



ALLEGHENY INSTITUTE
FOR PUBLIC POLICY

*Evaluating the Impact of Act 1 in
Allegheny County's School Districts*

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Key Findings

- Act 1 of 2006, known as the Taxpayer Relief Act, utilizes a state-designed index to determine how high school property taxes can increase year-over-year without a special action on the part of the district.
- In 2006-07, the average millage rate for school district property taxes in Allegheny County was 21.94. By 2012-13 the average rate rose to 23.89 mills before millage rates were adjusted to comply with Act 1 requirements following the Allegheny County reassessment and the average rate stood at 20.48 mills.
- Based on a hypothetical home assessed at \$100,000 and rising to \$120,000 after the reassessment, this report finds:
 - The school taxes rose from \$2,194 to \$2,257 on average countywide
 - Homes in 25 districts paid more in school taxes and homes in 16 districts paid less in school taxes in FY14 compared to FY07
 - Taxes rose the highest in the South Fayette School District
 - Taxes fell the farthest in the Duquesne School District
- Taxpayer relief from legalized gaming provided homestead/farmstead exemptions that saved on average \$200 countywide.

Introduction

A 2006 special session of the General Assembly produced Act 1, the Taxpayer Relief Act. This act was targeted at school property taxes and involved gaming money for homestead property tax relief, referenda for voters to shift to income based taxes to fund property tax relief, and an annual cap known as the Act 1 index that would inform school boards and school taxpayers how high taxes could increase year over year without either an exception granted to the district or a question placed on the ballot in front of district voters.

We have written previously on Act 1, including a full-length report in 2008 that examined the initial results of the tax shift question and early taxing decisions by school districts in Allegheny County. Since more time has passed we are revisiting the legislation and its impact on school taxes in Allegheny County.¹

Methodology

Nearly all of the data related to Act 1 and the critical aspects of it are housed with the Pennsylvania Department of Education. This includes property tax millage rates for districts by fiscal year, reports on referendum exceptions, amount of money returned through gaming for property tax relief, and the Act 1 index by district.²

The time frame for the report covers fiscal year 2006-07 (FY07) the year Act took effect, through fiscal year 2013-14 (FY14), the year Allegheny County's reassessment took effect and school districts had to comply with millage adjustments under the statute.

For purposes of school districts analyzed, we focus on 41 school districts in Allegheny County. Any districts lying partially within the County (Penn-Trafford, Fort Cherry, and Norwin) were eliminated. So too were two other districts wholly within the County. First, the Pittsburgh Public Schools since it runs on a calendar rather than a fiscal year and it was exempt from taking a tax shift vote in 2007 (suffice it to say taxes remained flat through the time period, it never applied for an exception to raise taxes, and homesteads qualified for gaming money) and second, the Clairton School District since it shifted to a split tax rate with separate rates on buildings and land which complicated the analysis. When the study refers to Allegheny County districts or districts in this study and related tax data it will be referring to the 41 districts.

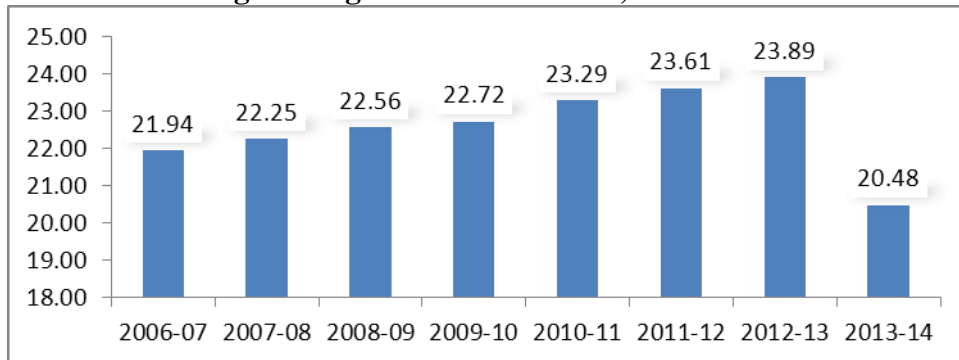
¹ "Measuring the Impact of Act 1 in Allegheny County" Report #08-01 http://www.alleghenyinstitute.org/wp-content/uploads/components/com_reports/uploads/08_01.pdf

² Specifically, there are these pages on the "Property Tax Relief" page of the Department of Education website: the history of the Act 1 index by district in Pennsylvania (http://www.portal.state.pa.us/portal/server.pt/community/property_tax_relief/7452/act_1_index/510332) the amount of property tax relief per homestead from slot machine gaming (http://www.portal.state.pa.us/portal/server.pt/community/property_tax_relief/7452/property_tax_reduction_allocations/510335) referendum exceptions for above index increases (http://www.portal.state.pa.us/portal/server.pt/community/property_tax_relief/7452/property_tax_reduction_allocations/510335). School property tax rates are found in the financial data elements page (http://www.portal.state.pa.us/portal/server.pt/community/financial_data_elements/7672)

School Property Tax Rates, FY07 through FY14

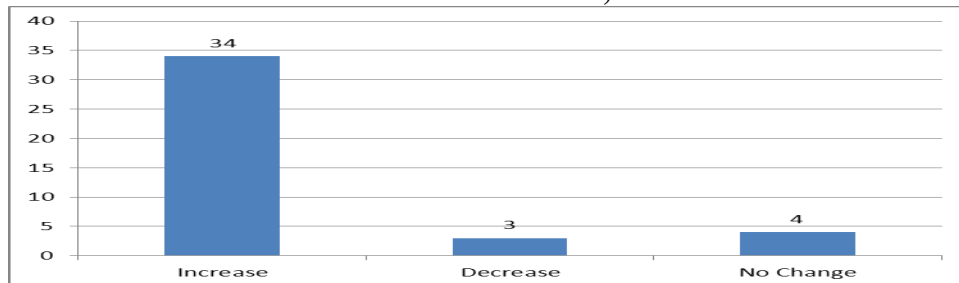
In FY07, the average millage rate for the 41 districts in the study was 21.944 mills, which translated into a \$2,194 tax bill for a property assessed at \$100,000. In FY13, the final year before the new values under the County’s reassessment went into effect, the average millage rate had climbed 9 percent to 23.89. Following the certification of values and the adjustments to rates the average millage was 20.48 mills.

Average Millage Rate for Districts, FY07 to FY14



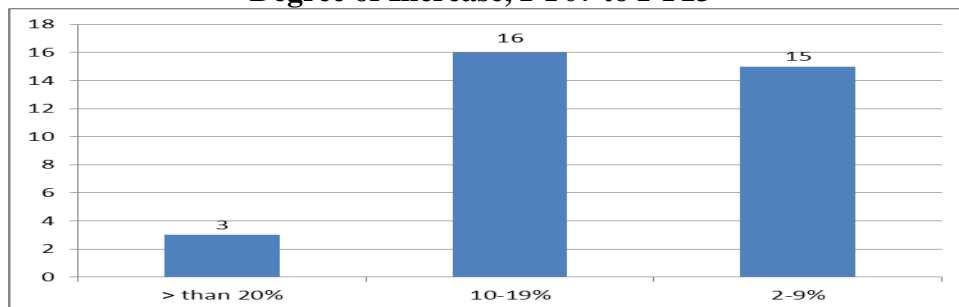
Prior to the reassessment—when the tax base held steady based on 2002 values—districts took different actions regarding their millage rates, with the overwhelming majority increasing millage at some point during the time period.

Tax Actions for School Districts, FY07 to FY13



Of the 34 districts where tax rates climbed there was a significant variation in the degree of increase. The table below shows the increases by range.

Degree of Increase, FY07 to FY13



Act 1 in Allegheny County

The key metric under the Taxpayer Relief Act for the degree of tax increases is the Act 1 index, which is a composite of the statewide average weekly wage and the employment cost index and varies from district to district annually. When the district is informed of its Act 1 index for the following fiscal year, taxes can be raised up to the index amount without any separate action needed.³

If the district plans to raise taxes greater than the index, it must either gain approval from the Pennsylvania Department of Education for a referendum exception (until fiscal year 2012-13 there were ten separate exceptions but Act 25 of 2011 reduced the number of exceptions to three) or it can place the tax increase question on the ballot in front of the voters for approval or disapproval. Data from FY07 through FY14 shows that 54 exceptions were granted and not one tax question was placed in front of the voters in any of the districts in the County.⁴

This can vary from year to year within districts as budgets are prepared and school board members and administration examine revenues and expenses. The data for the districts in Allegheny County show a variety of directions in tax rates from year to year with increases under the index, at the index, above the index, tax decreases, etc.

In addition, homestead and farmstead properties qualify for school property tax relief through legalized gaming. Gaming revenue is taxed and the taxes are deposited into the Property Tax Relief Fund. Money is returned to the school districts by formula and, based on the number of homesteads and farmsteads applying for relief, the money is used to reduce the taxable value of the property. The money does not reduce millage rates nor does it apply to other types of real estate that does not qualify as a homestead or a farmstead. The average amount of relief, which began in FY2009, has been about \$200 in Allegheny County (in FY2015 the estimated relief ranges from \$400 in the Duquesne School District to \$81 in the Avonworth School District).⁵

³ Pennsylvania Department of Education, Act 1 Index

(http://www.portal.state.pa.us/portal/server.pt/community/property_tax_relief/7452/act_1_index/510332)

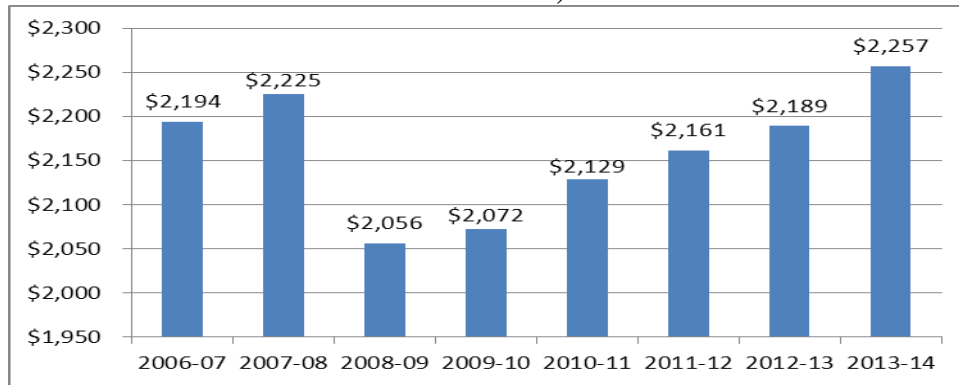
⁴ The Pennsylvania Association of School Business Officials provided a list of districts that had taken referendum votes under Act 1 of 2006 and under the Local Government Unit Debt Act. For Act 1 questions, referenda were held in Bristol District (Bucks County), Ambridge Area (Beaver), Fannet-Metal District (Fulton), Rockwood (Somerset), Forest Area (Forest), Juniata Area (Juniata), and West Branch (Clearfield) and all were defeated. Several of the ballot questions were obtained via request to county election offices and most were fairly straightforward, asking voters to approve an additional percentage of real estate tax, and several specifying where the money would be used. It appears that millage rates still climbed in years after the defeat of the referendum. In addition, data on tax revenue collections show that about a dozen districts are collecting a wage tax under Act 1, meaning that voters in those districts authorized a shift to a wage tax to fund further property tax relief. None are located in Allegheny County.

⁵ In addition to the homestead relief, Act 1 expanded the senior citizen rent rebate program which is based on income guidelines

(http://www.revenue.state.pa.us/portal/server.pt/community/property_tax_rent_rebate_program/11410) Districts are told of the amount of money for their district based on formula. The number of homesteads/farmsteads within the district qualified for relief is then used by the Department to produce an estimated amount of relief per homestead/farmstead.

The table below shows the school tax bill for a home assessed at \$100,000 prior to the reassessment and rising to \$120,000 in FY14. The millage applied to the home is the average for the districts over the time period along with the average amount of gaming tax relief of \$200 per year.⁶

School Taxes for a Home, FY07 to FY14



As can be seen from the chart, the first year of gaming money (FY09) resulted in the lowest school property tax payment for the hypothetical home. As millage rates climbed, along with the number of homesteads applying for school property tax relief, the school tax payments climbed.⁷

As mentioned, increases to millage rates varied across districts. And several kept millage rates flat or even decreased them over the time period. So how did that impact school property taxes paid by homeowners? Based on a home assessed at \$100,000 from FY07 through FY13 and then having an assessment that rose 20 percent to \$120,000 for FY14, along with changes to millage rates and the estimated gaming relief to homesteads in each district examined, the results were as follows:

- In 25 school districts, the owner of a home assessed at \$100,000 that rose to \$120,000 paid more in school taxes in FY14 than they did in FY07
- In 16 school districts, the owner of a home assessed at \$100,000 that rose to \$120,000 paid less in school taxes in FY14 than they did in FY07

Of course, there would be significant differences in the results post-reassessment based on the change in assessment. Homes that rose faster than the change in value overall for the school district would see a different impact from the millage changes than would a home that increased less than average.

The table on the following page shows the results by school district based on the percentage change in taxes for the home.

⁷ For FY09 in Allegheny County there was \$62.8 million returned to school districts for property tax relief via homestead exemptions. There were close to 304,000 homesteads/farmsteads applying for relief that fiscal year. By FY14, the total amount still remained at \$62.8 million but the number of homesteads/farmsteads had risen to 320,000.

Change in Taxes, FY07 to FY14

District	% Change in Taxes
South Fayette Township SD	32.8
Cornell SD	23.1
Steel Valley SD	22.8
East Allegheny SD	20.2
Penn Hills SD	12.6
Avonworth SD	12.3
Highlands SD	10.7
Bethel Park SD	8.2
Gateway SD	8
Mt Lebanon SD	7.4
Moon Area SD	7
Fox Chapel Area SD	6.6
Deer Lakes SD	5.9
West Mifflin Area SD	5.5
Elizabeth Forward SD	5.4
Allegheny Valley	5.3
Woodland Hills SD	4.9
Northgate SD	4.7
Pine-Richland SD	4.6
Riverview SD	4.6
Montour SD	4.5
Upper Saint Clair SD	4.2
North Hills SD	4.1
Wilkinsburg Borough SD	3.6
South Allegheny SD	2.1
West Jefferson Hills SD	-0.2
North Allegheny SD	-1.7
Sto-Rox	-1.8
Quaker Valley SD	-1.9
Keystone Oaks SD	-2
South Park SD	-2.4
Brentwood	-3.3
Shaler Area SD	-4
Chartiers Valley SD	-4.4
Hampton Township SD	-4.7
West Allegheny SD	-5.5
Plum	-7.9
Baldwin-Whitehall	-10.2
Carlynton	-11.9
McKeesport	-14.8
Duquesne	-17.5

An examination of the districts at the top and the bottom help to explain the calculations. In FY07, a home assessed at \$100,000 would have paid \$2,119 in school property taxes in the South Fayette School District (21.19 mills) and \$2,110 in the Duquesne School District (21 mills). In the subsequent years in South Fayette the tax rate climbed with millage hikes every fiscal year and Act 1 exceptions taken in FY08, FY12, and FY13 that allowed the tax rate to exceed the Act 1 index in those years. With homestead tax relief provided by gaming in the

range of \$160 per homestead, the house with the \$100,000 assessment ended up paying \$2,726 by FY13 (millage was 28.82 and \$156 in estimated homestead relief). When the reassessment took effect and the home's assessed value increased to \$120,000, the tax bill for FY14 was \$2,814, or 32 percent higher than the FY07 amount.

By contrast, Duquesne made no increases to millage rates in the years leading up to the reassessment. As one of the poorest districts in the state, its homestead relief from gaming was more than double the amount for a homestead in South Fayette's district. In FY13, paying at the same millage rate as in FY07 and gaming relief of \$358 per homestead, the \$100,000 assessed home would be paying \$1,752 in school property taxes. The district made its adjustments to the millage after the reassessment and even with a rise in individual assessment to \$120,000 the homestead would be paying \$1,740 in school property taxes, nearly 18 percent lower than it did in FY07.

The tables below show the individual results for school districts based on the change in school property taxes from FY07 to FY14.

Districts Where Homesteads Paid More in Taxes in FY14 than FY07

These districts had homesteads paying more in school taxes in FY14 than in FY07. If the districts applied for an exception and used it to increase taxes above the Act 1 index in that fiscal year the column is shaded.

South Fayette	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	21.1900	23.1400	24.0400	24.0900	24.8800	27.8330	28.8241	24.7126
Year Over Year, Mills		1.9500	0.9000	0.0500	0.7900	2.9530	0.9911	-4.1115
Year Over Year, %		9.2	3.9	0.2	3.3	11.9	3.6	-14.3
Act 1 Index		3.4	5.1	4.9	3.5	1.8	2.1	2.1
Exceptions		1.2300				2.5652	0.4134	0.3
Estimated Homestead Relief			\$178	\$171	\$166	\$162	\$156	\$152
Taxes	\$2,119	\$2,314	\$2,226	\$2,238	\$2,322	\$2,621	\$2,726	\$2,814

Cornell	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	20.89	21.7400	22.9300	22.9300	24.1100	25.9550	26.5519	22.746
Year Over Year, Mills		0.8500	1.1900	0.0000	1.1800	1.8450	0.5969	-3.8059
Year Over Year, %		4.1	5.5	0.0	5.1	7.7	2.3	-14.3
Act 1 Index		4.1	5.5	5.1	3.7	1.8	2.3	2.3
Exceptions					0.2716	1.4484		
Estimated Homestead Relief			\$166	\$163	\$160	\$159	\$159	\$159
Taxes	\$2,089	\$2,174	\$2,127	\$2,130	\$2,251	\$2,437	\$2,496	\$2,571

Steel Valley	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	18.9200	21.2100	21.2100	21.2100	24.0700	24.1686	24.1686	21.31
Year Over Year, Mills		2.2900	0.0000	0.0000	2.8600	0.0986	0.0000	-2.8586
Year Over Year, %		12.1	0.0	0.0	13.5	0.4	0.0	-11.8
Act 1 Index		4.7	6.2	5.7	4.0	1.9	2.3	2.3
Exceptions		1.4300	0.5220		2.0162			
Estimated Homestead Relief			\$235	\$234	\$232	\$230	\$232	\$233
Taxes	\$1,892	\$2,121	\$1,886	\$1,887	\$2,175	\$2,187	\$2,185	\$2,324

East Allegheny	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	25.540	26.540	26.540	26.540	27.540	27.540	27.540	27.54
Year Over Year, Mills		1.0000	0.0000	0.0000	1.0000	0.0000	0.0000	0.0000
Year Over Year, %		3.9	0.0	0.0	3.8	0.0	0.0	0.0
Act 1 Index		4.8	6.2	5.8	4.2	2.0	2.5	2.5
Exceptions								
Estimated Homestead Relief			\$236	\$234	\$233	\$232	\$234	\$235
Taxes	\$2,554	\$2,654	\$2,418	\$2,420	\$2,521	\$2,522	\$2,520	\$3,070

Penn Hills	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	23.39	23.3900	24.8100	24.8100	24.8100	24.8100	24.8100	23.4733
Year Over Year, Mills		0.0000	1.4200	0.0000	0.0000	0.0000	0.0000	-1.3367
Year Over Year, %		0.0	6.1	0.0	0.0	0.0	0.0	-5.4
Act 1 Index		4.7	6.1	5.8	4.0	2.0	2.3	2.3
Exceptions								
Estimated Homestead Relief			\$189	\$185	\$184	\$182	\$182	\$182
Taxes	\$2,339	\$2,339	\$2,292	\$2,296	\$2,297	\$2,299	\$2,299	\$2,635

Avonworth	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	18.2	18.8000	18.8000	19.3000	20.0000	20.0000	20.9400	17.7
Year Over Year, Mills		0.6000	0.0000	0.5000	0.7000	0.0000	0.9400	-3.2400
Year Over Year, %		3.3	0.0	2.7	3.6	0.0	4.7	-15.5
Act 1 Index		3.4	4.4	4.1	2.9	1.4	1.7	1.7
Exceptions					0.2803	0.2300	0.6000	0.2105
Estimated Homestead Relief			\$95	\$92	\$89	\$85	\$83	\$80
Taxes	\$1,820	\$1,880	\$1,785	\$1,838	\$1,911	\$1,915	\$2,011	\$2,044

Highlands	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	23.7100	23.7100	23.7100	23.7100	24.4100	26.4100	26.4100	23.800
Year Over Year, Mills		0.0000	0.0000	0.0000	0.7000	2.0000	0.0000	-2.6100
Year Over Year, %		0.0	0.0	0.0	3.0	8.2	0.0	-9.9
Act 1 Index		4.9	6.3	5.9	4.2	2.0	2.5	2.5
Exceptions						1.9118	0.6398	
Estimated Homestead Relief			\$235	\$233	\$231	\$231	\$230	\$232
Taxes	\$2,371	\$2,371	\$2,136	\$2,138	\$2,210	\$2,410	\$2,411	\$2,624

Bethel Park	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	22.75	22.7500	23.1800	23.7300	24.5600	24.9700	25.4900	21.8593
Year Over Year, Mills		0.0000	0.4300	0.5500	0.8300	0.4100	0.5200	-3.6307
Year Over Year, %		0.0	1.9	2.4	3.5	1.7	2.1	-14.2
Act 1 Index		4.1	5.3	5.0	3.5	1.7	2.1	2.1
Exceptions						0.5491	0.4169	0.2848
Estimated Homestead Relief			\$169	\$167	\$164	\$163	\$162	\$161
Taxes	\$2,275	\$2,275	\$2,149	\$2,206	\$2,292	\$2,334	\$2,387	\$2,462

Gateway	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	19.41	19.4100	19.4100	19.4100	21.0200	21.0200	21.8500	18.892
Year Over Year, Mills		0.0000	0.0000	0.0000	1.6100	0.0000	0.8300	-2.9581
Year Over Year, %		0.0	0.0	0.0	8.3	0.0	3.9	-13.5
Act 1 Index		3.4	4.4	4.8	3.4	1.7	2.0	2.0
Exceptions					1.0201	0.6237	0.4147	
Estimated Homestead Relief			\$178	\$176	\$173	\$171	\$170	\$170
Taxes	\$1,941	\$1,941	\$1,763	\$1,765	\$1,929	\$1,931	\$2,015	\$2,097

Mt. Lebanon	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	23.5600	23.5600	23.8100	24.1100	26.6300	26.6300	27.1300	22.61
Year Over Year, Mills		0.0000	0.2500	0.3000	2.5200	0.0000	0.5000	-4.5200
Year Over Year, %		0.0	1.1	1.3	10.5	0.0	1.9	-16.7
Act 1 Index		3.4	4.4	4.1	2.9	1.4	1.7	1.7
Exceptions		0.0500	0.1534	0.5538	2.7039		0.6110	0.3468
Estimated Homestead Relief			\$194	\$192	\$188	\$185	\$184	\$183
Taxes	\$2,356	\$2,356	\$2,187	\$2,219	\$2,475	\$2,478	\$2,529	\$2,530

Moon	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	19.1100	19.6100	20.4700	21.3000	21.3000	21.3000	21.3000	18.1167
Year Over Year, Mills		0.5000	0.8600	0.8300	0.0000	0.0000	0.0000	-3.1833
Year Over Year, %		2.6	4.4	4.1	0.0	0.0	0.0	-14.9
Act 1 Index		3.4	4.4	4.1	2.9	1.6	2.0	2.0
Exceptions					0.2523			
Estimated Homestead Relief			\$144	\$139	\$136	\$133	\$132	\$130
Taxes	\$1,911	\$1,961	\$1,903	\$1,991	\$1,994	\$1,997	\$1,998	\$2,044

Fox Chapel	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	19.0700	19.7100	20.3000	20.7800	21.2600	21.5576	21.5576	18.4475
Year Over Year, Mills		0.6400	0.5900	0.4800	0.4800	0.2976	0.0000	-3.1101
Year Over Year, %		3.4	3.0	2.4	2.3	1.4	0.0	-14.4
Act 1 Index		3.4	4.4	4.1	2.9	1.4	1.7	1.7
Exceptions		Unknown						
Estimated Homestead Relief			\$192	\$188	\$186	\$183	\$181	\$180
Taxes	\$1,907	\$1,971	\$1,838	\$1,890	\$1,940	\$1,973	\$1,975	\$2,034

Deer Lakes	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	23	24.0350	25.3230	26.2500	26.2500	26.6900	26.6900	21.953
Year Over Year, Mills		1.0350	1.2880	0.9270	0.0000	0.4400	0.0000	-4.7370
Year Over Year, %		4.5	5.4	3.7	0.0	1.7	0.0	-17.7
Act 1 Index		4.5	5.8	5.3	3.5	1.7	2.1	2.1
Exceptions			0.7718					
Estimated Homestead Relief			\$213	\$208	\$204	\$201	\$200	199.0
Taxes	\$2,300	\$2,404	\$2,319	\$2,417	\$2,421	\$2,468	\$2,469	\$2,435

West Mifflin	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	21.092	21.0920	22.2920	22.9920	22.9920	22.9920	22.9732	20.346
Year Over Year, Mills		0.0000	1.2000	0.7000	0.0000	0.0000	-0.0188	-2.6272
Year Over Year, %		0.0	5.7	3.1	0.0	0.0	-0.1	-11.4
Act 1 Index		4.5	5.8	5.5	4.0	1.9	2.4	2.4
Exceptions								
Estimated Homestead Relief			\$219	\$218	\$216	\$216	\$216	\$216
Taxes	\$2,109	\$2,109	\$2,010	\$2,081	\$2,083	\$2,083	\$2,081	\$2,226

Elizabeth-Forward	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	21.36	21.3600	22.6600	23.5100	23.7600	25.0118	25.0118	20.6052
Year Over Year, Mills		0.0000	1.3000	0.8500	0.2500	1.2518	0.0000	-4.4066
Year Over Year, %		0.0	6.1	3.8	1.1	5.3	0.0	-17.6
Act 1 Index		4.7	6.1	5.8	4.1	2.0	2.4	2.4
Exceptions						0.7766		
Estimated Homestead Relief			\$231	\$228	\$225	\$223	\$222	\$221
Taxes	\$2,136	\$2,136	\$2,035	\$2,123	\$2,151	\$2,278	\$2,279	\$2,252

Allegheny Valley	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	21.5	22.2300	23.2080	23.4600	23.4600	23.4600	23.4600	19.9494
Year Over Year, Mills		0.7300	0.9780	0.2520	0.0000	0.0000	0.0000	-3.5106
Year Over Year, %		3.4	4.4	1.1	0.0	0.0	0.0	-15.0
Act 1 Index		3.4	4.4	4.1	3.4	1.7	2.0	2.0
Exceptions			0.1419					
Estimated Homestead Relief			\$135	\$133	\$130	\$129	\$129	\$129
Taxes	\$2,150	\$2,223	\$2,186	\$2,213	\$2,216	\$2,217	\$2,217	\$2,265

Woodland Hills	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	23.9000	24.6500	24.6500	25.6500	25.6500	25.6500	26.2100	22.4
Year Over Year, Mills		0.7500	0.0000	1.0000	0.0000	0.0000	0.5600	-3.8100
Year Over Year, %		3.1	0.0	4.1	0.0	0.0	2.2	-14.5
Act 1 Index		4.4	5.8	5.4	3.8	1.8	2.2	2.2
Exceptions		1.0						
Estimated Homestead Relief			\$184	\$184	\$182	\$182	\$181	\$181
Taxes	\$2,390	\$2,465	\$2,281	\$2,381	\$2,383	\$2,383	\$2,440	\$2,507

Northgate	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	24.5	24.5000	24.5100	24.5000	27.6000	28.6000	28.6000	23.7
Year Over Year, Mills		0.0000	0.0100	-0.0100	3.1000	1.0000	0.0000	-4.8929
Year Over Year, %		0.0	0.0	0.0	12.7	3.6	0.0	-17.1
Act 1 Index		4.6	6.0	5.6	4.0	1.9	2.3	2.3
Exceptions					2.1200	1.0858		
Estimated Homestead Relief			\$292	\$286	\$281	\$276	\$278	\$279
Taxes	\$2,450	\$2,450	\$2,159	\$2,164	\$2,479	\$2,584	\$2,582	\$2,566

Pine-Richland	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	20.2	20.2000	20.2000	20.2000	21.9084	21.9084	22.8150	19.2
Year Over Year, Mills		0.0000	0.0000	0.0000	1.7084	0.0000	0.9066	-3.6067
Year Over Year, %		0.0	0.0	0.0	8.5	0.0	4.1	-15.8
Act 1 Index		3.4	5.1	4.9	3.4	1.7	2.0	2.0
Exceptions					1.0216	0.7569	0.5519	0.2
Estimated Homestead Relief			\$221	\$212	\$205	\$200	\$197	\$192
Taxes	\$2,020	\$2,020	\$1,799	\$1,808	\$1,986	\$1,991	\$2,085	\$2,113

Riverview	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	22.74	23.3600	23.1100	23.2600	24.0500	24.7864	25.3550	21.18
Year Over Year, Mills		0.6200	-0.2500	0.1500	0.7900	0.7364	0.5686	-4.1750
Year Over Year, %		2.7	-1.1	0.6	3.4	3.1	2.3	-16.5
Act 1 Index		4.2	4.4	4.8	3.7	1.8	2.1	2.1
Exceptions						0.2071	0.0631	0.4
Estimated Homestead Relief			\$174	\$171	\$169	\$168	\$166	\$164
Taxes	\$2,274	\$2,336	\$2,137	\$2,155	\$2,236	\$2,311	\$2,370	\$2,378

Montour	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	18.3	18.9000	18.9000	18.9000	18.9000	18.9000	18.9000	16.9
Year Over Year, Mills		0.6000	0.0000	0.0000	0.0000	0.0000	0.0000	-2.0000
Year Over Year, %		3.3	0.0	0.0	0.0	0.0	0.0	-10.6
Act 1 Index		3.4	4.4	4.1	2.9	1.4	1.7	1.7
Exceptions								
Estimated Homestead Relief			\$124	\$122	\$119	\$118	\$117	\$116
Taxes	\$1,830	\$1,890	\$1,766	\$1,768	\$1,771	\$1,772	\$1,773	\$1,912

Upper St. Clair	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	22.45	22.4500	22.4500	23.3700	23.7700	24.1000	25.7180	21.413
Year Over Year, Mills		0.0000	0.0000	0.9200	0.4000	0.3300	1.6180	-4.3050
Year Over Year, %		0.0	0.0	4.1	1.7	1.4	6.7	-16.7
Act 1 Index		3.4	4.4	4.1	2.9	1.4	1.7	1.7
Exceptions							1.2373	
Estimated Homestead Relief			\$245	\$241	\$237	\$235	\$233	\$230
Taxes	\$2,245	\$2,245	\$2,000	\$2,096	\$2,140	\$2,175	\$2,339	\$2,340

North Hills	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	18.5	19.1250	19.6000	19.3500	19.9100	20.9100	21.2600	17.060
Year Over Year, Mills		0.6250	0.4750	-0.2500	0.5600	1.0000	0.3500	-4.2000
Year Over Year, %		3.4	2.5	-1.3	2.9	5.0	1.7	-19.8
Act 1 Index		3.4	4.4	4.1	2.9	1.4	1.7	1.7
Exceptions						0.7213	0.3394	
Estimated Homestead Relief			\$128	\$127	\$125	\$123	\$123	\$122
Taxes	\$1,850	\$1,913	\$1,832	\$1,808	\$1,866	\$1,968	\$2,003	\$1,925

Wilkinsburg	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	35.0000	35.0000	35.0000	35.0000	35.0000	35.0000	36.6720	32.6
Year Over Year, Mills		0.0000	0.0000	0.0000	0.0000	0.0000	1.6720	-4.0420
Year Over Year, %		0.0	0.0	0.0	0.0	0.0	4.8	-11.0
Act 1 Index		4.9	6.2	5.8	4.1	2.0	2.4	2.4
Exceptions							0.8566	
Estimated Homestead Relief			\$304	\$301	\$294	\$294	\$294	\$291
Taxes	\$3,500	\$3,500	\$3,196	\$3,199	\$3,206	\$3,206	\$3,373	\$3,625

South Allegheny	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	18.21	18.1100	18.1100	18.1100	18.1100	18.4900	18.4900	17.24
Year Over Year, Mills		-0.1000	0.0000	0.0000	0.0000	0.3800	0.0000	-1.2500
Year Over Year, %		-0.5	0.0	0.0	0.0	2.1	0.0	-6.8
Act 1 Index		5.1	6.6	6.2	4.4	2.1	2.6	2.6
Exceptions								
Estimated Homestead Relief			\$209	\$209	\$207	\$207	\$208	\$209
Taxes	\$1,821	\$1,811	\$1,602	\$1,602	\$1,604	\$1,642	\$1,641	\$1,860

Districts Where Homesteads Paid Less in Taxes in FY14 than FY07

Homesteads in these districts ended up paying less in school property taxes in FY14 than in FY07. If the districts applied for an exception and used it to increase taxes above the Act 1 index in that fiscal year the column is shaded.

West Jeff Hills	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	19.9	19.9900	21.0800	21.0800	21.0800	21.0800	21.0800	18.104
Year Over Year, Mills		0.0900	1.0900	0.0000	0.0000	0.0000	0.0000	-2.9760
Year Over Year, %		0.5	5.5	0.0	0.0	0.0	0.0	-14.1
Act 1 Index		4.2	5.5	5.2	3.7	1.8	2.2	2.2
Exceptions								
Estimated Homestead Relief			\$207	\$201	\$197	\$193	\$189	\$187
Taxes	\$1,990	\$1,999	\$1,901	\$1,907	\$1,911	\$1,915	\$1,919	\$1,985

North Allegheny	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	19.772	19.3400	18.9900	18.9900	19.7400	20.2600	20.9230	17.4039
Year Over Year, Mills		-0.4320	-0.3500	0.0000	0.7500	0.5200	0.6630	-3.5191
Year Over Year, %		-2.2	-1.8	0.0	3.9	2.6	3.3	-16.8
Act 1 Index		3.4	4.4	4.1	2.9	1.4	1.7	1.7
Exceptions					0.1993	0.5524	0.3258	0.4
Estimated Homestead Relief			\$158	\$154	\$153	\$149	\$148	\$145
Taxes	\$1,977	\$1,934	\$1,741	\$1,745	\$1,821	\$1,877	\$1,944	\$1,943

Sto-Rox	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	25.0000	25.0000	25.0000	25.0000	25.0000	25.0000	25.0000	23.19
Year Over Year, Mills		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	-1.8100
Year Over Year, %		0.0	0.0	0.0	0.0	0.0	0.0	-7.2
Act 1 Index		5.0	6.5	6.2	4.4	2.1	2.6	2.6
Exceptions								
Estimated Homestead Relief			\$312	\$313	\$312	\$312	\$326	329
Taxes	\$2,500	\$2,500	\$2,188	\$2,187	\$2,188	\$2,188	\$2,174	\$2,454

Quaker Valley	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	18.8500	19.3500	19.7500	19.7500	20.7000	20.9500	21.2500	16.9
Year Over Year, Mills		0.5000	0.4000	0.0000	0.9500	0.2500	0.3000	-4.3200
Year Over Year, %		2.7	2.1	0.0	4.8	1.2	1.4	-20.3
Act 1 Index		3.4	4.4	4.1	2.9	1.4	1.7	1.7
Exceptions		0.3600			0.5873		0.6394	
Estimated Homestead Relief			\$189	\$186	\$187	\$190	\$187	\$182
Taxes	\$1,885	\$1,935	\$1,786	\$1,789	\$1,883	\$1,905	\$1,938	\$1,850

Keystone Oaks	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	21.31	21.3100	21.3100	21.3100	22.0300	22.0300	22.0300	18.63
Year Over Year, Mills		0.0000	0.0000	0.0000	0.7200	0.0000	0.0000	-3.4000
Year Over Year, %		0.0	0.0	0.0	3.4	0.0	0.0	-15.4
Act 1 Index		4.0	5.2	4.8	3.4	1.7	2.0	2.0
Exceptions								0.3706
Estimated Homestead Relief			\$154	\$153	\$151	\$149	\$148	\$147
Taxes	\$2,131	\$2,131	\$1,977	\$1,978	\$2,052	\$2,054	\$2,055	\$2,089

South Park	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	24.7000	24.7000	25.9900	25.9900	25.9900	25.9900	25.9000	21.85
Year Over Year, Mills		0.0000	1.2900	0.0000	0.0000	0.0000	-0.0900	-4.0500
Year Over Year, %		0.0	5.2	0.0	0.0	0.0	-0.3	-15.6
Act 1 Index		4.6	6.0	5.6	4.0	1.9	2.4	2.4
Exceptions								
Estimated Homestead Relief			\$225	\$220	\$216	\$213	\$212	\$211
Taxes	\$2,470	\$2,470	\$2,374	\$2,379	\$2,383	\$2,386	\$2,378	\$2,411

Brentwood	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	28.27	28.2700	28.2700	28.2700	28.2700	28.2700	28.2700	24.8044
Year Over Year, Mills		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	-3.4656
Year Over Year, %		0.0	0.0	0.0	0.0	0.0	0.0	-12.3
Act 1 Index		4.7	6.1	5.8	4.1	2.0	2.4	2.4
Exceptions								0.3706
Estimated Homestead Relief			\$247	\$247	\$244	\$243	\$243	\$242
Taxes	\$2,827	\$2,827	\$2,580	\$2,580	\$2,583	\$2,584	\$2,584	\$2,735

Shaler	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	24.25	24.7000	24.7000	24.7000	25.6300	25.6300	25.6300	20.76
Year Over Year, Mills		0.4500	0.0000	0.0000	0.9300	0.0000	0.0000	-4.8700
Year Over Year, %		1.9	0.0	0.0	3.8	0.0	0.0	-19.0
Act 1 Index		4.5	5.8	5.4	3.8	1.9	2.3	2.3
Exceptions								
Estimated Homestead Relief			\$169	\$167	\$164	\$164	\$163	\$163
Taxes	\$2,425	\$2,470	\$2,301	\$2,303	\$2,399	\$2,399	\$2,400	\$2,328

Chartiers Valley	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	19.32	19.3200	19.3200	19.3200	19.8800	19.8800	19.8800	16.2175
Year Over Year, Mills		0.0000	0.0000	0.0000	0.5600	0.0000	0.0000	-3.6625
Year Over Year, %		0.0	0.0	0.0	2.9	0.0	0.0	-18.4
Act 1 Index		3.4	4.4	4.1	2.9	1.4	1.7	1.7
Exceptions								
Estimated Homestead Relief			\$108	\$106	\$103	\$102	\$101	\$100
Taxes	\$1,932	\$1,932	\$1,824	\$1,826	\$1,885	\$1,886	\$1,887	\$1,846

Hampton	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	20.53	20.5300	20.5300	20.8800	20.8800	21.3500	21.3500	17.590
Year Over Year, Mills		0.0000	0.0000	0.3500	0.0000	0.4700	0.0000	-3.7600
Year Over Year, %		0.0	0.0	1.7	0.0	2.3	0.0	-17.6
Act 1 Index		3.4	5.1	4.9	2.9	1.7	2.0	2.0
Exceptions						0.2751		
Estimated Homestead Relief			\$165	\$161	\$159	\$157	\$156	\$154
Taxes	\$2,053	\$2,053	\$1,888	\$1,927	\$1,929	\$1,978	\$1,979	\$1,957

West Allegheny	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	21.5	21.5000	22.0000	22.0000	22.0000	22.0000	22.0000	18.51
Year Over Year, Mills		0.0000	0.5000	0.0000	0.0000	0.0000	0.0000	-3.4900
Year Over Year, %		0.0	2.3	0.0	0.0	0.0	0.0	-15.9
Act 1 Index		4.0	5.3	5.0	3.6	1.7	2.1	2.1
Exceptions								0.2506
Estimated Homestead Relief			\$215	\$207	\$200	\$195	\$193	\$190
Taxes	\$2,150	\$2,150	\$1,985	\$1,993	\$2,000	\$2,005	\$2,007	\$2,031

Plum	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	22.2000	22.2000	22.2000	22.2000	22.2000	22.2000	22.2000	18.758
Year Over Year, Mills		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	-3.4420
Year Over Year, %		0.0	0.0	0.0	0.0	0.0	0.0	-15.5
Act 1 Index		4.6	6.0	5.6	4.0	2.0	2.3	2.3
Exceptions								
Estimated Homestead Relief			\$221	\$217	\$213	\$210	\$208	\$207
Taxes	\$2,220	\$2,220	\$1,999	\$2,003	\$2,007	\$2,010	\$2,012	\$2,044

Baldwin-Whitehall	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	24.61	24.6100	23.6100	23.5000	23.4000	23.4000	23.4000	19.61
Year Over Year, Mills		0.0	-1.0	-0.1	-0.1	0.0	0.0	-3.8
Year Over Year, %		0.0	-4.1	-0.5	-0.4	0.0	0.0	-16.2
Act 1 Index		4.3	5.5	5.2	3.7	1.8	2.2	2.2
Exceptions		0.7400					0.5652	
Estimated Homestead Relief			\$149	\$147	\$145	\$143	\$143	\$143
Taxes	\$2,461	\$2,461	\$2,212	\$2,203	\$2,195	\$2,197	\$2,197	\$2,210

Carlynton	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	24.15	24.1500	24.1500	24.1500	24.1500	23.1500	23.1500	19.089
Year Over Year, Mills		0.0000	0.0000	0.0000	0.0000	-1.0000	0.0000	-4.0610
Year Over Year, %		0.0	0.0	0.0	0.0	-4.1	0.0	-17.5
Act 1 Index		4.2	5.4	5.2	3.6	1.7	2.1	2.1
Exceptions								
Estimated Homestead Relief			\$171	\$168	\$166	\$164	\$164	\$162
Taxes	\$2,415	\$2,415	\$2,244	\$2,247	\$2,249	\$2,151	\$2,151	\$2,129

McKeesport	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	17.71	17.7100	17.7100	16.7100	16.7100	17.0500	17.4900	15.22
Year Over Year, Mills		0.0000	0.0000	-1.0000	0.0000	0.3400	0.4400	-2.2700
Year Over Year, %		0.0	0.0	-5.6	0.0	2.0	2.6	-13.0
Act 1 Index		5.1	6.6	6.2	4.4	2.1	2.6	2.6
Exceptions								
Estimated Homestead Relief			\$324	\$321	\$316	\$316	\$316	\$317
Taxes	\$1,771	\$1,771	\$1,447	\$1,350	\$1,355	\$1,389	\$1,433	\$1,509

Duquesne	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Millage	21.1000	21.1000	21.1000	21.1000	21.1000	21.1000	21.1000	17.5
Year Over Year, Mills		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	-3.6000
Year Over Year, %		0.0	0.0	0.0	0.0	0.0	0.0	-17.1
Act 1 Index		5.5	7.1	6.7	4.6	2.3	2.8	2.8
Exceptions								
Estimated Homestead Relief			\$344	\$346	\$348	\$351	\$358	\$360
Taxes	\$2,110	\$2,110	\$1,766	\$1,764	\$1,762	\$1,759	\$1,752	\$1,740

Conclusion

While there are debates over proposals that would end school property taxes in Pennsylvania, Act 1 of 2006 continues as the law of the land. As of this writing, school districts in Allegheny County and across the state are determining their tax rates for the 2014-15 fiscal year and, barring a major change coming from one of those proposals, will do so again this time next year.

Can we label the law an overall success? It is hard to say based on the experience of districts in Allegheny County over the last eight years. Taxpayers in districts where millage rates climbed and gaming money did not have much of an impact probably would say no; taxpayers in districts where millage rates stayed flat or were reduced and received a lot of gaming money might say yes; others might just ask where the gaming money is and why it has not completely wiped out their school property taxes.

Yet the districts in the County have not experienced all the aspects of Act 1: as pointed out in the report, no district has seen its taxpayers vote to levy a higher earned income tax or a personal income tax to fund a shift away from school property taxes and not one property tax hike above an Act 1 index has gone on the ballot for an up or down vote. Will those come into play in the next few years? We'll have to wait and see.