

#BeAChangeMaker

# BREYTING IS CHANGE

MEET THE H-HOUSE | BP-34

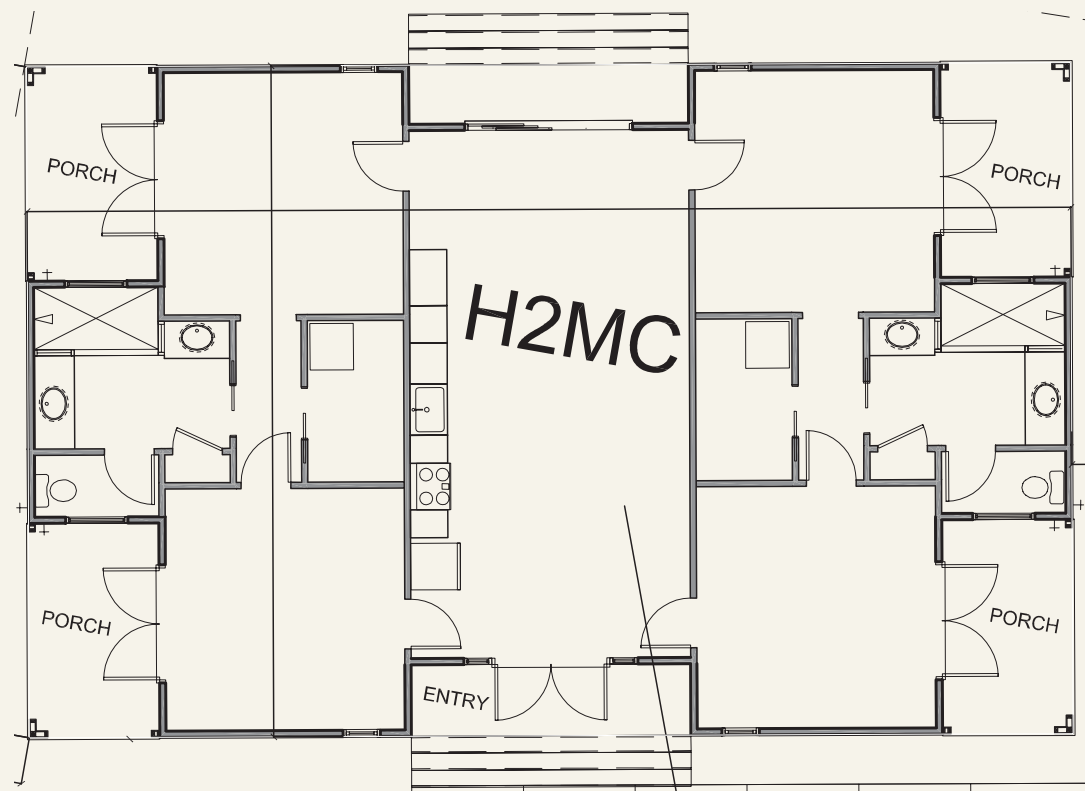
# H-HOUSE

Built on a century of tradition and dedicated to innovating, our H-House™ is a stunning residence inspired to create the smallest 4 bedroom, 4 bath, 4 patio home possible. The H-House is an affordable multigenerational home that empowers people throughout the different stages of their individual life cycle, be that single, coupled, marriage, children, income-generating, elder care, and aging-in-place. Picture it like a “flex-home” that allows the rooms to be used independently depending on the homeowner’s needs.



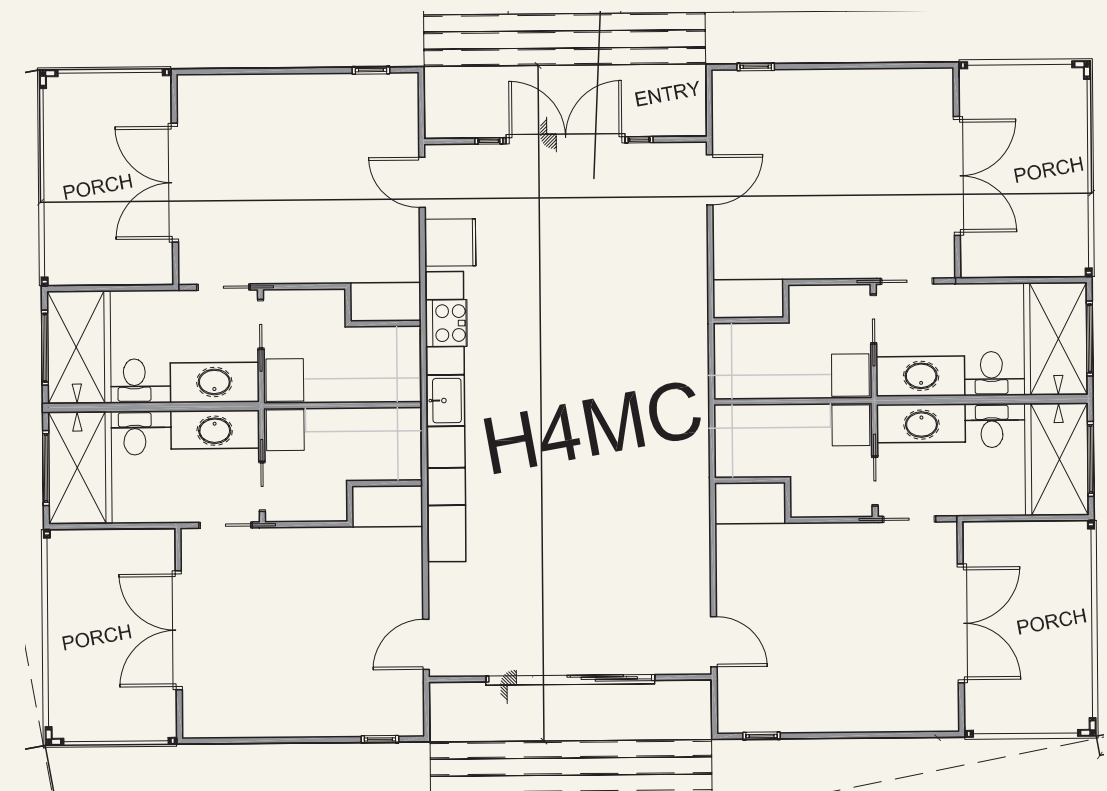
# ABOUT THE DESIGN

- + The H-House is 1,600 sq. ft. under air, 2,000 sq. ft. under roof.
- + The kitchen is at the front entrance, which is a natural place for people to gather, the living area is adjacent and opens up to the back deck and the entire middle room opens up on both sides to create a breeze way.



## H2

The H2 is a side-by-side suite option designed for shared living where two people or two couples can live together while having their own wing of the house. Both floor plans are ideal for creating an assisted living home where two or three elderly people can pull their resources to hire their own live-in nurse.



## H4

The H4 is a four-bedroom, four-bath home where each bedroom has its own patio and entrance, which removes forced interaction and allows for comfortable shared living. Each bedroom has its own bathroom, washer/dryer, closet, and built-in desk.

# WHY IS THE H-HOUSE NEEDED?

Navigating the nuances of poverty, politics, and profits is complex and, at times, debilitating. One of the biggest challenges we face with building and promoting mutigenerational home projects like our H-House is getting city planners, bankers, and insurance companies to embrace the idea of homes designed for shared living as “single-family homes” and not “investment properties”. After all, your family’s home is not a speculative commodity but rather your human right, or at least we think it should be.

Rising rents and mortgages, where people spend as much as 50%-75% of their income to have a place to live, are becoming normal. And unfortunately, our elected leaders currently don’t have a solution for affordable homes or a way to provide for retirement, nor does society, so the problem falls to the private sector to offer solutions. One of the most accessible solutions for us all is to rethink how homes are purposed, designed, built, and financed. To build mutigenerational homes that families can afford (mortgage) on 25% -35% of their household income will take the collaboration of the following:

- + City planners to reduce minimum living area requirements and increase the number of dwellings per acre of land.
- + Municipalities to remove old outdated ordinances that violate property rights by using zoning to prohibit more than three unrelated people from living in the same home.
- + Banks to allow all of the incomes of the family that will be living in the home to be used in their Debt Service Coverage Ratio formulas for loans, among other changes to mortgage underwriting.
- + General Contractors to change their construction management fee from a percentage of the cost to a lower fixed price per unit.
- + Real estate and mortgage brokers to reduce their commissions.

All the drivers have to shift from maximizing profits to a collective goal of building homes families can afford. To be a part of this economic and social success please email Von Coven at von@breyting.com

# LOCATIONS

You cannot find a better location in Downtown DeLand! The lots sit across from the front gate of Stetson University and the sounds and entertainment of downtown are two blocks away. We have two lot locations ready to build, each lot holds one H-House.

Address: 326 E Wisconsin Ave, DeLand, FL, 32724



# COLLABORATE WITH US.

## Make it your home

We welcome homeowners to purchase the land and approved home plans from us and have your builder build it for you.

Email Von Coven at: [von@breyting.com](mailto:von@breyting.com)

## Work with us to improve the project

- We seek to improve each version of the H-House. The next step for this project is to create more modules that solve problems based on people's unique needs.
- Create finance agreements that allow people to have fractional ownership in the home and operating agreements that help navigate the difficulties of shared living.
- Help us design furniture and kitchens that make shared living easier.

Help us create an editable landscape plan.

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## Current Status

- + Plans are approved. Ready to build.
- + There is an impact fee credit for the home that was there.