

Coquille Indian Housing Authority  
Homebuyer/Homeowner PILOT Fee Calculation

*Draft for Board review July 25, 2019*

CIHA's agreements with participants in the HomeGO homebuyer program and leases with private homeowners provide for the establishment of a monthly fee to support CIHA's costs to provide basic services to the unit and common services within the community. The fee is called a Payment in Lieu of Taxes or "PILOT" fee. Both agreements also make provision for the fee to be reviewed periodically and adjusted as necessary.

The fee includes costs for the following:

- Community lighting (street lights, sign lighting, shelter lighting, etc.)
- Street and sidewalk maintenance and repair (road signs and signals, curb and street painting, street sweeping, etc.)
- Maintenance and improvement of common areas (insurance, landscaping/groundskeeping, playground, shelters, benches, litter bins, etc.)
- Fees paid to utility and other service providers (Charleston Sanitary District system use fee)
- Public safety services (police, fire, and emergency medical protection and response, fire hydrants, etc.)
- Other costs for providing services in the common good of the community (street sweeping, etc.)
- Small portions of CIHA's administrative salaries, fringe benefits, office expenses, utilities, insurance, equipment purchases and maintenance, and improvements (3%).

The PILOT fee charged HomeGO participants and private homeowners, originally established in 1998, was \$75 per month. The amount was revised in 2009 to \$78 per month, in 2012 to \$86, in 2013 to \$92, in 2015 to \$93, and in 2017 to \$94.

There are currently 95 units in the community, with construction of one new unit in progress. It is expected that two additional units will be constructed within the next year. In anticipation of that growth, the total number of units used as the basis for the updated calculation below is 98.

<u>Category</u>	<u>Annual Cost</u>	<u>Monthly Cost</u>	<u>Unit cost</u>
Community Lighting	\$ 2,561	\$ 213.42	\$ 2.18
Streets and Sidewalks	466	38.83	0.40
Common Areas	13,228	1,102.33	11.25
Service Providers	3,590	299.17	3.05
Public Safety	58,602	4,883.50	49.82
Common Good	2,700	225.00	2.30
CIHA Administration (3%)	<u>29,395</u>	<u>2,449.58</u>	<u>25.00</u>
Total	<u>\$110,542</u>	<u>\$9,211.83</u>	<u>\$94.00</u>

Accordingly, beginning October 1, 2019, the PILOT fee charged to HomeGO homebuyers and private homeowners within the Kilkich community will remain \$94 per month.