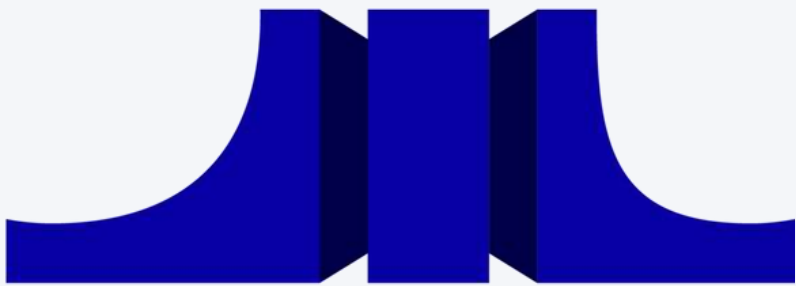


Micro-Communal Housing Units (MCHUs)

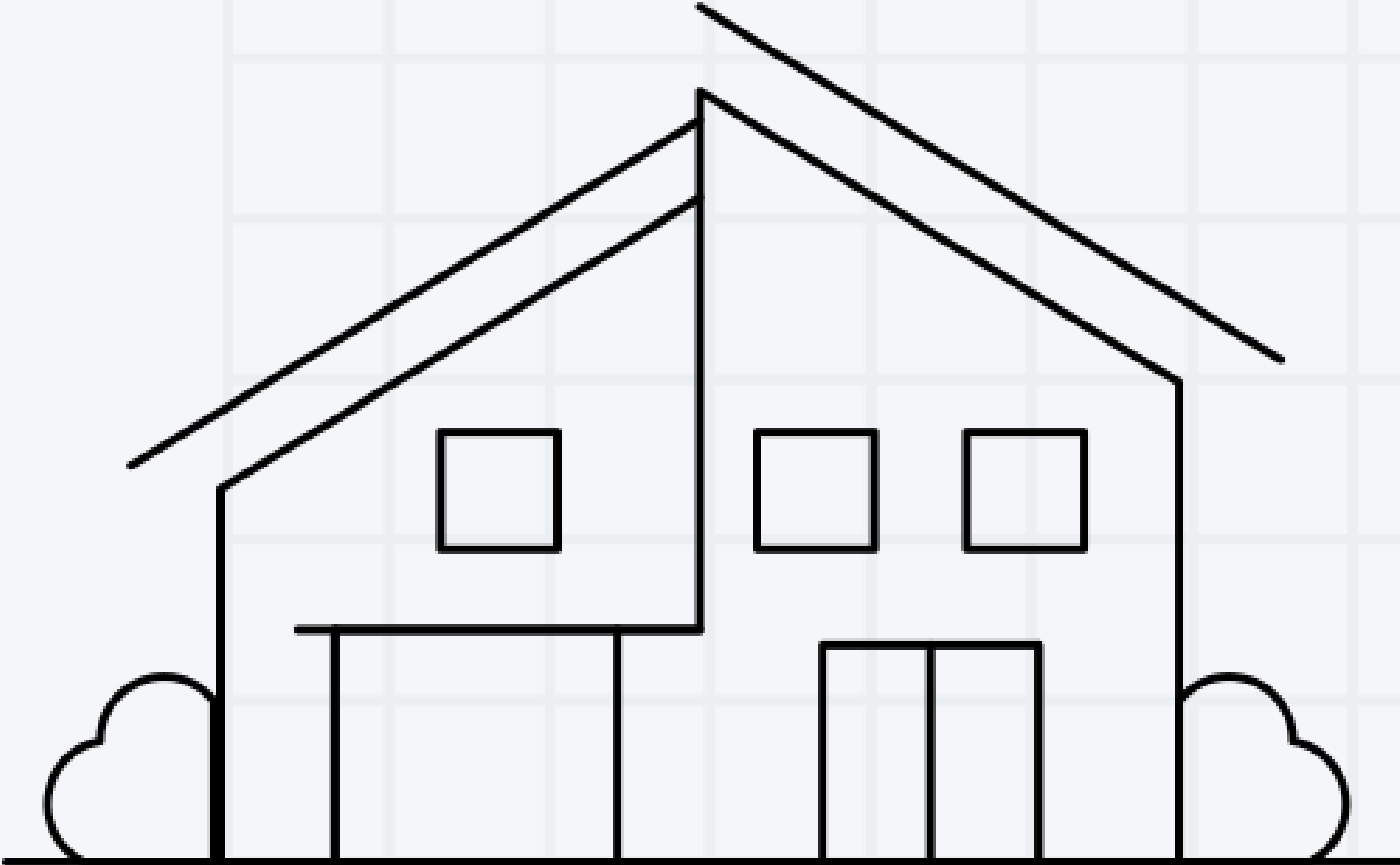
*Truly Affordable Housing for
People Making Less than
\$35,000 a Year*

JETTA

INVESTMENT COMPANY



Presented by Taniel Koushakjian



Who Does MCHUs Serve?

- > \$35,000 Annual Income
- \$500-\$600 Monthly Rent
- Seniors on Fixed Income
- Students/Workforce
- Homeless/Transition
- No AirBnBs
- Close Proximity to Grocery, Public Transportation, Laundromat.



Specifics of MCHUs Part I

- 120 square feet room.
- Shared Full Restroom per 4 tenants (inside locking)
- Shared Dual-Use Kitchen per 16 tenants (2 sinks, 2 stoves, 2 microwaves, 2 refrigerators)
- 16 Units Minimum (36 maximum)
- Density: Only 0.2 acres needed
- Parking Requirement: Ration 1 Unit to 0.5 space.
- Community Living Space
- Elevator
- No Tax Incentive Required!



Specifics of MCHUs Part II

- Technology & Quality of Life Upgrades:
 - Cable/TV
 - Internet/WiFi
 - FOB Key-Door Entry System for Building, Room, and Restroom.
 - New/Central HVAC/Air Conditioning
 - Good Quality Finishing and Materials
 - Redesigned Landscaping and Public Green Space
 - Solar Panels



MCHUs: Stabilizing Lives. Stabilizing Community.



- Stability Plan: In order to reduce instability we propose:
 - Annual licensing and inspections.
 - Pre-Approved Property Management Companies with Standardized Vetting for Applicants.
 - On-Site 24/7 Management/Property Manager Representative / Security Guard.
 - Limited Density (max. of 24 Units per 0.2 acres) with distance requirements between complexes.
 - Investment in Tech-Enabled Security: Access FOBs, Cameras, Motion Detectors, LED Lighting.





Proof of Concept in Delray Beach, FL

MCHUs Work.

- Proven solution since 1960.
- Limited parking requirements (<0.5 spaces per unit)
- Limited Land Footprint
- Affordable for People Making > \$20,000 Per Year
- Enhanced Quality of Life Features:
 - Dual-Capacity Kitchens
 - TV/Cable Provided
 - Wireless Internet Provided
 - Elevators
 - Enhanced Security
 - Communal Space (interior or exterior)

• Viable Areas:



- Close to Grocery Store + Public Transportation
- Close to Laundromat or Washer/Dryers onsite
- City/County Sewage: (No septic)



Community Supports MCHUs

- Palm Beach County Homeless Coalition
- Community Partners
- Delray Housing Group, Inc.
- Delray Beach Chamber of Commerce
- The Spady Museum
- Veterans & Homefront Voices



THANK YOU

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