

Coquille Indian Housing Authority
Homebuyer/Homeowner PILOT Fee Calculation

Draft for Board review July 27, 2023

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 incurred 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 (2.25%).

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%
2022	\$97	1.1%

There are currently 96 units in the community, in the next year, five new 504 compliant units will be constructed, in addition, one private homeowner unit is expected to be completed. In anticipation of that growth, the total number of units used as the basis for the updated calculation below is 102.

<u>Category</u>	<u>Annual Cost</u>	<u>Monthly Cost</u>	<u>Unit cost</u>
Community Lighting	\$ 2,196	\$ 183.00	\$ 1.79
Streets and Sidewalks	0	0.00	0.00
Common Areas	22,127	1,843.92	18.08
Service Providers	4,110	342.50	3.36
Public Safety	65,216	5,434.67	53.28
Common Good	2,880	240.00	2.35
Administration (2.25%)	<u>22,433</u>	<u>1,869.45</u>	<u>18.33</u>
Total	<u>\$118,962</u>	<u>\$9,913.54</u>	<u>\$97.19</u>

Accordingly, beginning October 1, 2023, the PILOT fee charged to HomeGO homebuyers and private homeowners within the Kilkich community will remain \$97 per month.