill levy is capped by City agreement and the District Service Plan.

PLANNING FOR A SECURE FUTURE

Growth within the Districts, through additional homes being built and occupied, will generate real estate tax revenue designated for debt repayment. This debt is typically amortized over 30-40 years, ensuring a stable and predictable financing structure with favorable financing terms.

FINANCIAL FREEDOM

Residents can expect an annual property tax assessment for the Metro Districts financing throughout the amortization period. While a full 50 mills may not be assessed immediately, they will be implemented as needed to secure debt for infrastructure projects. This approach ensures long-term financial stability and minimizes year-to-year fluctuations except as allowed by the city-approved service plan.

TRANSPARENCY AND SHARED KNOWLEDGE

The anticipated timeline for the first debt issuance in these initial neighborhoods is between 2025 and 2026. Redlands 360 remains committed to open communication and will provide residents with detailed updates as the process unfolds. Additional information is available at Redlands360MD.com

