Gc	Impact Area	Capital Improvement Credit Policy Questions													
		What percent of the projcet should be credited?		Which improvements should qualify?		Does the homewoner need approval beforehand?		Is the credit based on expenditure or appraisal?		Are there limits on the credit for any one project?		Are there limits on the credit for any one home?		How is the credit applied at the time of resale?	
		Full	Partial	Only capital systems or major projects	Any project that adds value	Yes	No	Expenditure	Appraisal	Yes	No	Yes	No	Separate lump sum	Raises ceiling on resale price
Stewardship	Encourages homeowners to actually perform improvements	The higher the percentage credited, the more likely the homeowner is to undertake the improvement						If the total cost of a project were credited, more homeowners would undertake them.			Limits (of either variety) serve to dissuade homeowners from improvements				
	Ensures that homes remain affordable to future owners		Limiting the credit keeps the resale price lower						Only added value is credited to the homeowner						Accounts for the possibility of a down market
	Limits risk to MACLT														Accounts for the possibility of a down market
Fairness	Treats MACLT homeowners like conventional homeowners				In conventional setting, the housing market determines what value homeowner can recoup										
	Treats all MACLT homeowners equitably				Some homeowners had the opportunity to add value during construction										
Simplicity	Easily understood at time of agreement to amendment	Simpler to credit all projects at 100%			Although preapproved lists help, defining capital systems can be a difficult concept			It is easier to assess the amount spent than the amount of value added.						A separate accounting of the credit would be easier.	
	Limits transaction costs when reviewing & granting the credit							Requiring appraisals raises the costs to homeowners considerably							