

DRAFT



BRIGHTON COMMUNITIES

Celebrating 25 years - Planning for the Next 25

THE NETWORK



INTRODUCTION

What we are building is not just a development—it's a movement. At the heart of it is a living, breathing community network made up of over 200 individuals and 125 organizations, all rooted in shared purpose and collective action. This is more than collaboration—it's a self-sustaining economy, a chordic network where every node strengthens the whole. Together, we are buying, building, and owning the neighborhood—not as one organization, but as an ecosystem. This network is the engine. It's the frame. It's the future.

Because of this collective strength, government partners—from Congress to City Hall—are stepping up. We've been written into federal and state budgets. We have local support across zoning, transit, funding, and technical assistance. Funders, CDFIs, and banks are investing, not just in a project, but in a people-powered structure. Builders, architects, and engineers are showing up with leadership that reflects the community—BIPOC-led, locally grounded, and equity-driven. Every partner in this network brings their own deep knowledge, and the result is a plan that's layered, resilient, and expansive.

This network is the infrastructure beneath the infrastructure—the human architecture that turns policy into practice, plans into property, and relationships into real equity. We are proving that when community leads and systems align, the neighborhood can be rebuilt from within—with power, ownership, and permanence.

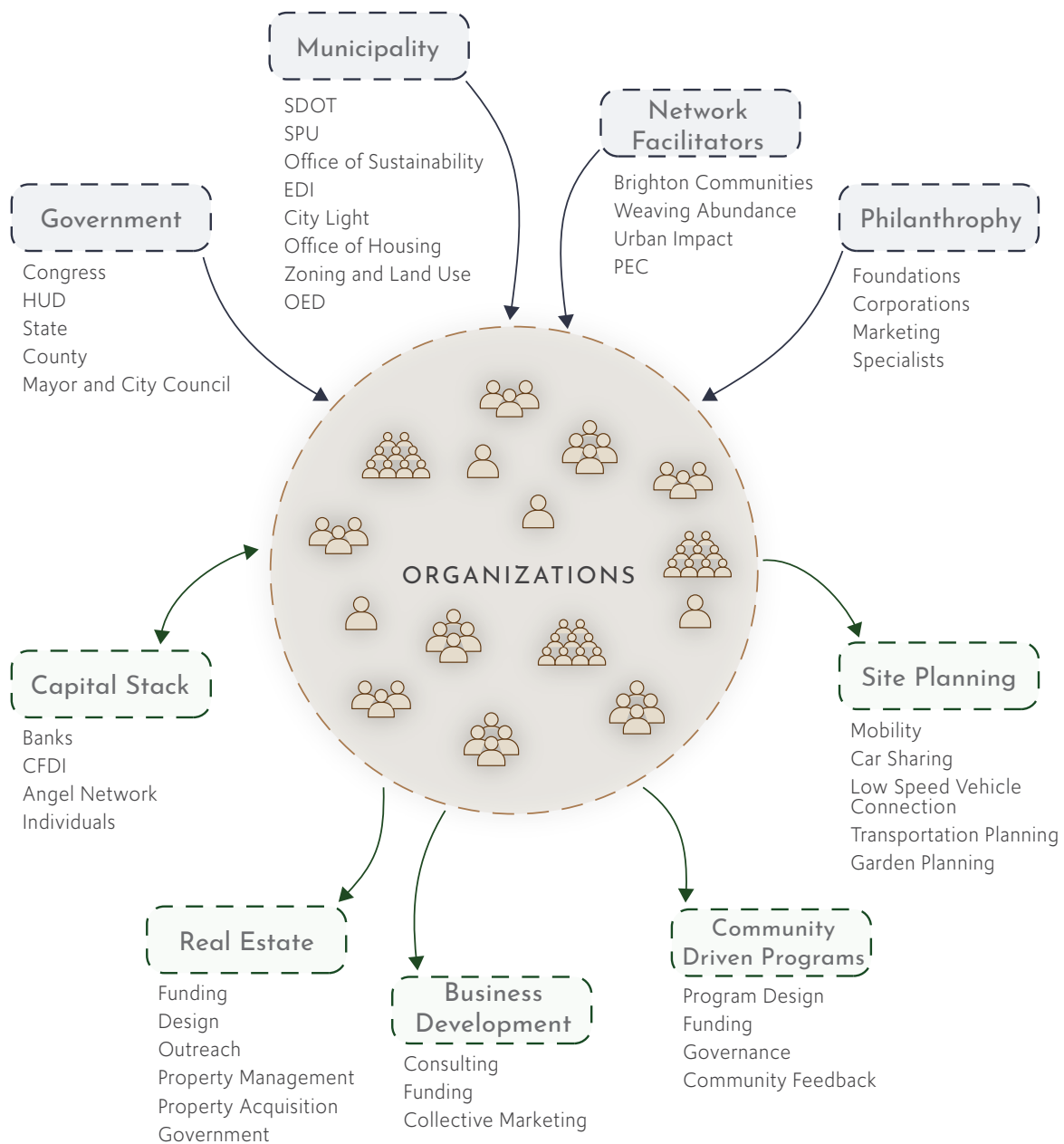
HOW WE SET UP THE NETWORK

TASK NETWORK STRUCTURE

This image illustrates the operational engine of our community-led development effort. Designed as a circular network, it shows how over 200 people and 125 organizations are actively aligned under shared categories of work—such as development, outreach, finance, design, services, and policy. Each line radiating outward from the center reflects a key functional area, with specific tasks branching off under each.

This is how we make coordinated progress possible—not through one central authority, but through a chordic network where power and responsibility are distributed. Every task is led by a partner with deep knowledge and commitment, and every action builds momentum across the system. This circle represents the movement in motion, where structure serves strategy, and the community drives the work forward.

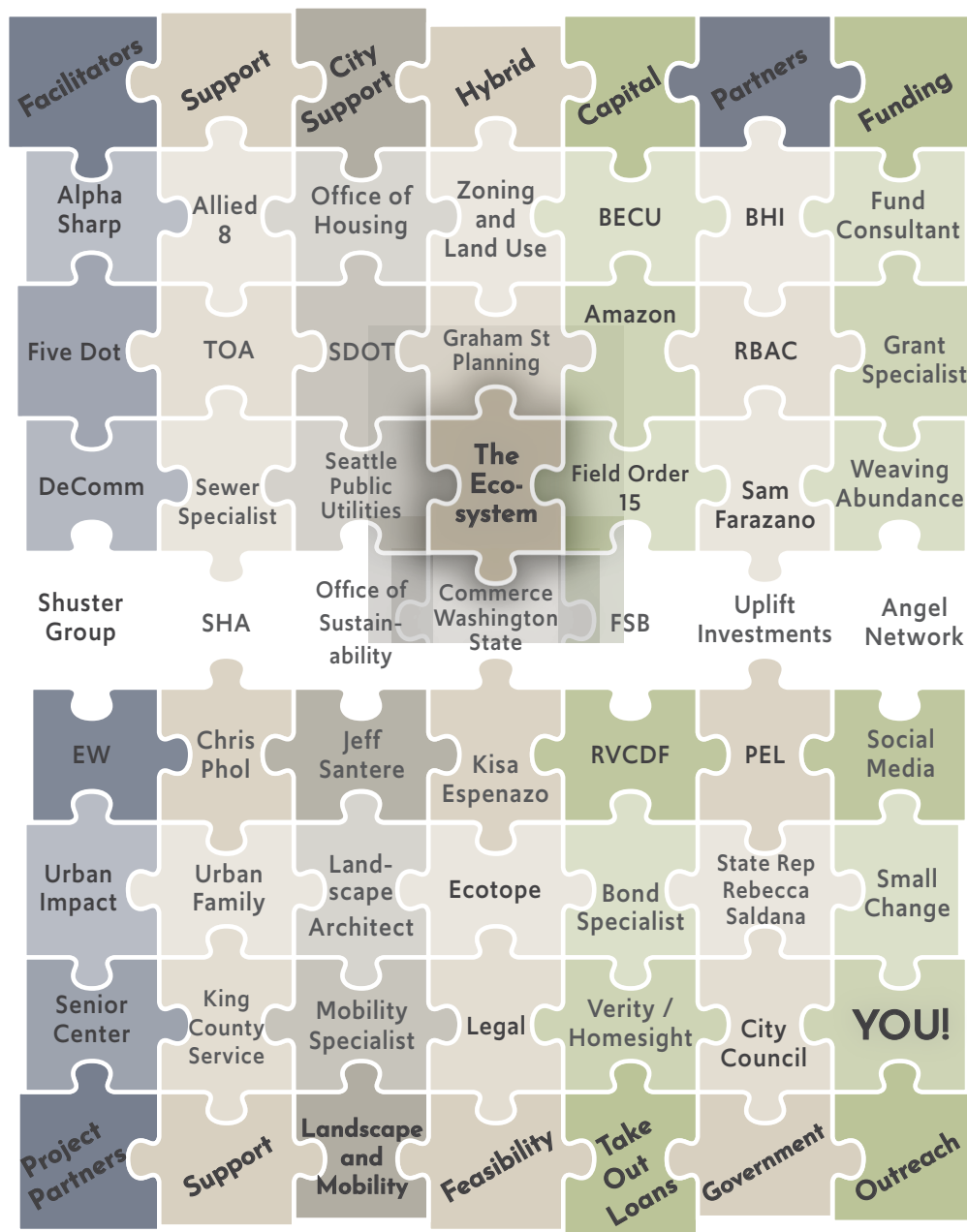
COMMUNITY NETWORK



ORGANIZATIONAL INTERDEPENDENCE

While the circle image shows how we organize tasks, this second image—a puzzle diagram—shows how we are connected at the level of identity, value, and purpose. Each piece of the puzzle represents an organization within the network, highlighting the interdependence that holds our vision together. No single group is the whole—but together, we create something that none of us could build alone.

Here’s an example of how this works in practice: DeComm, a civil engineer in the Network, partners directly with a sewer specialist, who then coordinates with Seattle Public Utilities. What would normally take months of emails, approvals, and gatekeeping is streamlined through trusted relationships and shared purpose. The Network allows us to move through complex, bureaucratic systems with surprising speed and efficiency—turning red tape into real progress.



Together, these two images tell a powerful story of how community truly builds community. The circle diagram shows our movement in action—organized, active, and task-driven—while the puzzle image reveals the deeper truth: that our strength lies in how we’re connected. Function and relationship. Structure and spirit. Neither works without the other.

What we’ve built is not just a network—it’s a living system for ownership, investment, and self-determination. Each organization, each person, plays a critical role in shaping the neighborhood’s future, and each contribution strengthens the whole. This model is not theoretical—it is already working, drawing in government, funders, professionals, and, most importantly, residents who have long been excluded from power.

This is how we reverse displacement. This is how we generate wealth. This is how we own the neighborhood—together.

HOW DO WE GET ALL THIS DONE

When people ask how we’re able to advance 20 real estate projects and 25 business ventures simultaneously, the answer lies in our use of the chaordic model—a powerful approach that blends chaos and order to create systems capable of managing complexity without central control. Rather than relying on one organization to oversee every detail, we’ve built a networked system where leadership is distributed, responsibilities are shared, and work flows through a structure that is both flexible and coordinated.

In the chaordic model, each project or task is led by the right people—those closest to the work and with the trust of the community. These leaders are empowered to act within clear principles and shared purpose, but they don’t have to wait for top-down direction. That freedom allows many projects to move forward in parallel, with each advancing based on its own readiness, capacity, and momentum. At the same time, our core network provides the connective tissue—sharing information, aligning on goals, and ensuring that projects reinforce one another rather than compete for attention or resources.

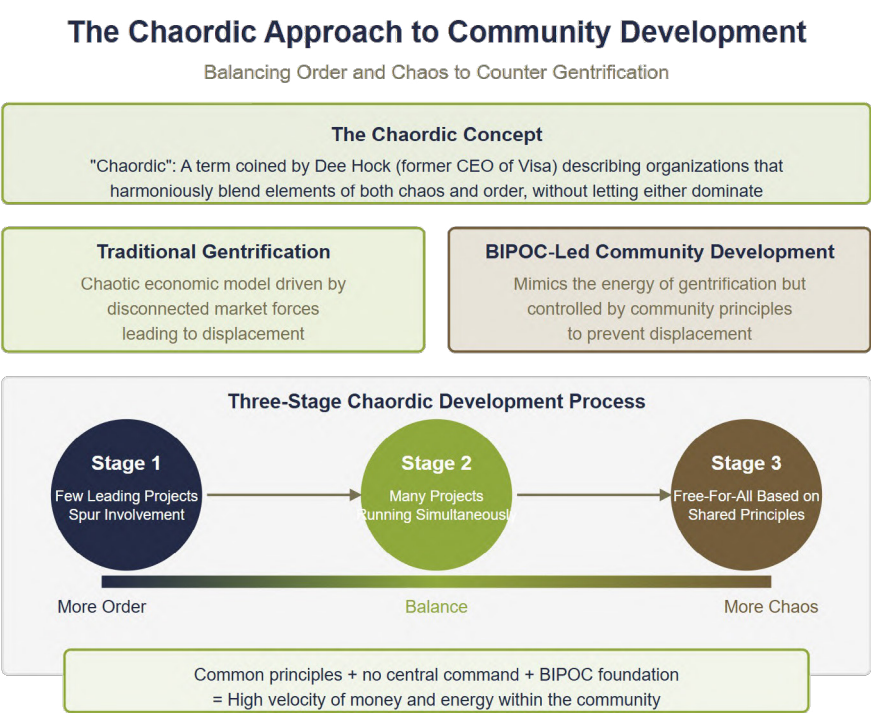
What looks like chaos from the outside is actually a living, self-organizing system, where action and innovation emerge from trust, relationships, and shared intention. That’s how we make the impossible feel natural. This is the power of a community not only working together—but building together, at scale.

CHAORDIC APPROACH TO COMMUNITY DEVELOPMENT

A chaordic network is a decentralized system that combines elements of both chaos and order, allowing for innovation, flexibility, and self-organization without rigid control.

For this strategy to succeed, it must embrace a chaordic environment—one that balances structure with adaptability, order with creative disruption. Rather than relying on a single entity to drive change, multiple groups will simultaneously launch and manage projects, each contributing to the neighborhood’s transformation.

This approach mirrors the natural dynamics of economic growth, where a few initial efforts spark broader participation, eventually leading to a self-sustaining cycle of investment and development. By fostering a shared sense of purpose without rigid central control, this model ensures that Brighton’s revitalization is both resilient and inclusive, driven by the collective energy of those who call it home.



Here are some characteristics of chaordic systems:	Here is how the neighborhood is implementing them:
Complex and dynamic: Chaordic systems are complex and dynamic arrangements of connections between elements.	Each network partner owns a specific part of the plan and a sense of Agency over the whole.
Unpredictable and orderly: The behavior of chaordic systems is both unpredictable (chaotic) and orderly (patterned) simultaneously.	Meeting on each Tuesday has a short agenda and long form feedback on projects that each partner is working on
Flexible: Chaordic systems are ever learning and adjusting to the environment.	Our network acts like a robust and unpredictable AI. Every meeting people put out ideas and get immediate feedback with concepts and data that the presenter never even thought of. The human AI network reduces unknown unknowns, increases the breadth of information which in turn increases decision speed and adaptation.
Minimal rules and processes: Chaordic systems have a minimal set of rules and processes to ensure the appropriate amount of order.	No one person runs a meeting. This can cause a little confusion but creates a more creative and open environment
Shared principles: Chaordic systems have a common sense of purpose and a set of shared principles.	All people share the concept of building the network and the neighborhood
No centralized command: Chaordic systems don't have an apparent centralized command or headquarters.	Everyone works to remove silos and move toward integration of leveraging each others project – no one person leads

In building a thriving neighborhood, we recognize that our strength lies in the interconnected roles, relationships, and tactics that form the foundation of our community. However, to truly harness the power of this network, we must go beyond structure and embrace a strategy that maximizes energy, participation, and agency. A chaordic network model—one that blends chaos and order—allows us to move with both flexibility and purpose, as described in the previous section. By decentralizing decision-making, encouraging broad information sharing, and fostering rapid adaptation, this model empowers residents to actively shape their future. It ensures that our collective efforts remain dynamic, responsive, and rooted in the needs of those who call this neighborhood home.

TEN RULES TO MAKE THE NETWORK IMPACT

In an age defined by complexity and rapid change, traditional hierarchies and long-drawn planning processes too often leave communities behind. Drawing on Dee Hock's foundational concept of "chaordic" organizations—systems that blend the adaptability of chaos with the coherence of order (*The Systems Thinker* by Dee W Hock)—our Network is designed not merely as a coalition or information hub, but as a living economy in its own right. It thrives on decentralized participation, collective trust, and continual exchange of resources, knowledge, and opportunity.

These 10 Rules distill that vision into actionable principles. Together, they transform the Network from an abstract idea into a powerful engine for change—one whose value is measured not only by outcomes but by the strength it builds in every member. Use them to guide your engagement, amplify your impact, and help us reach our goal of 200 organizations and 500 individuals by 2027—because when the Network succeeds, we all succeed.

1. ACTION OVER ABSTRACTION



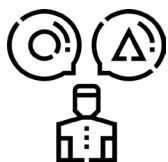
CONCEPT

Prioritize swift action, continuous feedback, and adaptability over prolonged planning. By embracing a bias toward action, communities can respond more effectively to emerging challenges and opportunities, fostering a dynamic environment where learning and progress are driven by doing.

EXAMPLE

When a proposal emerged to convert an apartment complex into condominiums, community members quickly organized. Without the need for multiple formal meetings, they collaboratively developed the concept, and a comprehensive proposal was drafted within days, not weeks. Even with different perspective within the group everyone wanted to see this specific conversion happen.

2. CURIOSITY OVER CERTAINTY



CONCEPT

Encourage open-minded exploration and learning, valuing questions over rigid answers. By fostering a culture of curiosity, communities can uncover diverse perspectives and innovative solutions that may be overlooked when operating under assumptions or fixed beliefs.

EXAMPLE

Outputs come from the combination of inputs. What those inputs are and the strategy behind them are what determines outcomes. Ideas do not create outcomes and in many cases its ideas hold groups back. Another example is during a neighborhood revitalization project, residents conducted "listening walks" to gather diverse perspectives. This approach uncovered unique insights, such as the need for multilingual signage, which might have been overlooked without open-ended inquiry.

3. IDEAS ARE SHARED TOOLS, NOT PERSONAL IDENTITY



CONCEPT

Treat ideas as communal resources to be refined collectively, rather than personal possessions to defend. This mindset encourages collaboration, reduces conflict, and allows the best ideas to emerge and evolve through collective input.

EXAMPLE

In a community art initiative, initial mural designs were collaboratively altered based on collective feedback. Artists embraced changes, viewing them as enhancements rather than personal affronts, resulting in a piece that resonated with the broader community.

4. ORGANIZE BY SHARED VALUES, NOT OBJECTIVES



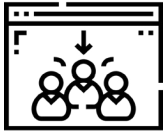
CONCEPT

Structure the network around broad, shared values to foster inclusive participation, allowing individuals to contribute in ways that align with their passions and strengths. This approach encourages diverse contributions and sustains engagement over time.

EXAMPLE

Many people want to join the network but are not exactly sure where they fit in. They know they want to be part of the network. The response is join and find your place(s) to succeed. People really join to be part of something bigger than themselves.

5. BUILD THROUGH COHORTS



CONCEPT

Form subgroups or cohorts within the larger network to focus on specific areas, enhancing collaboration and effectiveness. Cohorts allow for deeper connections among members with shared interests and facilitate more targeted and efficient progress on specific initiatives.

EXAMPLE

In a city-wide zoning and land use campaign, cohorts were formed based on who wanted and could impact city decisions. Each group tailored projects to their area's needs, fostering local engagement while contributing to the overarching goal of getting the city to rezone to NC-2(55). Our report is due this Fall.

6. RADICAL DECENTRALIZATION



CONCEPT

Empower all participants, recognizing that engagement levels will naturally vary. The network is designed so that the more effort and commitment an individual or group invests, the more value and influence they derive. This structure fosters a self-regulating ecosystem where active contributors naturally take on more significant roles, while those less involved remain on the periphery.

EXAMPLE

In a decentralised system, meetings can take on a whole meaning. It is not uncommon for meetings on Tuesdays to break down into small workshops going on at the same time. What makes this unique is people can move around and literally be in four meetings at once. This type of environment moves projects at a much faster pace and improves the speed and breadth of the feedback loop.

7. STRENGTHEN EACH OTHER



CONCEPT

Foster a culture where members actively support and uplift one another, enhancing the collective strength of the network. By investing in each other's growth and success, the network becomes more resilient and capable of achieving shared goals.

EXAMPLE

A number of construction projects have been brought to the group that have nothing to do with the "Neighborhood" project. The thinking is to create a strong pipeline for all of the partners to strengthen cash flow

and capacity. Another example is the capital stack participants also lend outside the project. Being part of the network makes every organisation stronger.

8. TRUST IS THE CORE CURRENCY



CONCEPT

Build and maintain trust as the foundation of all interactions, prioritizing relationships over formal titles or roles. Trust enables open communication, collaboration, and a willingness to take risks, all of which are essential for a thriving community network.

EXAMPLE

During a local crisis, a resident without formal emergency training became a key coordinator due to established trust within the community, demonstrating that trust can outweigh formal credentials in mobilizing effective action.

9. THE NETWORK IS A SEPARATE LIVING ECONOMY



CONCEPT

A true community network transcends the confines of individual projects or temporary collaborations. It's not merely a coalition formed for a specific initiative or a platform for networking—it is a dynamic, self-sustaining ecosystem, a living economy that thrives on the continuous exchange of trust, knowledge, resources, and mutual support. Unlike traditional coalitions that often serve only as a source of information (like gas stations where members merely refuel), our network is designed to generate real value. It stands as a distinct entity that not only supports the project at hand but also lives beyond it, continuously creating measurable outcomes and cash flow for both the projects and its members. This structure ensures that every participant sees a clear value proposition for joining—when you invest in the network, you get back enhanced capacity, opportunities, and economic strength.

EXAMPLE

Consider a community network established to revitalize a local neighborhood. After tangible economic benefits and opportunities. This living economy thrives on the active contribution of its members, enabling them to ride together to new ventures and create lasting impact. successfully launching a community garden, members don't simply move on. Instead, they leverage the established relationships and shared experiences to initiate new projects—such as local art installations, educational workshops, or small business incubators—that generate.

10. FULL REPRESENTATION AT ALL LEVELS



CONCEPT

Ensure inclusive participation across all societal levels, integrating community residents, technical experts, and government officials to create holistic and effective solutions. This comprehensive representation fosters equity, inclusivity, and a deeper understanding of community needs.

EXAMPLE

In developing a new public park, planners included local residents, landscape architects, and city officials in the decision-making process, ensuring the space met practical needs, aesthetic desires, and regulatory requirements. All projects not only get resident feedback, but many are designed to impact those households, so having them in the planning process is critical.

VALUE PROPOSITION: BE CONNECTED NOT ISOLATED

Membership in our network is your strategic gateway to positioning both your organization and yourself at the nexus of innovation and diversity in the 21st century. In an era defined by rapid change and digital disruption—where AI turns information into a commodity—building meaningful relationships is your greatest competitive advantage. Our network isn't just about social change; it's about creating a living economy that fuels real outcomes, meaningful relationships, and cash flow. By joining, you gain exclusive access to a dynamic community of forward-thinking leaders, change-makers, and experts, all working together to drive excellence. In a world where isolation leads to disconnect, membership ensures you stay ahead, benefiting from next-level partnerships, resources, and market insights. As the network grows—driven by a collective FOMO for the future—you position yourself to not only survive but thrive in the new era.

THE TEAM

There are now over 200 people representing over 100 organizations working diligently to make a high impact chaordic network that builds the vision to fruition. We can't discuss them all but will highlight key players, their experience and how they are involved. In the appendix, a detailed discussion on what the Network is and how it is set up to produce uncommon results at uncommon speed with uncommon resilience.



PARTNERING WITH BLACK AND BIPOC DEVELOPERS

The key aspect of our plan is to have a majority of the projects Black owned and run. All projects will have significant BIPOC partnership as part of the leadership team.

Leading the charge is no other than Alpha Sharp Development Partners.

Leslie Byrd and **Lyibo Jack** of Alpha Sharp Development partners (asdevpartners.com) are leading the way on development construction on one to three of our projects. They have an amazing track record of buying land, raising capital and constructing the project to completion. The

Uplift Investment Group (upliftig.com) with **Caleb Jackson** and **Cornilius Johnson** have been leading the way for the development of single family site development, property investment and generational wealth development for Black families.

Kavina Cole of Total Quality Development is an Amazon fellow and has been consulting on a number of projects with BC and looks to partner on a number of single and small multi- family projects

Paul Patu and **Chantel Patu** of Urban Family are leading the charge on the development of the Southeast corner of the Brighton main campus. It is expected that Alpha Sharp will join forces on this development.

Other developers playing a role are **Theo Martin**, **Ezra**, **Haile Iteref** from the Ethiopian community and **Kamala Saxton** of Marination.

Other developers include India Clark who is working on a Lease-purchase program for lower-income families. Dominic Remy of 1 Drop has a program that mentors Black Developers.



MASTER USE PLANNING TEAM

The team is led by planning and project

The Project lead is **Ignatius Dechabert** who after 15 years of experience at KPPF now runs his own development and civil engineering firm.

The planning lead is **Sharon Khosla** of Five Dot Architecture. Teaming up with Sharon from Five Dot include **Geoff Piper** and **Stephanie Ingram**.

Donald King, Executive Director of The Nehemiah Project, has been a consultant since the inception back in 2016. Donald's experience in urban design, stopping displacement and....

Leah Martin of Allied 8 will specialize on entitlement and home ownership projects. Leah is a leader in creating home ownership projects having built award winning developments serving families below 100%

AMI. She also is a lead consultant to zoning and land use issues to city planning departments.

Roger Tucker retired Director at Environmental Works and 40 year expert on creating affordable housing is lending his time giving feedback to our younger developers. His interest in this project is found in his quote "that in 40 years of doing affordable housing this is the first project that puts the neighborhood first and density second."

We really wanted to bring onto the team some for-profit development experience to add different perspectives to make sure we got the best return on our investments and partnerships. **Holly Randall** of The Shuster Group brings experience doing large for profit developments from Downtown Seattle to also having experience in tax credit projects. Holly and her team take the big ideas and make sure all the issues from working agreements to parking issues are covered in great detail. Such experience ensures no detail is missed.

Low Income Support Corporation (LISC) provides many of our BIPOC developers with access to training, connections and financial capital. LISC partners with Amazon with its Black Developers Initiative. Tina Vlasaty, Deputy Director has been working on multiple projects to help our developers find the financing they need to complete the capital stack for the individual projects. We have also discussed how we might work more closely to acquire more property by putting together new financial products.



BUILDING A NEIGHBORHOOD PLANNING TEAM

The core team of putting together a platform for neighborhood success is led by the tandem of **Estrada Colon**, COO and **Curtis Brown**, ED of Brighton Communities. The two together have over 60 years of corporate and nonprofit management.

The infrastructure team is equally impressive with project administration guru **Heragu Kidme** and putting the technology and evaluation strategy in place of **Louis Sweeney** that has put the national coalition together while working with the likes of EPA and multiple states.

The rising star of the team is **Kiana Parker** from Seattle Department of Transportation. She is putting together multiple projects that include a neighborhood transportation plan, a mobility hub and a plan to increase business activity through pop up events.



MARKETING AND COMMUNITY OUTREACH TEAM

Crafting a clear and concise narrative that mobilizes a community is critical for success. BC Board member and South Seattle Emerald Editor **Phil Manzano** leads an impressive and experienced team. Phil has led PR and writing at major institutions like the Oregonian and World Vision, one of the world's largest nonprofits. Another Board member **Derrick Kamwesa** is an outreach specialist and a strong passion for reaching under representative groups. Julius Caesar Robinson leads the African American household outreach. He has tremendous reach and is putting together a list of African American Home buyers, investors and renters. **Jerry Milhon** of Thriving Communities and **Alex Moore** are working on making sure the story of the making of a neighborhood is told. BC board member, **Dr. Mark Jones** is making sure that the processes of collecting information from different groups in the community to create covenants that bind all residents with shared values.



GREEN TECHNOLOGY DREAM TEAM

The Brighton Neighborhood will be the case study of a green community. For this to occur a dream team has been put together. **Chris Phfol** has already put a huge stamp on the Brighton community by leading the charge to major upgrades at the Brighton Apartments with energy efficient boilers, windows and many other projects. He also got the ball moving for Brighton to sell energy credits through solar panels put on the roof through a partnership with City Light. City Light is far from done as **Joe Fernandi, Jim Cowen, Lisa Esponzoza** and **Amarndo Berdict** have committed to bringing in top end technology to ensure that Brighton is at the very front of implementing Green tech including the development of an energy district that supplies heating and cooling to the immediate neighborhood. **Gus Williams** from the City of Seattle has played a critical role in also bringing resources into the neighborhood. The name **Louis Sweeney** a MIT graduate, comes up again as he has spent his whole life making green tech a reality in communities all over the country. **Amy Fowler** from The City of Seattle Office of Sustainability pushed Brighton to do a full discretionary plan.

Another Green tech partner is the **Washington State Housing Finance Commision**. The team provided BC with a \$400,000, 1.5% loan to install solar panels. **Will Sumner** at Puget Sounder Solar is a great partner through the installation process and this relationship continues today.



BRIGHTON APARTMENTS

The whole buy and develop a neighborhood plan centers on what is the future of the 124 unit Brighton Apartments which sits at the center of the main

campus. The question of whether we renovate or tear down this facility is the first question that must be answered. Leading this process is **Ginger Segel** principle of GS Consulting. Her team led by Phillipa will take us through this process that should be completed by May of 2025. The property evaluation team is led by **Robert Drucker** and **Markus Barrera-Kolb** of Environmental Works. The rest of the team includes Swenson Say Faget handling the engineering in the Building. **Ecotope** is handling much of the mechanical review both on this project and planning for degasification of the building through a partnership with the **City of Seattle Office of Sustainability**.



BOARD LEADERSHIP

Bob Luciano, Executive Director of Rainier Valley Community Development Fund leads a highly impactful board that has nearly 100 years of oversight. Many of these members' names will be named throughout the team section. Other Executive members include our treasurer **Selam Gebrmariam** who is a Sr. Credit Analyst at BECU. Secretary **Alica Haskins** will be discussed later and our Vice President Jeff Santerre has a lifetime in the construction industry and is playing a large role on the construction side of the development part of planning.



ORGANIZATIONAL DEVELOPMENT

Developing an organization that can facilitate such a plan needs to work at a level like Goldman Sachs. The organization needs to facilitate different types of projects. Creating this type of organization needs partners that ensure success. BC just completed a complete organization digital overhaul with the help

of **FSB** and the **Federal Home Loan Bank**. Numerous other groups including **Google** have been accessed to create a community feedback and information dispensary platform that is AI driven. As previously mentioned MIT trained **Louis Sweeny** is ensuring that our use of technology at the highest productivity level. Recently BC added **Shae** to implement the new technology to interact with our residents



THE FINANCIAL TEAM

Bob Luciano, our Board President and manager of lending at the **Rainier Valley Community Development Fund** leads an impressive group of banks, credit unions, private investors and CDFIs that have been brought together to make sure all these projects get funded. **First Security Bank** and **Boeing Employee Credit Union** already have nearly \$10 million dollars invested in the BC portfolio. BECU's **Debbie Taglialavore**, **Laura Kim** and **Heather Odegaard** have aggressively put together great financial packages for BC. Debbie created a new lending product for nonprofit housing developers. Both have worked many hours to make capital more accessible. BECU also did a corporate search and provided the BC board with one of their top credit analysts, **Selam Gebremariam**, to serve on our board as Treasurer. **Robert Nesbitt** and **Kylen Stevenson** of First Security Bank created a \$6.4 million interest-only loan package that allowed BC to compete in the open marketplace and buy the Arches Apartments. **Cynthia Weaver** of Beneficial State Bank has also aggressively put together offers on our projects.

Other financial institutions have reached out, like **Verity Credit Union**, which is leading the charge on Co-op ownership models.

Of course the importance of our vital relationship with The Amazon Housing Fund cannot be overstated. **C.W. Early** at JLL is a key partner in ensuring our capital stacks meet our project needs. He has played a key role in helping us strengthen our financial plans.

A new team member, Marty **Black Housing Initiative**, has stepped up and is working on developing funds for

our developers to access along with other programs. They have given BC a grant to reach out to African American families for home ownership outreach.

On the secondary level, **Dayrl Smith** of Homishight and **Joe Tucker** of Impact Capital have been working diligently to create new ways for entrepreneurs to access investment capital. **Byron Robinson**, an African American leader in accessing capital from the private markets, has also been working diligently.

In another arena **BluePrint** expressed interest in playing a consulting and financial support role. Most infill development in the region is funded by them.

Private Investment has already attracted millions of dollars in projects and with **Caleb Jackson** and **Alpha Sharp** proving returns of 12 to 20% for development projects in the neighborhood, having partners that are in a place of wealth is critical to open new investment capital markets for future projects.

Jackie Mena of Weaving Abundance is putting together a 10 million dollars fund to help facilitate many of the projects in the report. In the same vein **Cedric Davis** is putting together a large investment fund that will also take a look at many of our projects.



PROPERTY ACQUISITION AND DEVELOPMENT PARTNERSHIP

Windermere's **Joe Yesterday** and **Dorothy Driver** played a huge role in helping BC get The Arches Apartments back in 2022. They both advise on property issues as this is the neighborhood where they work and reside. **Pearl Nelson**, Homesight and Real Estate agent was the lead agent for our purchase of the Arches and other property buys. He partners with **Chris Studebaker**. **Ron Rubin** is new to the team and has developed a powerful software program that helps groups find parcels of land best for future development.



GOVERNMENT MAKING A DIFFERENCE

Rep Adam Smith made a huge statement by putting this project as a line item in the federal budget. Multiple staff members attend meetings and work with all of our partners. **Andrew Hays**, a community resident, attends meetings regularly. **Mayor Bruce Harrell** and his staff have played a huge role in opening doors and making things happen. **Derrick Wheeler Smith** head of the Office of Civil Rights is at most meetings and is working with our BIPOC partners. Derrick is also bringing the local offices within Seattle to work as one on projects like this. He is developing more of a cohort model.

Retired Seattle City Council **Rep Tammy Morales** has been a champion for BC and all sorts of the projects. The Current D2 **Rep Mark Solomon** has been part of BC for Decades. Rep Morales has been at all the last meetings and has made all the partners a priority. **State Rep Rebecca Saldana** has also been a huge advocate and has been working to get funding for a number of the projects listed within this report. She has secured funding at the state level already.

To keep our current affordable property holdings at peak livability and affordable support from **Laurie Olsen** and **Charles Mason** will play a critical role in The Brighton and Arches redevelopment. Both work at the Office of Housing in Seattle.

On the Home ownership side, **Erika Malone**, City of Seattle Office of Housing and **Michelle Lambert** of King County will be working with Leah Martin to move the home ownership projects.

Our work to prepare families for home ownership is being supported by **Kayla Judd** at the Commerce Department for the State of Washington. They have provided two years of financial support to get this underway.

Our community has a large section of seniors and **King County** has stepped in the past and we hope in the future to create small jobs for our senior residents to ensure both social and financial stability and inclusion within Brighton.



CASE STUDY

HOW LISA ESPINOSA HELPED EXPAND THE BRIGHTON COMMUNITIES NETWORK

In 2022, Brighton Communities met Lisa Espinosa, an Energy Management Specialist at Seattle City Light, through a solar panel project for Brighton Apartments. Initially assisting her team, it quickly became clear that Lisa was leading the project. After a key meeting, we stayed on the call and acknowledged, "It's clear who is running the show." Lisa's leadership ensured the project's success, culminating in a ribbon-cutting event. During the celebration, she toured the neighborhood and learned about future developments.

A few weeks later, Lisa reached out with an idea—bringing together her contacts across city agencies for a collaborative Teams meeting. That single conversation sparked action: one participant wrote a plan for an energy district, another explored renewable energy projects, and Kiana Parker from the Seattle Department of Transportation secured approval to provide weekly transportation consulting from our office.

Kiana's rapid response—sometimes within 24 hours—has been instrumental in advancing projects, including an electric golf cart transit system to connect residents to essential services.



Now, Kiana is expanding the network in her own way, connecting transportation initiatives with energy planning and city infrastructure. As she strengthens the Brighton Communities network, she is also building new relationships and professional opportunities for all involved. This is the core of the chaordic model—each member's involvement doesn't just advance the project, it strengthens them individually, making the network itself more powerful. Through Lisa's initiative and Kiana's contributions, the system continues to grow, benefiting both the community and its members.



TECHNICAL PARTNERS

Fulfilling this vision will take a great deal of technical expertise. **Gregory Davis**, RBAC is connected to everyone in the area and provides critical connectivity. **Sam Farrazaino** is building a neighborhood too in the Georgetown Area. Access to him streamlines difficult structures and helps reduce research on complex issues. While not an attorney he probably knows more than most on how to package complex structures.

As mentioned before our partnership with **Urban Family** will bring support services and education to many of the families in the area. **Shiho Fuyuko** and **Njuguna Gishuru** of the People's Economy have facilitated meetings and brought many experts to the table along with access to experts. **Robert Delgado**, **Violet Lavatai**, **Onyi** and **Angela Castaneda** bring community development experience.

Another technical group led by local infill experts is fine tuning the business model of building a lean construction process. This group has over 1000 homes built in the Seattle area. No group knows better on how to do single family development.



SMALL BUSINESS PARTNERS

With all the new development, small businesses are a key ingredient. **Solomon Dubie** and **Gavin Amos** are two local entrepreneurs who are part of the team.



PROGRAM PARTNERS

There are many components and many people to building a neighborhood. **Alicia Haskins**, Executive Director of Rainier Health and Fitness is working on a model to make gym and health access easier for Brighton residents. **Bria Chakofsky**, MPH is working with **Ali Ahmed**, owner, Othello Pharmacy to get better health and drug access. **Nyema Clark** of Nurturing Roots and **Mark Jacobs** an urban farm specialist along with **Logan McClish** and **Linda Johnston** a BC board member are working on farm and food to table issues.

The **Southeast Seattle Senior Center** right in the middle of the campus is working on providing services to the seniors in the area. In addition, **Traci Adir** from King County is working to get more resources for our seniors. And **Dinah Stephans** from the City of Seattle is working with BC to create a financial support program for our lowest income seniors.

Dominic Davis is leading a team to create a Black bank for SE Seattle and discussion at this point is to put the first Branch and main office on the development. **Francis Janes** of Beneficial State Bank is playing a role in this.

Afu Kouyate operates the African American Cultural Center across the street. Working with the City of Seattle and **Getaround** to look at car sharing and access to EV vehicles.

CONCLUSION

The network is our most vital asset—it is the engine that drives change. In many ways, its value transcends even the concrete plans to buy, build, and own a neighborhood. Unlike outputs, which are often the result of many external factors, the network is the one input we fully control. Just as a coach can only influence the training of an athlete, our power lies in what we contribute to and cultivate within the network. By empowering every level of our community—from local residents to expert organizations—we create a living economy that generates real outcomes and cash flow for our projects and for our members. Our vision is clear: by 2027, we expect the network to expand to over 200 organizations and 500 individuals. When this coordinated, massive input is achieved, the tangible outcomes of buying, building, and owning our neighborhood will follow naturally—and together, we will celebrate those wins as the true result of our collective effort.

DRAFT



BRIGHTON COMMUNITIES

Celebrating 25 years - Planning for the Next 25

Your feedback would be highly appreciated.
Please share your thoughts with us.

Send email to Curtis Brown at curtissssf@gmail.com

THANK YOU SO MUCH!

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