

Coquille Indian Housing Authority  
Homebuyer/Homeowner PILOT Fee Calculation

*Draft for Board review July 29, 2021*

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 (streetlights, 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 utilities 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
- Small portions of CIHA’s administrative salaries, fringe benefits, office expenses, utilities, insurance, equipment purchases and maintenance, and improvements (3%).

The PILOT fee charged to HomeGO participants and private homeowners was established in 1998. The following table reflects increases in PILOT since conception:

<u>Year</u>	<u>PILOT Fee</u>	<u>% of Increase</u>
1998	\$75	-
2009	\$78	3.8%
2012	\$86	9.3%
2013	\$92	6.5%
2015	\$93	1.1%
2017	\$94	1.1%
2020	\$96	2.1%

There are currently 96 units in the community, in the next year, three new 504 compliant units will be constructed, in addition, one private homeowner unit is expected to be built. In anticipation of that growth, the total number of units used as the basis for the updated calculation below is 100.

<u>Category</u>	<u>Annual Cost</u>	<u>Monthly Cost</u>	<u>Unit cost</u>
Community Lighting	\$ 2,465	\$ 205.42	\$ 2.06
Streets and Sidewalks	0	0.00	0.00
Common Areas	16,298	1,358.17	13.58
Service Providers	3,826	318.83	3.19
Public Safety	62,680	5,223.33	52.23
Common Good	2,784	232.00	2.32
CIHA Administration (3%)	<u>27,131</u>	<u>2,260.92</u>	<u>22.61</u>
Total	<u>\$115,184</u>	<u>\$9,598.67</u>	<u>\$95.99</u>

The PILOT fee charged to HomeGO homebuyers and private homeowners within the Kilkich community will remain \$96 per month for FY 2022.