

Coquille Indian Housing Authority
Homebuyer/Homeowner PILOT Fee Calculation

Effective October 1, 2025

Agreements with HomeGO participants and private homeowners provide for a monthly fee to support the cost of providing basic services to individual units and common services within the community. The fee is called Payment in Lieu of Taxes or “PILOT.” The fee is reviewed annually and adjusted as needed.

PILOT includes 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 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.)
- A small portion of CIHA’s administrative salaries, fringe benefits, office expenses, utilities, insurance, equipment purchases and maintenance, and improvements (1.25%).

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%
2020	\$96	2.1%
2022	\$97	1.1%
2024	\$99	2.1%
2025	\$101	2.0%

There are currently 97 units in the community. In the next year, three new units are expected to be constructed. Thus, the total number of units used as the basis for the FY 2026 calculation below is 100.

<u>Category</u>	<u>Annual Cost</u>	<u>Monthly Cost</u>	<u>Unit cost</u>
Community Lighting	\$ 2,451	\$ 204.25	\$ 2.04
Streets and Sidewalks	175	14.58	0.15
Common Areas	19,514	1,626.17	16.26
Service Providers	4,796	399.66	4.00
Public Safety	73,671	6,139.24	61.39
Common Good	2,880	240.00	2.40
Administration (1.25%)	<u>18,135</u>	<u>1,511.25</u>	<u>15.11</u>
Total	<u>\$121,622</u>	<u>\$10,135.15</u>	<u>\$101.35</u>

Accordingly, beginning October 1, 2025, the PILOT fee charged to HomeGO homebuyers and private homeowners within the Kilkich community will be \$101 per month.