

Piedmont Unified School District
Measure H1 -- “How Will This Affect Our Taxes?”
September 22, 2016

In 2015 and 2016, Piedmont Unified assessed whether its facilities support changing curriculum, programs and educational goals. The resulting [Facilities Master Plan](#) combines (1) an assessment of the educational appropriateness of facilities, based on teacher and community input, with (2) an assessment of the physical condition of facilities, to identify a range of improvements needed to support our educational programs now and in the future. (For more information about the Plan, see these [Answers to Frequently Asked Questions](#).) Although Piedmont’s elementary schools have been modernized, the middle and high schools have not. The broad group of community members, teachers, engineers and others who helped create the Facilities Master Plan determined that: many of the middle and high school buildings’ systems have reached the end of their useful life and must be replaced; educational needs have changed since these schools were constructed, and the number of students has increased; so both additional and different kinds of facilities are needed to maintain and enhance the educational programs.

Measure H1 is designed to meet these pressing educational needs while keeping taxes relatively stable. H1 would raise \$66 million to improve and modernize school facilities. Piedmont Unified would only issue Current Interest Bonds (no Capital Appreciation Bonds would be issued) and the bonds would be repaid over 30 years.

If H1 is approved by voters, taxes would increase during the first three years only. Starting in 2019, as bonds issued in 1994 and 1996 are retired, taxes to finance school facilities will start to decrease significantly. Starting in 2021, even with the passage of H1, taxes are estimated to decrease 18% below current levels.

What follows are facts and estimates about the cost to taxpayers if Measure H1 is approved by voters:

Tax Year	School Facilities Taxes Per \$100,000 of Assessed Home Value	Annual taxes for a Home Assessed at \$912,000 (the Median Assessed Home Value in Piedmont)	School Facilities Bonds Repaid With These Taxes
2016/17	\$145	\$1,323	1994, 1996, 2006
2017/18	\$205	\$1,860	1994, 1996, 2006, 2016
2018/19	\$169	\$1,541	1996, 2006, 2016
2019/20	\$171	\$1,560	1996, 2006, 2016
2020/21	\$119	\$1,085	2006, 2016

- ❑ The tax rate to repay the Measure H1 bonds would not exceed \$60 per \$100,000 of the assessed value of a Piedmont home.

For a home assessed at \$912,000 (the median assessed home value in Piedmont), taxes to repay this bond are estimated to be \$547 per year.

- ❑ Currently, taxpayers pay \$145 per year per \$100,000 of assessed value to repay previously-issued school facilities bonds. These bonds were approved by voters in 1994, 1996 and 2006, to pay for capital improvements and seismic safety improvements.

For a median assessed home, taxes to repay these bonds are currently \$1,323 per year.

- ❑ H1 would increase property taxes from \$145 to \$205 per \$100,000 of assessed value for one year only -- the 2017/18 tax year.

For the 2017/18 tax year only, for a median assessed home, taxes to repay all school facilities bonds are expected to be \$1,860.

- ❑ Starting in 2019, as some bonds issued in 1994 and 1996 will retire, so taxes to repay school bonds will begin to decrease significantly. In the 2018/19 tax year, the aggregate taxes would decline to roughly \$169 per \$100,000 of assessed value.

During the 2018/19 tax year, for a median assessed home, taxes to repay all school facilities bonds are expected to be \$1,541.

- ❑ Starting in the 2019/20 tax year, the aggregate taxes would be \$171 per \$100,000 in assessed value.

During the 2019/20 tax year, for a median assessed home, taxes to repay all school facilities bonds are expected to be \$1,560.

- ❑ Starting in 2020/21 tax year, the remaining 1994 and 1996 bonds would be paid off, and aggregate school bond taxes are expected to decrease to \$119 per \$100,000 in assessed value, a decrease of 18% over current tax rates.

During the 2020/21 tax year, for a median assessed home, taxes to repay all school facilities bonds are expected to be \$1,085. This is \$238 less than current taxes.

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If you have questions or comments about this information, please contact Superintendent Randall Booker at rbooker@piedmont.k12.ca.us