MAINTAIN THE MIDDLE WORKSHEET FOR MEETING #4

	THRESHOLD QUESTION	SCREENING CONSIDERATIONS FOR MAINTAIN THE MIDDLE								
	Helps achieve the goal of maintaining the middle.	Likely to have broad community support	Encourages all modes of transportation	Holistic solution that considers related variables: economic, social, environmental	Accommodates renters	Minimizes impacts (e.g., traffic, parking, existing neighborhood character)	Preserves affordability of housing into the indefinite future, so not market rate	Favorable cost/benefit ratio (significant results relative to required resources - money, effort, time)	Low risk (e.g., proven method, high likelihood of success, few negative disruptions)	**YOUR TOP 4-5 TOOLS**
PRIMARY TOOLS										
A2. Accessory Dwelling Unit/Owner's Accessory Unit Requirements										
B3. Inclusionary Housing (IH) Program										
B2. Homebuyer Assistance Programs										
B4. Revenue Sources for Affordable Housing										
C2. Land Banking										
C3. Preservation of Rental Affordability										
E1. Density Bonuses for Permanently Affordable Housing and Certain Housing Types										
E3. Height Limit										
A3. Co-Housing										

	THRESHOLD QUESTION	SCREENING CONSIDERATIONS FOR MAINTAIN THE MIDDLE								
	Helps achieve the goal of maintaining the middle.	Likely to have broad community support	Encourages all modes of transportation	Holistic solution that considers related variables: economic, social, environmental	Accommodates renters	Minimizes impacts (e.g., traffic, parking, existing neighborhood character)	Preserves affordability of housing into the indefinite future, so not market rate	Favorable cost/benefit ratio (significant results relative to required resources - money, effort, time)	Low risk (e.g., proven method, high likelihood of success, few negative disruptions)	**YOUR TOP 4-5 TOOLS**
PRIMARY TOOLS Cont.										
A4. Cooperative Housing										
E6. Occupancy Limits										
A7. Small Homes										
A8. Tiny Homes										
SECONDARY TOOLS										
C4. Historic Preservation of Smaller Houses and Accessory Buildings										
B5. Annexation										
D1. Employer-Assisted Housing										
F1. Homeowners' Association (HOA) Fee Affordability										
D2. Green and Location-Efficient Mortgages										
E4. Land Use Designation and Zoning Changes										
F4. Rent Control										