

Coquille Indian Housing Authority
Homebuyer/Homeowner PILOT Fee Calculation

Effective October 1, 2020

CIHA’s lease-purchase agreements with HomeGO participants 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, called Payment in Lieu of Taxes (“PILOT”), is reviewed annually and adjusted as needed.

The PILOT fee calculation includes costs for:

- Community lighting (streetlights, signs, mailbox shelters, etc.),
- Street and sidewalk maintenance and repair (road signs, curb and street painting, street sweeping, etc.),
- Maintenance and improvement of common areas (insurance, landscaping/groundskeeping, playground, shelters, benches, litter/recycle bins, janitorial, 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 services necessary to the common good of the community, and
- Small portions of CIHA’s administrative expenses, including salaries and benefits, office supplies, utilities, insurance, equipment purchases and maintenance, and improvements (3%).

| | | | |
|--------------------|-------------|---------------|---------------|
| PILOT fee history: | <u>Year</u> | <u>Amount</u> | <u>Change</u> |
| | 1998 | \$75 | - |
| | 2009 | \$78 | 3.8% |
| | 2012 | \$86 | 9.3% |
| | 2013 | \$92 | 6.5% |
| | 2015 | \$93 | 1.1% |
| | 2017 | \$94 | 1.1% |

There are currently 96 units in the community. In the next fiscal year, three new Section 504 compliant program units and one private homebuyer unit are expected to be constructed. In anticipation of that growth, the total number of units used as the basis for the FY 2021 PILOT calculation below is 100.

| <u>Category</u> | <u>Annual Cost</u> | <u>Monthly Cost</u> | <u>Unit cost</u> |
|-----------------------|--------------------|---------------------|------------------|
| Community Lighting | \$ 2,504 | \$ 208.67 | \$ 2.09 |
| Streets and Sidewalks | 466 | 38.83 | 0.39 |
| Common Areas | 15,788 | 1,315.67 | 13.16 |
| Service Providers | 3,669 | 305.75 | 3.06 |
| Public Safety | 58,886 | 4,907.17 | 49.07 |
| Common Good | 2,700 | 225.00 | 2.25 |
| Administration (3%) | <u>31,327</u> | <u>2,610.58</u> | <u>26.10</u> |
| Total | <u>\$115,340</u> | <u>\$9,611.67</u> | <u>\$96.12</u> |

Accordingly, beginning October 1, 2020, the PILOT fee charged to HomeGO homebuyers and private homeowners within the Kilkich community will increase 2.1% to \$96 per month.