

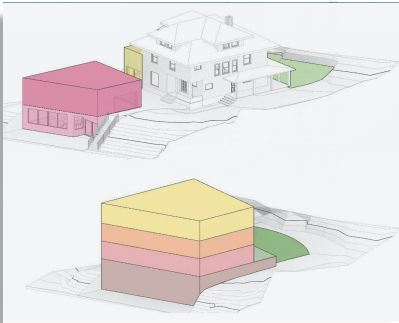


BRIGHTON COMMUNITIES

Celebrating 25 years - Planning for the Next 25

BRIGHTON COMMUNITY PROJECTS

The most active neighborhood development and investment network in the U.S.



Projects List

Development of Property

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Acquisition of Property

1.	6830 Rainier Ave S..... Map Item - 9.....	X
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Small Business Development

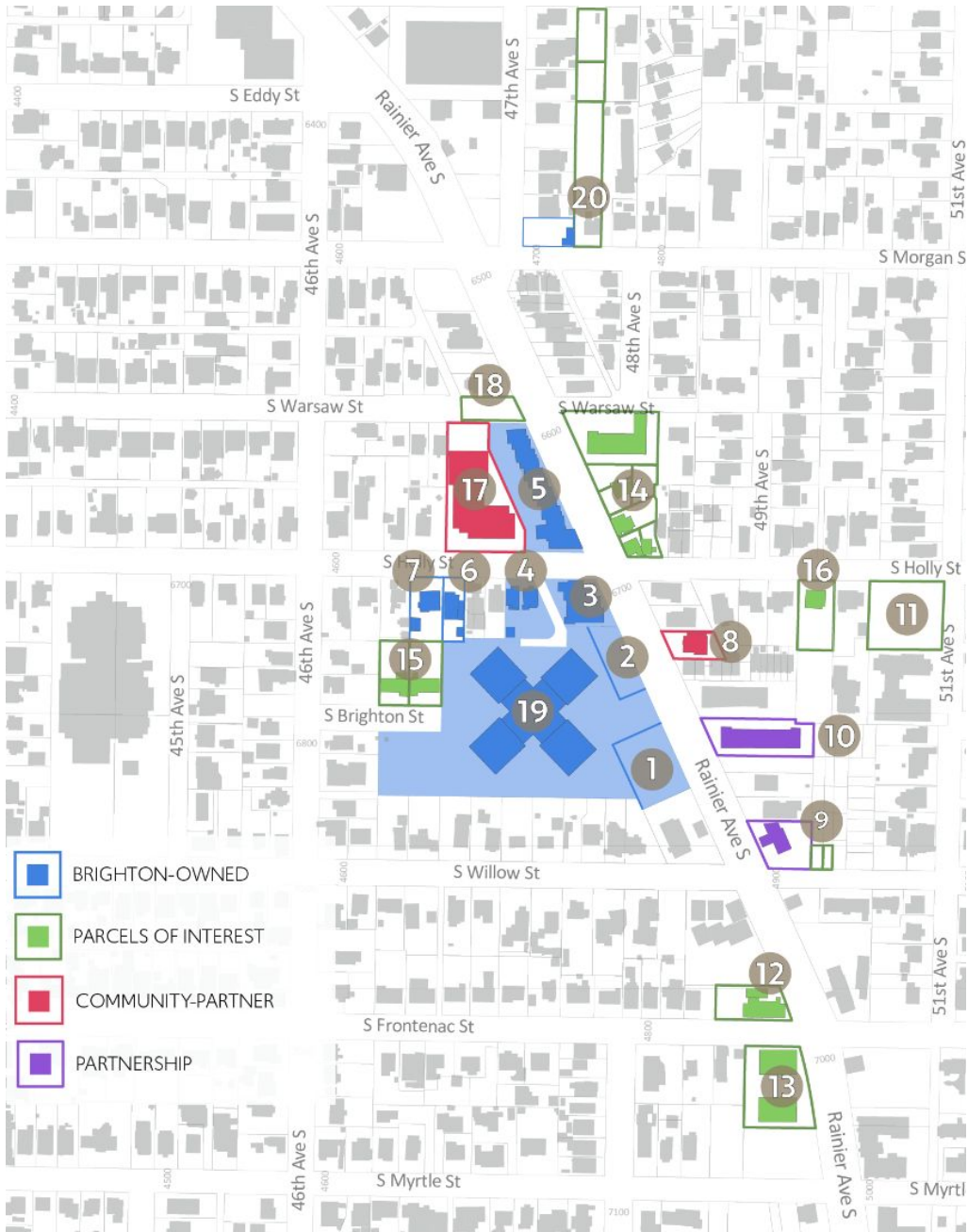
1.	Brighton Property Management Initiative..... Project No. - #.....	X
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Community Projects

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Projects Map

The Parcels Below Are Either Owned, In process, in Partnership or Owned By Another Community Organization



Purpose of the Projects

Stopping Displacement

This mission has never successfully been achieved in the history of the country — and it requires one thing:

Buy the Neighborhood

What has been achieved?

To do this, a robust community network was built to mobilize **200 organizations, community groups, and individuals** to acquire land simultaneously.

We start by securing **20 key parcels**, only developing a few, that become the neighborhood's core, using different ownership models like LLCs, partnerships, Land, Social Housing, and Co-ops.

Each group leverages the **community network**, along with its existing networks, to finance and sustain ownership in its own project.

At the same time, launch **25 economic projects** that increase community wealth by driving local transactions, boosting purchasing power, and ensuring economic mobility.

How do we win?

We are securing funding from impact investors, mission-driven lenders, and public-private partnerships. Join us in creating a self-sustaining, wealth-building model that ensures this community thrives for generations.

What does the plan create?

- Over **300 units** of rental, co-op, and ownership housing designed and built by multiple groups.
- **Hundreds of jobs** through locally owned businesses, services, construction, projects and property management.
- Increased **purchasing power** to strengthen economic self-determination.
- A **\$100M Community Capital Stack** for liquidity, funding, and rapid development.
- **Build generational wealth** for families as a foundation for lasting equity through ownership in homes and property. This ensures that land and assets remain in community control.

If we **don't act now**, outside investors and developers with \$200M will buy this land, **displacing families**.

To stop them, we must match their economic force—now.

Purpose of this document

Brighton Communities has assembled this **Community Project Book** as a living catalogue of opportunities that advance our shared vision of an equitable, self-sustaining Southeast Seattle.

Inside, you'll find concise one- or two-page **pitches grouped in four sections**:

1. **Development** projects that deliver new housing, home ownership opportunities, mixed-use hubs, and wellness facilities.
2. **Property Acquisitions** that secure strategic lots before they're lost to speculation.
3. **Small-Business Initiatives** that push local entrepreneurs directly into residents' digital feeds to create more economic activities and more jobs.
4. **Community Projects**—from low-speed transit loops to fresh-food corner-store makeovers, car share and tool share—that knit the social and economic fabric together.

Every pitch includes a **QR code** that links to real-time materials: financial models, site plans, timelines, and impact dashboards. A quick scan opens an email draft or chat window with the Brighton deal team and, where relevant, our partner developers, lenders, or tenant advocates.

On the top right corner of each project, you will find 4 metrics:

1. **Map Item / Project number** - This is the location of the built project on the map on page 3
2. **CW** - This is the Community Wealth score of the project. It signifies the impact the project will have on the prosperity of the community as a whole.
3. **GW** - This is the Generational Wealth score of the project. It signifies the impact the project will have on creation of wealth for individuals and families.
4. **EC** - This is the Economic Connector score. It measures the capability of the project to build economic, social and professional connections.

Whether you are a mission-aligned investor, a philanthropic funder, or a neighbor eager to volunteer, you can move from curiosity to concrete next steps in seconds.

We invite you to **join the Brighton Network**—a growing coalition of residents, businesses, funders, and technical partners—by following any QR code, subscribing to our project updates, and dropping into quarterly “open-portfolio” calls. Explore the pages that follow, locate the ideas that resonate with your values and resources, and help us turn each outline into bricks, jobs, and generational wealth that remain right here at home. **Your expertise, capital, and voice can accelerate this movement—let's build Brighton together.**

Invest with us!

Holly Street Townhomes

Affordable Ownership for Generational Wealth

Overview:

The Holly Street Townhomes are a transformational housing development in the Brighton neighborhood, designed to create affordable homeownership opportunities and build generational wealth for working families and young residents.

Located just blocks from the Brighton Main Campus and Holly Park, these **14 three-bedroom, three-bath townhomes** are intentionally designed for affordability, flexibility, and long-term financial strength — with an **integrated Airbnb-style rental unit** in each home to help owners offset their mortgages.

These thoughtfully designed homes offer a real path to generational wealth creation by blending affordability, flexibility (with short-term rental units), and modern amenities — all in a thriving, walkable neighborhood tied to the Brighton Main Campus and upcoming B-Line community transportation project.

This project will directly support Brighton's broader anti-displacement strategy by putting ownership — and opportunity — back into the hands of local residents.

Community Benefits

- **Permanent Affordable Ownership:** Homes designed to keep long-term residents in the neighborhood.
- **Economic Multiplier:** Homeownership boosts local business spending, schooling stability, and civic participation.
- **Generational Wealth Pathway:** Families build equity they can leverage for future education, entrepreneurship, or financial resilience.
- **Community Strengthening:** Homeowners anchored in Brighton will strengthen local institutions, schools, and businesses.



Project Highlights

Location: Holly Street, Southeast Seattle (Brighton neighborhood).

Units: 14 Townhomes, divided into two phases (7 units per phase).

Design:

- 3 bedrooms / 3 bathrooms
- Private AirBnB/short-term rental unit integrated into each home
- Modern, sustainable construction targeting long-term affordability.

Pricing: Affordable homeownership pricing starting in the **\$600,000s** — significantly below typical Seattle new-construction pricing.

Target Buyers: Working families, younger buyers, multi-generational households. **Holly Street Townhomes: A Blueprint for Economic Empowerment**

TEAM



Leslie Byrd
Partner,
Alpha Sharp



Iyibo Jack
Partner,
Alpha Sharp



Al Terry
Architect and
Design Manager

Strategy for Affordability and Wealth Building

1. Smart Unit Design

- Each townhome includes a **separate rentable suite** — allowing owners to rent a portion of their home to offset monthly mortgage costs immediately.
- Flexibility for owners to use the extra unit for short-term rentals, long-term rentals, or family members.

2. Below-Market Pricing

- Target prices in the **low \$600,000 range** — up to 20–25% lower than comparable new construction townhomes in Seattle.
- Focused on households earning between **80% and 120% of Area Median Income (AMI)**.

3. Downpayment Assistance

- The additional \$300,000 sought will be distributed as **grants or forgivable loans** to help cover downpayments, lowering entry barriers for first-generation homebuyers.
- Aims to serve **8–10 families** with critical gap assistance.

4. Local Workforce Development

- Commitment to hiring Brighton-area residents and contractors whenever possible.
- Integration with broader Brighton initiatives, such as transportation (B-Line) and the Brighton Property Management spin-off, for long-term community retention.

Projected Financial and Community Impact

Category	Estimate (Full Project)
Average Home Price	~\$625,000
Monthly Mortgage (post-rental income)	~\$2,200–\$2,800
Families Housed	14
Annual Rental Income Potential (Airbnb Unit)	~\$12,000–\$18,000/home
Estimated Wealth Accumulated per Family (5 years)	\$100,000+
Total Local Economic Impact	~\$10–12 million over 10 years

Call to Action

The Holly Street Townhomes are more than homes — they are a **launchpad for economic empowerment**, a tool to reverse displacement, and a cornerstone in building a lasting, resilient Brighton neighborhood.

Your support for downpayment assistance will turn today’s renters into tomorrow’s homeowners — and tomorrow’s neighborhood leaders.

Buyer Profiles for 14 Townhomes on Holly Street

(with \$150,000 Down Payment Assistance)

Profile 1: The Working Family (Dual Income)

- **Household:** Family of 4 (2 working adults, 2 children)
- **Annual Income:** ~\$120,000/year (~120% AMI)
- **Home Price:** ~\$625,000
- **Downpayment Assistance:** \$150,000
- **Mortgage Amount:** ~\$475,000
- **Monthly Mortgage (principal, interest, taxes, insurance):** ~\$3,200/month
- **Rental Income (Airbnb/ADU):** ~\$1,400/month (Private entrance unit rented part-time)

Net Effective Housing Cost: ~\$1,800/month

- ★ Mortgage now lower than typical rent for a 2-bedroom apartment in Seattle.
- ★ Provides **major stability and cash flow** for savings, education, or reinvestment.

Profile 2: The Young Professional Couple

- **Household:** 2 early-career professionals
- **Annual Income:** ~\$120,000/year
- **Home Price:** ~\$610,000
- **Downpayment Assistance:** \$150,000
- **Mortgage Amount:** ~\$460,000
- **Monthly Mortgage:** ~\$3,100/month
- **Rental Income (short-term guest unit):** ~\$1,500/month

Net Effective Housing Cost: ~\$1,600/month

- ★ Makes first-time ownership affordable even with rising interest rates.
- ★ Rental income covers nearly **half** of the total monthly mortgage.

Profile 3: The Multigenerational Household

- **Household:** Grandparents + adult child + grandchild
- **Annual Income:** ~\$120,000/year
- **Home Price:** ~\$630,000
- **Downpayment Assistance:** \$150,000
- **Mortgage Amount:** ~\$480,000
- **Monthly Mortgage:** ~\$3,250/month
- **Rental Income (short-term or internal family rent):** ~\$1,200–1,600/month

Net Effective Housing Cost: ~\$1,650–2,050/month

- ★ Supports flexible living for multi-generational families.
- ★ Strong affordability that ensures **long-term security and wealth-building**.

Key Takeaways

- **\$150,000 down payment assistance per home** transforms ownership affordability.
- **Monthly costs drop below typical rents**, enabling saving, stability, and upward mobility.
- **Rental units further strengthen affordability** and provide families an economic buffer.

\$300,000 total assistance could fully support **2 buyers** (with \$150K each), or **partially support 6–8 buyers** through layering with private mortgages and smaller grants.

Owning a Home Should Be a Reality, Not a Dream.

Contact Us

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Urban Family Campus

A Home for Families, A Platform for Community Growth

Overview:

Urban Family is building a transformative new agency that integrates perfectly within the Brighton neighborhood campus on an 18,800 sq ft parcel purchased with funds from the city of Seattle EDI Fund.

This innovative project will house Urban Family's family services center, a preschool, and affordable housing — all designed to strengthen families, stop displacement, and expand neighborhood-driven opportunity.



Project Details

Location:

Brighton neighborhood, steps from the future five-acre Brighton Campus development.

Building Program:

- **First Floor:** Urban Family family services offices and youth programming.
- **Second Floor:** Full-service early childhood education center (preschool).
- **Floors 3-5:** Affordable rental housing for lower-income working families.

Project Costs and Funding Strategy

Total Project Cost: \$21 million

Secured and Committed:

- **\$9 million** from Seattle's Equitable Development Initiative (EDI)
- **\$5 million** from the State of Washington

Pending:

- **\$4 million** in mission-aligned lending
- **\$3 million** in equity to be raised from local donors and impact investors.

Why this Matters

- **Housing Stability:** Affordable homes for families facing displacement.
- **Family Services Expansion:** Permanent home for critical support programs.
- **Education Access:** New preschool integrated into a broader neighborhood campus.
- **Community Wealth Building:** Local jobs for seniors and youth, locally rooted ownership and leadership.

TEAM



Paul Patu
Co-founder



Anna
Position



Shantel
Position

Invest in a project where community families not only survive — but thrive.

Project Needs

We seek **\$3 million in equity** to complete funding and maintain long-term affordability.

Contact Us

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Strategy, Synergy, and Solutions

Strategy and Solution:

1. Integrated Planning and Development

- Urban Family and Brighton Communities are coordinating site development to ensure seamless integration with the broader Brighton Campus plan (five acres of affordable homeownership, services, and workforce opportunities).
- Shared infrastructure and community facilities are being designed to maximize efficiency and neighborhood accessibility.

2. Multi-Layered Services for Families

- The Urban Family office will directly provide navigation, mentorship, job training, youth development, and crisis support to families living in the new building and throughout the Brighton neighborhood.
- Co-location of services and housing reduces barriers to access — families receive help where they live.

3. Senior and Youth Workforce Development

- Urban Family, in partnership with Brighton Communities, will create part-time jobs for seniors and youth:
 - Seniors will be hired for roles in the preschool (classroom aides, nutrition helpers), building stewardship, and family support services.
 - Youth workers will support after-school programming, event logistics, and preschool enrichment.

4. Intergenerational Exchange Programs

- A special initiative will pair senior residents and teen workers to exchange skills, wisdom, and mentorship.
- Seniors will offer life and career coaching, traditional skills, and cultural storytelling.
- Teens will offer digital literacy support, technology help, and creative collaboration.
- This program will create meaningful two-way relationships, helping both age groups feel more valued, connected, and integrated into the community's future.

5. Affordable Early Learning Center

- The preschool will prioritize Brighton neighborhood children, aligning with Brighton Communities' broader education initiatives.
- A coordinated enrollment system between Urban Family's preschool and the Brighton Campus will ensure early education access grows alongside affordable homeownership efforts.
- Preschool services will be culturally responsive, affordable, and integrated with broader family supports.

6. Sustainable Financing and Long-Term Affordability

- Public funding (EDI, State grants) is secured.
- Mission-driven lending and donor equity will prevent the need for high-cost debt that could pressure rents upward.
- The building will operate under long-term affordability covenants, ensuring it remains a true community asset for generations.

Synergy with Brighton Communities

This project is not isolated — it is a **cornerstone** of Brighton Communities' larger vision:

- **Coordinated Economic Ecosystem:** Housing, jobs, childcare, and family support in one walkable network.
- **Local Hiring:** Preference for Brighton-area residents for operations, staffing, and service delivery.
- **Shared Programs and Spaces:** Community gardens, small business spaces, shared family support programming will tie the Urban Family campus to the rest of the Brighton Campus seamlessly.
- **Generational Strength:** Seniors and youth exchange experience, knowledge, and new skills, building a community that learns and grows across generations — not apart.

Summary Call to Action

The Urban Family Campus is not just a building.

It is a living, breathing neighborhood platform for stability, growth, connection, and collective wealth.



Join us. Invest in a future where families stay rooted and generations grow stronger together.

Brighton Main Campus

Building the Heart of the Neighborhood

Overview:

The Brighton Main Campus is the beating heart of the community — and with the momentum of multiple surrounding projects now underway, the time has come to fully realize its potential as the **town square** of the Brighton neighborhood.

We are launching a bold \$875,000 campaign to transform the Brighton Main Campus into a vibrant, walkable, welcoming space that anchors housing, education, transportation, local business development, and cultural gatherings.

This investment is essential to tie together the new developments at 6830 Rainier Ave, the Urban Family Campus, the Brighton Property Management spin-off, the B-Line Community Transit project, and the surrounding future housing and commercial growth.

Why It Matters

- **Strengthens Every Project:** Every investment around Brighton — from affordable housing to transportation to small business development — needs a vibrant central hub to succeed.
- **Builds Community Wealth:** A thriving, welcoming town square boosts local business activity, property values, and social connectedness.
- **Prevents Displacement:** Creating a space where residents feel ownership and connection to their neighborhood reduces turnover and strengthens stability.
- **Creates Jobs and Cultural Opportunities:** Ongoing activities, events, and daily usage will generate micro-business opportunities and flexible work for residents.

SUPPORTED BY:

Analyze attendance, engagement, feedback



Project Goals

Create a True Town Square: Redesign the central Brighton Main Campus into an active, green, accessible community hub.

Revitalize the Park and Outdoor Spaces: Upgrade the existing green space, add walking paths, seating, lighting, and gathering areas.

Build a Central Gathering Space: Redevelop the underused area next to the main building into a flexible plaza for outdoor activities like farmers markets, family events, jazz nights, and cultural performances.

Enhance Safety and Walkability: Reconfigure parking, add walkways and benches, and make the entire area more pedestrian- and bike-friendly.

Support the Full Community Ecosystem: Seamlessly connect housing, transportation, early learning, family services, local businesses, and green space into a cohesive, thriving environment.

TEAM



Strategy and Design Elements

1. Park and Green Space Upgrades

- Full landscape redesign with native plants, shade trees, and pollinator gardens.
- Paved walking paths connecting buildings, transportation stops, and event areas.
- New benches, picnic areas, and shaded seating for families and seniors.
- Outdoor lighting for safety and evening activity.

2. Gathering Space Creation

- Redevelopment of the adjacent run-down area into a flexible plaza.
- Outdoor stage and seating areas for small concerts (e.g., jazz nights, open mics).
- Infrastructure for pop-up events, markets, and food trucks.
- Public art installations to reflect community identity and history.

3. Walkability and Safety Improvements

- Complete re-paving of parking lots and internal drive lanes.
- Re-striping and reconfiguring for pedestrian and bicycle priority.
- Traffic calming features to reduce speed and increase pedestrian safety.
- Improved lighting and signage for safer, more welcoming access.

4. Integration with Broader Brighton Developments

- Seamless tie-in with B-Line Community Transit shuttle stops.
- Direct walking paths to nearby housing, Urban Family Campus, future multifamily at 6830 Rainier.
- Flexible design for future growth and activation as the neighborhood’s anchor.

Mock Budget Breakdown

Category	Estimate
Landscaping Overhaul (plants, trees, irrigation)	\$200,000
Gathering Space Redevelopment (plaza, stage, lighting)	\$250,000
Pathways, Walkways, and Seating	\$100,000
Re-paving and Re-striping (parking, driveways)	\$175,000
Site Lighting and Safety Improvements	\$75,000
Signage, Wayfinding, and Public Art	\$50,000
Total Estimated Budget	\$875,000

Projected Impact

- **30,000+ annual visitors and users** once fully activated.
- **Hundreds of new community events and gatherings annually** (jazz nights, outdoor movies, markets).
- **\$2–3 million/year estimated economic multiplier** through increased small business traffic, neighborhood property value increases, and job creation.

Call to Action

The Brighton Main Campus is the front porch, town square, and cultural soul of our neighborhood. With this upgrade, we will create a permanent, thriving space where Brighton families can live, work, celebrate, and build wealth — together.

Support Needed

We are seeking **\$875,000** in capital support to complete this transformation project.

Your investment will build the heart of a connected, stable, and prosperous Brighton.

Contact Us

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Arches Apartments

Building the Heart of the Neighborhood

Overview:

Arches Apartments is home to 25 affordable housing units that serve as a critical resource for families and individuals in South Seattle. With a strong track record of stewardship and capital investment, we are now launching a comprehensive repair and reinvestment initiative to preserve and enhance the quality of this property for the next 20 years.

We are seeking \$1.9 million in phased capital support to complete essential structural, mechanical, and unit renovations that will ensure Arches Apartments remains safe, resilient, and dignified housing for residents living at affordable rents. This work will extend the building's life, improve resident experience, and avoid costly emergency repairs.

Why It Matters

- Preserves Affordable Housing in a High-Need Market:** In a rapidly changing neighborhood, these repairs will keep all 25 units affordable and livable for the long term — a proactive strategy that prevents displacement.
- Protects Past Investments:** Since 2013, over \$1 million has already been invested in roofing, siding, plumbing, lighting, and stairwell upgrades — this next phase of work builds on that foundation.
- Supports Resident Dignity and Health:** Renovations will address deteriorated finishes, outdated plumbing, and inefficient systems that disproportionately impact low-income households.
- Reduces Long-Term Operating Costs:** Upgrades will improve energy and water efficiency, reducing utility expenses and minimizing future maintenance emergencies.
- Leverages Community Resources:** Through partnerships with vendors like SJS Plumbing and local BIPOC contractors, we will stretch each dollar further and support the local workforce.



Project Goals

Ensure a 20-Year Building Lifecycle: Execute key capital projects through 2030, based on a professional Capital Needs Assessment, including roof replacement, electrical upgrades, structural reinforcements, and plumbing repairs.

Modernize Living Conditions: Complete full interior renovations in 9 of the 25 units, with partial upgrades in the remaining units to meet our standards for healthy, high-quality, and energy-efficient housing.

Prevent Infrastructure Failures: Replace failing cast-iron waste lines and outdated Zinsco electrical panels, which pose increasing risk as the building ages.

Protect the Building's Foundation: Address water ponding and wood rot at staircases and decks to prevent structural degradation.

Deliver Cost-Effective Repairs: Partner with trusted contractors and leverage in-house and BIPOC vendor capacity for timely and budget-conscious implementation.

TEAM



AMAZON

Mock Budget Breakdown

Category	Estimate
Waste line re-piping across 25 units	\$600,000
Unit renovations	\$547,800
Electrical upgrades, including panels and service equipment	\$242,000
Structural and site repairs	\$25,000
Roof replacement scheduled for 2030	\$350,000
Development Fee	\$150,000
Total Estimated Budget	\$1,915,000

Support Needed

We are seeking a total of **\$1.9 million** in phased capital support. This plan has been guided by expert consultants and is backed by actual contractor bids.

Arches Apartments has no emergency repair needs today, but we are acting now to ensure it stays that way — avoiding disruption, displacement, and deterioration.

Call to Action

Let’s keep Brighton strong. With your support, we can preserve affordability, honor our residents, and extend the life of this vital community asset for the next generation.

Contact Us
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African Cultural Arts Center

A Stage for Heritage, Growth & Community Power

Overview:

At 6716 Rainier Avenue S—heart of the Rainier Valley Creative District—ADEFUA Cultural Education Workshop is building the **African Cultural Arts Center (ACAC)**: a 16,000-sq-ft, state-of-the-art home for African history, dance, music, and visual arts. The Center will feature:

- **Art Gallery & Exhibit Halls** for rotating African and African-American collections.
- **Indoor/Outdoor Performance Spaces** for dance, drum, and storytelling events.
- **Classrooms & Studios** for after-school culture classes, workshops, and residencies.
- **Commercial Kitchen & Café** that doubles as a culinary-arts incubator and gathering spot.
- **Administrative Offices** for ADEFUA's 40-year-old cultural programming.

Sited directly on a RapidRide-ready corridor, the ACAC anchors five neighborhoods—Columbia City, Hillman City, Brighton, Dunlap, and Rainier Beach—and bolsters Seattle's **first state-designated Creative District** by drawing tourism, preserving cultural diversity, and supporting affordable-housing efforts nearby.

TEAM

Name

Position

Name

Position



Project Snapshot

Metric	Value
Total Project Cost	\$10.29 M
Funds Secured (Feb 2025)	\$1.62 M
Funding Needed	\$8.67 M
Hard Costs	\$8.12 M
Soft Costs & FF&E	\$0.96 M
Owner Contingency	\$0.94 M

Timeline (completed ✓ / pending)

Phase	Date
✓ Feasibility Study	Mar–Aug 2024
Design (10 % schematic done)	Jan 2025 – Mar 2026
Permitting	Sep 2025 – Mar 2026
Bidding/Negotiations	Mar–Apr 2026
Construction	May 2026 → May 2027

Ask: We seek **\$8.67 million** in grants, PRI loans, impact equity, and naming-rights gifts to close the capital stack and break ground May 2026.

Deeper Impact and Capital Plan

Economic & Cultural Multiplier

- **30 Full-Time Construction Jobs** and **25 Permanent Positions** (artists, educators, café staff, facility ops).
- **\$3.5 M Annual Economic Activity** projected via performances, classes, and culinary events.
- **Tourism Catalyst:** Positioned on Rainier Valley’s arterial, the Center is expected to attract 40,000+ visitors per year, feeding local restaurants, shops, and transit ridership.
- **Affordable-Housing Anchor:** Cultural vibrancy and on-site workforce training reinforce anti-displacement strategies pursued by Brighton Communities and allied development partners.

Support Needed

Source	Amount	Status
City/County Cultural Facilities Grants	\$2.5 M	In application
WA State Commerce Creative District Fund	\$1.5 M	Eligible
Federal EDA Public Works	\$1.0 M	Pre-submission
Philanthropic & Corporate Gifts (naming rights)	\$2.2 M	Campaign launching Q3 2025
Program-Related Investments / CDFI Loan	\$1.0 M	Term sheets sought
Gap to Close	\$0.47 M	Pledge opportunity

Engagement Paths

1. **Capital Contribution:** One-time gift or multi-year pledge; naming rights for gallery, café, or outdoor stage begin at \$250 k.
2. **Mission Debt / PRI:** 10-year, 2–3 % notes accelerate construction while preserving grants for interior fit-out.
3. **Program Partnership:** Sponsor residencies, youth drumming academies, or culinary-arts micro-enterprises.

Why Invest Now?

- **Shovel-Ready:** Feasibility, geotech, arborist, and schematic design complete; permits queued.
- **Community Legacy:** Builds on 40 years of ADEFUA’s arts education, guaranteeing authentic stewardship.
- **Synergy:** Complements Brighton’s housing-and-anti-displacement portfolio, RapidRide transit, and Rainier Health & Fitness expansion—creating a walkable corridor where culture, wellness, and affordability intersect.

Scan the QR Code on the facing pitch sheet to review architectural renderings, the detailed pro-forma, and live construction timeline—or email us to schedule a site walk and meet the artist-educators shaping this landmark.

Contact Us

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Cornerstone Gateway

Brighton’s New Central Courtyard & Community Hub

Overview:

Brighton Communities and the Southeast Seattle Senior Center are uniting three contiguous parcels (2, 3 & 4) to create the development that ties every current and future project together. An 80-home, mixed-income residence will wrap the first block of Holly Street, sweep 60 feet along Rainier Avenue, and frame a landmark public courtyard that welcomes everyone to Brighton.

Inside sits an enhanced Senior & Community Center, a street-front café, a neighborhood salon, and—front-and-center—a high-amenity mobility plaza that functions as Brighton’s own “Grand Central Station.” This is the keystone that links affordable housing, jobs, B-Line shuttles, light-rail access, Brighton Main Campus, 6830 Rainier, and the upcoming Holly Street townhomes into one walkable, wealth-building ecosystem.



Program Highlights

1. 80 Homes for Stability & Equity:
 - Mixed-Income Blend – 60 affordable (30 %–80 % AMI) + 20 market-rate units to cross-subsidize.
 - Aging-in-Place Design – Universal access, elevators, grab-bar blocking, wider corridors.
 - Flexible Family Layouts – One-, two- and three-bedroom options so residents can stay as household needs change.
2. Enhanced Senior & Community Center:
 - Doubles the current Senior Center footprint, adds wellness rooms, tech lab, and teaching kitchen.
 - Evening/weekend availability for youth programs, arts classes, and neighborhood meetings.
3. Neighborhood-Serving Retail:
 - Corner Café – Breakfast hub by day, jazz-night venue by evening.
 - Salon/Barber Co-op – Affordable booths for local stylists, serving seniors and young professionals alike.
4. Grand Central Courtyard & Mobility Center:
 - Signature Entry Plaza with native landscaping, public art, seating, and Wi-Fi.
 - High-End Bus & B-Line Stop – Real-time screens, covered bike parking, micro-mobility docking, EV-charging for future low-speed shuttles.
 - Programmable Space – Farmers markets, craft fairs, cultural festivals, outdoor movie nights.

Why It Matters:

Key Metrics	Value
Total Development Cost	\$31 million
Residences	80 apartments (mix of senior, workforce & family units)
Commercial / Community SF	10,500 sq ft café, salon & flexible program space
Courtyard & Mobility Plaza	15,000 sq ft of landscaped, programmable public realm
Jobs Created	40 construction — 20+ permanent (operations & retail)

Strategic Impact

Impact Pillar	Benefit
Housing Security	80 long-term affordable & workforce homes adjacent to transit and services.
Economic Mobility	Café, salon & plaza stalls generate micro-enterprise slots for residents; retail leases favor local operators.
Health & Social Connection	Expanded Senior Center combats isolation; courtyard and café knit generations together.
Carbon Reduction	Transit-first design + EV infrastructure + solar-ready roof lowers neighborhood emissions.
Neighborhood Identity	Signature architecture and art gateway signals “Welcome to Brighton” on Rainier Ave.

Capital Stack & Request

Source	Status	Amount
City of Seattle – Equitable Development Initiative	In dialogue	\$ 9 M
State Housing Trust Fund	Planned	\$ 6.5 M
Federal/4 % LIHTC Equity	Structured	\$ 8.5 M
Mission-Driven Debt (CRA bank + CDFI)	Term Sheet	\$ 5 M
Community Capital / Philanthropy	Needed	\$ 2 M

Ask: Invest \$2 million to close the gap—securing the courtyard finishes, mobility center upgrades, and Senior Center fit-out that turn a good building into Brighton’s signature place-maker.

Call to Action

This cornerstone development delivers **homes, health, commerce, and connection** in a single, powerful statement. It completes the spine of projects you’ve already helped ignite—turning Brighton into an integrated, self-sustaining neighborhood where every generation can thrive.

Join us now and put your name on the gateway to Brighton’s future.

Timeline

1. **Q4 2025** – Site control finalized, schematic design complete
2. **Q2 2026** – Funding commitments and all entitlements secured
3. **Q3 2026 → Q4 2027** – Vertical construction
4. **Q1 2028** – Grand opening & first residents move in

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6830 Rainier Ave S

A Strategic Acquisition for Community-Led Development

Overview:

We are currently in negotiations with the owner to acquire this property somewhere around \$1 million. 6830 Rainier Ave S is a rare opportunity to secure a highly strategic property directly across from the Brighton Main Campus, right in the heart of Southeast Seattle's transformation corridor.

This 0.25-acre site offers **immediate triple-net income** and **significant future redevelopment potential** under proposed NC2-55 zoning, aligning perfectly with Brighton's larger neighborhood vision for mixed-use, family-focused development.

Why It Matters:

- **Prime Integration:** This site will directly connect to new housing, preschool, and family services developments led by Brighton Communities and partners.
- **Growth Corridor:** Brighton area is seeing significant public and private investment — securing this site locks in a key piece of the long-term plan. We are looking at two other parcels on the block to the north of this parcel
- **Community Wealth Opportunity:** Long-term redevelopment will create new affordable and mixed-income housing options, small business spaces, and local jobs.



Current Highlights

Location: 6830 Rainier Ave S, Seattle, WA 98118

Parcel Size: 0.25 acres (~10,890 sq ft)

Current Use: Commercial building generating stable income.

Annual Net Income: ~\$50,000 (triple net lease in place)

Lease Term Remaining: ~4 years

Zoning: NC2-55 (proposed) — Neighborhood Commercial, 55-foot height limit.

Investment Snapshot

Immediate Cash Flow: \$50,000/year net with minimal management required.

In Negotiations - \$800,000 – 1,000,000

Future Development Flexibility: Commercial at street level + up to 5 floors of housing above.

Strategic Location:

- Across the street from Brighton Main Campus.
- Direct proximity to future B-Line community transportation and expanding Brighton development projects.

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Future Vision and Strategic Integration

Immediate Plan:

- 1. **Hold Strategy**
 - Collect ~\$50,000/year in passive triple-net income while planning and aligning entitlements.
 - Monitor and prepare for zoning updates and infrastructure improvements over the next 4 years.
- 2. **Pre-Development Coordination**
 - Work with Brighton Communities to align future design, transit access (B-Line), and pedestrian-focused development with surrounding campus activities.
 - Prepare entitlement and permitting pathways for multifamily mixed-use construction.

Future Development Concept:

- **Ground Floor:** Commercial storefronts prioritizing neighborhood-serving businesses (café, childcare, pharmacy, local market).
- **Upper Floors:** 4-5 floors of mixed-income housing — a blend of affordable and market-rate units to maximize neighborhood stability and inclusivity.
- **Community Integration:** Sidewalks, public spaces, and transportation access points that feed directly into the Brighton Main Campus, B-Line stops, and future neighborhood plazas.

Projected Revenue and Profit Model:

Category	Details
Immediate Revenue	\$50,000/year passive triple-net income.
Future Development Upside	55-foot height allowance under NC2-55, up to ~50,000 buildable sq ft possible with bonuses.
Neighborhood Synergy	Directly tied to Brighton Main Campus development plans: housing, education, services, transportation.
Staffing & Operating Costs (~70%)	Space for small business ownership, housing affordability strategies, and local job creation.
Transit-Oriented Development	Walkable to two light rail stations (Graham & Othello), future B-Line shuttle hub.

Projected Timeline

- **Years 1–4:** Income holding phase, entitlement preparation, site design coordination.
- **Years 5+:** Construction start for mixed-use redevelopment (dependent on entitlement timing and funding stack).

Call to Action

Looking to raise \$360,000 in equity to go with financing from First Security Bank.

6830 Rainier Ave S is more than a property — it's a **keystone asset** for shaping the future of the Brighton neighborhood. It offers **immediate income**, **strategic location**, and **game-changing redevelopment potential** — fully aligned with a community-driven vision for lasting impact.

6925 Rainier Ave S

Brighton’s first-of-its-kind condominiums

Map Item: 12 GW: 8
CW: 3 EC: 4

Overview:

Located at 6925 Rainier Ave S—steps from the future Brighton Mobility Hub—the project delivers desperately needed entry-level homeownership in a market where rents and prices have skyrocketed.



Why It Matters:

- Converts renters into **first-time homeowners**—building generational wealth.
- Demonstrates a **replicable pathway** for other small buildings city-wide.
- Keeps long-term affordability by recording resale-price-limit covenants.
- Aligns with Brighton’s “own the neighborhood” strategy and stops displacement.

TEAM

Owner / Sponsor	Brighton Communities
Acquisition & Rehab Lender	First Security Bank + Rainier Valley CDF
Equity Investors	Brighton + \$600 K community / impact equity (raise)
Public Partner & HUD Fund	(TBA)
Design & Construction	Alpha Sharp
Tenant Advocacy & Education	TOA (Tenant Organizing Alliance)
Relocation Units	Temporary apartments in Brighton portfolio

Building Snapshot

Metric	Detail
Address	6925 Rainier Ave S, Seattle 98118
Current Use	14 rental units (11×1-BR • 3×2-BR)
Square Foot Built	
Purchase Price	\$2.4 – \$2.8 M (under negotiation)
Conversion Goal	Affordable condos at ≤ 80 % AMI pricing

Capital Stack

Source	Amount
HUD Condo-Conversion Pilot (OH)	\$1.5 M grant / soft loan
Bank + CDFI Debt	\$1.3 M
Equity to Raise	\$600 K
Total	≈ \$3.4 M (acquisition + rehab + soft costs)

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Tilahun Tsegaye



Detailed Plan & Impact

1. Acquisition & Immediate Stabilization (Months 0-3)
 - Finalize purchase at up to \$2.8 M.
 - Brighton assumes asset management; TOA begins tenant meetings explaining the conversion roadmap and rights.
 - OH issues HUD pilot funds; bank & CDFI debt close simultaneously.
2. Design & Permitting (Months 4-8)
 - Alpha Sharp completed code & accessibility upgrades plan (expected rehab ≈ \$500 K).
 - Condo map & HOA documents drafted with OH technical assistance.
 - Tenants who wish to buy their units pre-qualify with partner lenders.
3. Tenant Relocation & Rehab (Months 9-14)
 - Tenants temporarily move to Brighton-supplied apartments two blocks away (no out-of-pocket cost; moving stipends provided).
 - Construction: new roofs, energy-efficient windows, in-unit washer/dryers, ADA entry tweaks.
 - TOA delivers weekly workshops on budgeting, HOA rules, and first-time-buyer coaching.
4. Sales & Permanent Financing (Months 15-20)

Unit Type	Est. Sale Price*	Households Served
1-BR (11)	\$260 K	11 moderate-income households
2-BR (3)	\$340 K	3 larger households

*Pricing targets ≤ 80 % AMI w/ 30-yr mortgage at ≤ 33 % DTI

 - Down-payment assistance layered from OH and Brighton revolving fund.
 - Unsold units (if any) placed in community land-trust lease-to-own pool.
5. Long-Term Stewardship
 - HOA seeded with two years of reserves from project budget.
 - OH resale-price-limit covenant ensures lasting affordability (shared-equity model).
 - Brighton continues as HOA advisor for 5 years; TOA provides post-purchase homeowner clinics.

Community Impact

Outcome	Value
14 Rental → Ownership Conversions	± \$2.8 M of real estate equity transferred to working families
Displacement Prevented	All existing tenants offered right-to-purchase or protected relocation
Energy Efficiency Savings	20 % avg utility reduction via rehab
Demonstration Effect	Creates template to scale condo conversions across Seattle’s small-plex stock

Call to Action

- To close the final gap we seek **\$600,000** in mission-aligned equity:
- \$100K+ program-related investments** (3-5 % note, 7-yr balloon)
 - 0 % recoverable grants** for reserve seeding & deeper affordability
 - Local philanthropists or impact investors who believe housing **ownership** is the next frontier of anti-displacement.

7001 Rainier Ave S

25 × 1-BR Apartments · Off-Market Value
≈ \$5.5 M · 50 Yards from 6925 Rainier

Why It Matters:

Brighton Communities already stewards the Arches, the Brighton Main Campus, and is under contract for 6925 Rainier (14-unit condo-conversion pilot). 7001 Rainier sits on the same side of the block—just steps away. Bringing it into the portfolio:

- Adds 25 turnkey apartments (all 1-bedrooms at \$1,400/mo) while preserving affordability in a rapidly appreciating corridor.
- Creates a hyper-efficient management cluster: 39 homes + two mixed-use assets within a one-block walk—ideal for Brighton’s new in-house property-management spin-off.
- Delivers instant operating cash flow to cross-subsidize deeper affordability and resident-ownership pilots.

TEAM

Name	Name
Position	Position

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Map Item: 13 GW: 2
CW: 7 EC: 6



Quick Snapshot

Metric	Detail
Units	25 × 1-BR (≈ 600 sq ft each)
Current Rent	\$1,400/mo (≈ 80 % AMI)
Gross Income	\$420,000/yr
Est. NOI (35 % Opex)	\$273,000/yr
Asking Price	\$7.0 M (broker)
Off-Market Value	≈ \$5.5 M (4.9 % cap on NOI)

Capital Strategy

Source	Amount	Notes
Bank / CDFI Debt	\$3.85 M	70 % LTV @ 6.0 %, 25-yr am.
Impact Equity	\$1.65 M	Mission-aligned LP investors & PRI
Soft Reserves / Minor CapEx	\$250 K	HVAC tune-ups, solar-ready roof
Total	\$5.75 M	Covers purchase + closing + reserves

Target purchase price: \$5.5–5.6 M. Seller benefits from quick close; we avoid paying for broker premium baked into \$7 M list.

Synergy, Impact & Growth

1. Brighton “Micro-District” Efficiency

- **39 apartments** (7001 + 6925) sit within **200 ft** of each other—single maintenance crew, shared storage, and consolidated vendor contracts.
- Residents gain doorstep access to **B-Line shuttle**, Cornerstone Courtyard café, Rainier Health & Fitness satellite, and community meals program—strengthening tenancy and reducing turnover.

2. Immediate & Long-Range Impact

KPI	Year 1	Year 5*
Avg. monthly rent	\$1,400	\$1,475 (CPI-only increases)
Stabilized NOI	\$273 K	\$295 K
Debt-service cover (DSCR)	1.35×	1.45×
Net cash to Brighton (after pref/div)	\$60 K	\$90 K
Units reserved for < 80 % AMI	25 / 25	maintain via voluntary covenant

*Assumes modest efficiency upgrades + solar offset by Year 3.

3. Pathways to Ownership & Wealth

- Phase-In Condo Conversion: After mortgage seasoning, Brighton can sell five units to long-term tenants at affordable pricing, recycling proceeds to pay down debt and seed future acquisitions.
- Rent-to-Own Pilot: Ground-floor units become 5-year lease-to-purchase homes, mirroring 6925 Rainier program with Office of Housing support.

4. Community-Centered Stewardship

- Tenant Advisory Council jointly covers 7001 & 6925—input on capital plans, safety, and shared programming.
- Local Workforce: Brighton PM spin-off hires youth grads & seniors for on-site roles, keeping payroll dollars in-neighborhood.
- Green Retrofits: LED package + solar-ready roof drop common-area energy by 25 %, funneling savings to resident services.

Investment Ask

Brighton seeks **\$1.65 M in impact equity** (returns projected 6–7 % IRR) or **mission grants/PRIs** that drop the debt burden and lock deeper affordability. Investors gain:

- A de-risked, cash-flowing asset at acquisition.
- Participation in a scalable model: clustered properties, resident ownership on-ramp, and neighborhood wealth retention.

Let’s capture
7001 Rainier before
speculative capital
does—and keep these
25 homes working for
Brighton families,
forever.

4622 S Brighton St

8,700 sq ft lot • Asking ≈ \$675k •
Immediate Brighton-Campus Adjacency

Why It Matters:

- **Block Control:** Sits directly on the west edge of Brighton Main Campus; prevents speculative buy-ups and keeps the block community-led.
- **Density Upside:** Zoning + lot size supports 6–8 additional townhomes or a 12-unit stacked flat—extending Holly Street home-ownership goals.
- **Seamless Walkability:** Allows a continuous pedestrian/paseo connection from Holly St. townhomes into the Campus Courtyard and future B-Line stop.
- **Cost Efficiency:** Same contractors & financing pool as Holly Phases 1–2 = lower per-unit build cost (≈ 8 % savings).
- **Instant Impact:** If held short-term, can serve as project office, storage, or temporary relocation housing for condo-conversion tenants.

TEAM



Leslie Byrd
Partner,
Alpha Sharp



Iyibo Jack
Partner,
Alpha Sharp

FIELD ORDER 15 FUND
reparative lending



Map Item: 15

GW: 8

CW: #

EC: 7



Capital Snapshot

Purchase Price: \$675,000

Funding Options:

- Fold into existing Holly land-acquisition credit line
- \$150k forgivable grant request (City infill-ownership fund)
- Seller carry-back note or land-for-equity JV, mirroring rear-lot structure

Bottom Line

Securing **4614 S Brighton** today locks up the final puzzle piece on the Holly/Brighton block, paves the way for 6–12 more ownership units, and guarantees a fully walkable, community-controlled edge to our town-square vision—all for < \$700k.

Let's keep the block in Brighton hands and grow family wealth—one lot at a time.

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Holly Street Expansion

Unlocking 21 Community-Owned Homes

4627 Holly St. Rear Lot
\$675 K Acquisition or Land-Equity Partnership

The Opportunity

The single-family parcel **directly behind 4627 Holly** touches three game-changing edges:

- 1. **Holly Townhomes (14 units, Phase 1–2)**
- 2. **Brighton Main Campus western walkway**
- 3. **Brighton St. right-of-way we intend to reopen for bikes & pedestrians**

Securing or partnering on this lot lets us **expand the Holly project from 14 to 21 ownership homes**, knit the entire block together, and create a seamless pedestrian gateway into Brighton’s Town Square.

Strategic Wins

- **Critical Mass:** 21 units create a stronger HOA, shared maintenance economies, and deeper community.
- **Full-Block Connectivity:** A new mid-block paseo links Holly St. to Brighton Main Campus & the Grand Central Courtyard.
- **Streetscape Activation:** Reopening Brighton St. + ADU front doors animates the pedestrian edge—eyes on the street = safety.
- **Economies of Scale:** Shared contractors, repeatable floor plans, and single mobilization cut per-unit construction cost by ~8 %.

The Opportunity

Option	Structure	Up-Front Cost	Owner Benefit
A. Straight Purchase	Brighton buys lot for \$675,000	\$675 K (funded via existing land-acq. credit line + \$125 K grant ask)	Cash exit, no development risk
B. Land-for-Equity JV	Owner contributes lot as in-kind equity (valued at \$675 K) for 20 % GP stake in Phase 3 (7 units)	\$0 purchase; Brighton carries soft/pre-dev costs	Profit share on sale of 7 units; potential preferred return

Either path delivers seven additional 3 BR / 3 BA townhomes (each w/ rentable ADU)— a 50 % increase in family-ownership impact.

Economic & Community Impact

Preliminary Phase 3 Economics (7 Additional Homes)

Item	Estimate
Hard & Soft Costs	\$3.9 M (\$560 K / unit)
Land Value (lot)	\$0 in JV / \$675 K purchase
Total Dev. Cost	\$3.9 M JV / \$4.6 M purchase
Expected Sales (avg \$635 K)	\$4.4 M
Margin (JV scenario)	≈ 13 % after selling costs
Owner JV Return (20 %)	~\$110 K + social ROI

Numbers assume same efficient modular specs as Phases 1-2.

Community Wealth Multiplier

Impact Category	14-Unit Plan	21-Unit Plan
Affordable-Ownership Homes	14	21 (+7)
Families Building Equity	14	21
Annual HOA Budget (local vendors)	~\$42 K	~\$63 K
Permanent Local Property-Tax Base	+\$8.5 M	+\$12.8 M
Construction Jobs (FTE-year)	32	48

Adding the rear lot pushes lifetime community-wealth creation past \$30 M.

Call to Action

Seller / Partner: Choose a full-price sale for quick liquidity, or roll your land into a mission-driven venture that earns profit and leaves a legacy of 21 Brighton families in homes they own forever.

Investors & Funders: Your \$675 K (purchase) or \$450 K (gap/infra grant under JV) unlocks seven more ownership doors, aligns an entire city block, and amplifies every dollar already committed to Holly Street and the Brighton Main Campus.

Synergy Map

1. **Homes** → resident foot-traffic to Brighton Café, RHF gym, Cornerstone Courtyard.
2. **ADUs** → Airbnb income supports mortgage = long-term stability.
3. **New paseo** → safe route for preschool drop-offs & seniors walking to community meals.
4. **B-Line Stop** 50 ft away → car-free lifestyle baked in.

Timeline (If Control Secured Q3 2025)

Milestone	Date
Concept & JV / Purchase LOI	Aug 2025
Design & Entitlement	Sep 2025 – Mar 2026
Financing Close (roll into Holly Phase 2 loan)	Apr 2026
Ground break Phase 3	May 2026
First Closings	Oct 2027

TEAM



Name
Position



Name
Position

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Brighton Property Management Initiative

Overview:

Brighton Communities has successfully built and managed its own properties with a small but capable in-house team.

We are now launching a **community-based spin-off property management company** that will manage **12 additional local properties** — keeping millions of dollars in fees, maintenance contracts, and jobs inside the Brighton neighborhood.

This model will create new career pathways for local youth, reduce economic leakage, and build long-term community wealth by transforming property management from an outsourced service into a local engine for stability and growth.

TEAM



T.O.A.

Opportunity:

Current Situation:

- 12 nearby properties (~\$25 million gross revenue) are currently managed by an external company.
- Property management fees, maintenance, and related spending flow out of the community.

Brighton's Plan:

- Launch a professional, community-owned management company.
- Staff it primarily with graduates from local high schools and community-based workforce programs.
- Reinvest profits into employee development, local contracting, and wealth-building initiatives.

Community Wealth Impact

- **Money Recirculated Locally:** ~\$1.5–1.7 million/year.
- **New Career Pathways:** 10+ well-paid jobs with training and growth.
- **Small Business Boosts:** Increased contracts for local vendors (landscaping, plumbing, repairs).
- **Velocity of Money:** Each local dollar recirculates 3–5x (est. \$5–8 million/year total community impact).

Projected Financials (Year 1)

Gross Property Revenue Managed: ~\$25 million

Property Management Fee (industry avg 4–6%):
~\$1.25 million estimated gross revenue

Maintenance and Repair Revenue (internal capture est.): ~\$750,000

Total Revenue: ~\$2 million/year

Use of Revenue

- **Salaries:** Hire 10–12 local employees (building managers, maintenance techs, leasing agents, accounting support).
- **Training and Certification:** Partner with local programs for real estate operations, maintenance, leasing, and customer service certifications.
- **Profit Reinvestment:** Dividends to Brighton Communities and expansion of workforce and business development programs.

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Strategy, Structure, and Community Impact

Strategy and Structure:

1. Formation

- Launch as a standalone LLC or C-corp wholly owned or majority-controlled by Brighton Communities.

2. Talent Pipeline

- Partner with local high schools and workforce programs to recruit and train teens and young adults.
- Offer certification pathways in property management, real estate, building maintenance, and customer service.
- Create paid internships and apprenticeships that lead to full-time jobs.

3. Operations and Service Excellence

- Implement professional-grade management systems (Yardi, AppFolio, or similar platforms).
- Focus on preventative maintenance, community-focused leasing practices, and high resident satisfaction.
- Prioritize contracts with **local** vendors for all services — repairs, cleaning, landscaping, etc.

4. Financial Model

- Revenue from management and maintenance reinvested into local salaries, training, bonuses, and Brighton Communities' broader initiatives.
- Long-term profit sharing models for employees could be explored to deepen wealth-building.

Projected Revenue and Profit Model:

Category	Year 1 Estimate
Management Fees (5%)	\$1,250,000
Operating Subsidy Needed	\$750,000
Total Revenue	\$2,000,000
Staffing & Operating Costs (~70%)	\$1,400,000
Net Profit	\$600,000

Net profit could grow to \$750,000–\$900,000/year by Year 3 with operational efficiencies.

Community Wealth Creation: How It Grows

- **Direct Salaries to Local Workers:** ~\$1.2–1.4 million/year.
- **Service Contracts to Local Businesses:** ~\$300,000–500,000/year.
- **Training and Skill-Building:** 10–12 youth annually gaining certifications and career advancement skills.
- **Velocity of Money Effect:** Each \$1 earned locally multiplies into \$3–\$5 of local economic activity.

Estimated Total Community Wealth Created:
~\$5–8 million per year in retained and multiplied economic value.

Call to Action

Brighton Communities is not just keeping property management local — we are turning it into a long-term vehicle for youth empowerment, job creation, and community wealth. This is how displacement is reversed: by building economic engines from within.

Let's make Brighton not just a place where people live — but a place where families thrive, businesses grow, and wealth stays rooted for generations.

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Brighton EV Charging Hub

Powering Community Mobility

Project No.: # GW: #

CW: # EC: #

Overview:

The Brighton EV Charging Hub will bring four electric vehicle (EV) charging stations to a single, easy-to-access neighborhood site. This project will expand clean transportation access, support local residents and businesses moving to electric vehicles, and create small small businesses that can be run by local residents and make additional money.

Project has already approved by the city of Seattle with a commitment of funding for all four charging stations

How It Works:

- **4 Chargers Installed:** Level 2 charging stations available for public use, located at a central community site.
- **Affordable Access:** Discounted rates for local residents and workers to encourage EV adoption.
- **Workforce Opportunity:** Teens and seniors employed to help with monitoring, maintenance, and education campaigns.
- **Sustainability Leadership:** Reduces local carbon emissions and positions the neighborhood for a cleaner future.

TEAM

Name	Name
Position	Position

SUPPORTED BY:

Analyze attendance, engagement, feedback

Community Benefits

- **Clean Transportation Access:** Supports residents shifting to EVs without the barrier of at-home chargers.
- **Economic Savings:** Lower fueling costs compared to gas, freeing up household income.
- **Job Creation:** Small part-time paid roles to maintain and manage the site.
- **Healthier Neighborhood:** Reduces air pollution and noise, improving quality of life for everyone.

Startup Capital Needed

\$120,000 total to launch:

- Charger Equipment and Installation: \$80,000
- Site Prep, Permits, Electrical Upgrades: \$20,000
- First-Year Wages (Teens/Seniors, Maintenance, Outreach): \$15,000
- Insurance, Admin, Community Education Events: \$5,000

First-Year Goals:

- Install and activate **4 EV chargers** serving up to **500 cars/month**.
- Hire **2-3 part-time staff** for monitoring, maintenance, and outreach.
- Host **6+ EV education and outreach events** (workshops, test drive days).
- Create a **self-sustaining revenue model** through user fees and sponsorships by year two.

Project Needs

- **Capital Investment:** \$120,000
- **In-Kind Donations:** Electrical services, signage, landscaping.
- **Community Partners:** Local businesses, schools, and organizations to promote usage.

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Rainier Health & Fitness X Brighton Communities

Second-Site Expansion • Neighborhood Wellness Engine

Why a Brighton Campus Location?

Rainier Health & Fitness (RHF) already proves that an affordable, community-anchored gym can thrive:

2024 Snapshot	Result
Active members	1,700 (≈70 % live within 2 mi.)
Annual revenue	\$825 k
Staff	7 certified trainers / front-desk
Signature programs	ESL fitness • Silver Sneakers • Youth conditioning

Placing an RHF satellite inside the **Brighton Main Campus** will:

- **Double walk-up access** for Holly St. residents, Cornerstone seniors, and future townhome owners.
- **Anchor the Town Square vision** with daily foot-traffic that spills into the café, courtyard events, and local retail.
- **Integrate with the B-Line shuttle**, making it the easiest gym in Seattle to reach without a car.

TEAM



Alicia Haskins
Director



Program Highlights

Attribute	Detail
Campus space need	4,200 sq ft (ground-floor shell or flex space)
Core zones	Cardio deck • Functional strength • Group studio • Wellness-coaching office
Hours	6 am–10 pm weekdays • 8 am–6 pm weekends
Staffing	3 FTE on-site + shared float from flagship
Build-out budget	≈ \$600 k (TI + quality used equipment)
Year-1 breakeven	≈ 550 incremental members

Immediate Synergy with Brighton Network

- **Preschool & Senior Center:** parents work out while kids are in class; gentle classes for elders.
- **Community Meals & Farms:** “Food + Fit” workshops bundling produce boxes with nutrition coaching.
- **B-Line Mobility Pass:** free first-month membership for shuttle riders; bus-stop ads drive trials.
- **Holly St. Townhomes:** HOA-bundled wellness package adds value to new owners.

Result: **healthier residents, stickier local spending, stronger social ties.**

Contact Us

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Growth Plan, Financials & Community Impact

Membership-Growth Playbook (Year 1)

Phase	Key Tactics	Target Additions
Pre-Opening (-3 mo.)	Hard-hat tours, founders-rate presales, Southend Connect video teasers	250 presold
Launch (Months 1-6)	Free B-Line ride = free day-pass · Lunch-break HIIT · “Stroller-Fit” in courtyard	+300
Community Layer (Months 7-12)	Doctor referrals (Neighborcare) · ESL cohorts · 6-week “Brighton Steps” challenge	+250
Total Year 1		≈ 800 new members

Year-1 Financial Snapshot (Satellite Only)

Line Item	\$ 000
Membership revenue (800 × \$38/mo)	365
Classes & training packs	90
Corporate / insurance reimbursements	55
Gross revenue	510
Operating costs (staff, lease, utilities)	430
Net operating margin	≈ \$80 k (≈ 15 %)

Breakeven ≈ 550 members; upside from corporate wellness contracts & summer camps.

Community Health + Wealth Metrics (1 year targets)

Residents meeting 150 min/wk activity	+1,000
Seniors in low-impact programs	120
Youth “Fitness-First Job-Path” interns	15
Local payroll & vendor spend retained	≈ \$400 k/yr

Timeline

Lease & design	Q1 2026
Construction & presales	Q2–Q3 2026
Soft opening	Q4 2026
Full program calendar	Q1 2027

Call to Action

Adding Rainier Health & Fitness to the Brighton Campus turns our Town Square into a **complete wellness ecosystem**—housing, healthy food, active living, and car-free transit in one 15-minute neighborhood.

Invest in the build-out that will keep Brighton families fit, connected, and economically resilient for decades.

Capital & Partnership Ask

Need	Amount	Purpose
Tenant-improvement support	\$300 k grant / forgivable loan	Interior build-out
Impact equity / PRI	\$150 k @ 3 % (5 yr)	Equipment purchase
Subsidy pool	\$50 k	100 senior & youth memberships

Southend Connect

Social-First Commerce for Southeast Seattle

Placing Black & BIPOC Businesses in Neighbors’ Feeds Every Day

Mission:

Most “shop-local” websites gather dust because consumers don’t browse static directories. SC flips the script: we push fresh, entertaining micro-content from neighborhood businesses straight into the social and digital feeds 50,000+ households already scroll each day.

Why It Matters:

- **Erases Digital Barriers:** Zero tech, language, or script anxiety for owners.
- **Closes the Discovery Gap:** Residents see local options while casually scrolling—not by googling “auto detailing south Seattle.”
- **Builds Community Wealth:** Every new dollar spent locally circulates 3–5 × inside the South End.

Manage Page

Southend Connect

Home

News Feed

Inbox

Business App Store

Leads Center

Resources & Tools

Manage Jobs

Promote

Southend Connect

Insights

People Reached

Post Engagements

Page Likes

About

We've met so many amazing, creative and passionate small business owners in the Southend and truly enjoyed publicizing their work. These are just a few of the folks who make the Southend a vibrant and diverse community. When you support small business, you support the Southend. Like and follow Southend Connect as we introduce you to more people and places in the coming year.



Traction — Proof in 30 Days

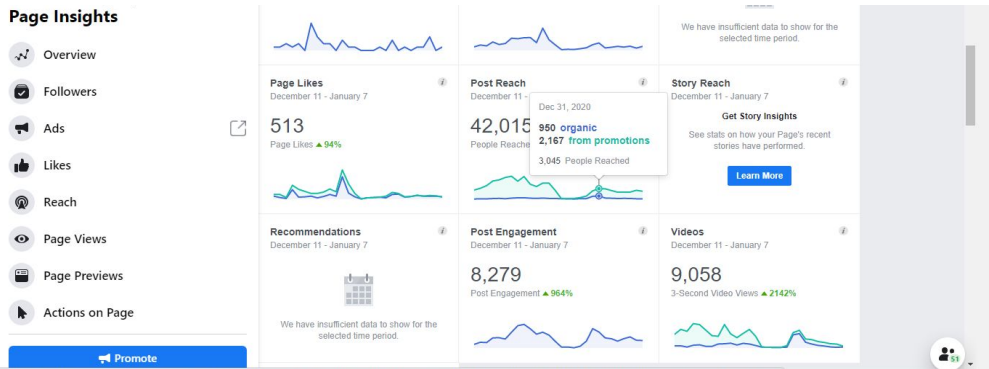
Metric	Month 1 result
Households Reached	50,000 + (42 k unique on Facebook alone)
Post engagements	8,300
Businesses featured	72 (100 % BIPOC-owned)
Avg. new sales reported*	+3–5 per business within first week

*e.g., No Limit Auto Salon 10-sec iPhone clip → 3 new clients in 72 hrs.

Contact Us

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Channels Today → Tomorrow

- **Facebook ecosystem:** 3 owned pages + 14 cross-posting partners (42 k HH)
- **Nextdoor:** regular posts in 8 districts (2.4 k HH)
- **Email list:** 2 k and growing (≈ 40 % open rate)
- **TikTok beta:** 400 HH; early signs of 3 × share rate vs FB
- **IRL touchpoints:** Ark Lodge Theater pre-rolls, QR posters, postcards

How SC Works (Push > Pull):

1. **Tap-&-Shoot Video:** We text a link → owner records a 10–30 sec clip → presses *Upload*.
2. **Rapid Edit & Plan:** Our team adds captions, tags, and a 5-minute distribution plan.
3. **Multi-Channel Blast:** Content appears on FB (primary), IG, Nextdoor, TikTok, email, & cross-posts.
4. **Tracking & Re-Blast:** We retarget high-performers and share weekly metrics with the owner.

2025 Objectives

Goal	Target
Households reached monthly	80,000
Businesses on board	200
Avg. local-sales lift	+10 % / yr
Daily "15-min marketing plan" users	100+ owners

Model, Metrics & Growth Plan

Revenue Stream	2025	Note
Subscription tiers (DIY, Assisted)	\$180 k	\$99–199/mo after free pilot
Sponsored community reels	\$60 k	City, anchor institutions, utilities
Video production workshops	\$30 k	In-person & virtual; fee-based
Total 2025 Forecast	\$270 k	Breakeven ≈ \$200 k

Cost structure is lean: two FT content strategists, one PT editor, contracted videographers as volume grows.

Secret Sauce — “15-Minute Daily Plan”

1. **Shoot:** owner films 10-sec “hook.”
2. **Post Template:** SC auto-generated caption, tags, CTA.
3. **Schedule:** drag-drop across FB, IG, Nextdoor, email.
4. **Nudge:** SMS reminder next day if no new post logged.

Simple = consistent = algorithm love → outsized organic reach (23 % organic by Day 14 vs 5 % launch day).

Multi-Media Ladder

- **Micro-clips (10 sec):** daily momentum, quick wins.
- **One-minute spots:** product demos, event promos.
- **Three-minute “Story Bites”:** owner journeys, foodie walk-throughs.
- **Live-casts & Podcasts:** deeper community conversations (Ark Lodge stage, Clubhouse rooms).

Lessons from 114 South End Businesses

- 50 % have FB pages—< 10 % updated regularly.
- < 5 % run paid social; almost none track ROI.
- Owners will create content if the tech hassle = near-zero and results show quickly.

Call to Action

\$250,000 growth capital (grants, PRI, or revenue-share note) to:

1. **Automate** the tap-&-shoot workflow into a lightweight app.
2. **Expand** multilingual video prompts (Somali, Vietnamese, Spanish).
3. **Scale** paid social budget to hit the 80 k-HH target while organic reach compounds.
4. **Train** 150 more owners in the 15-min daily plan.

Corner Market Refresh

Turning a Gas-Station Store into Brighton's Everyday Fresh-Food Stop

Overview:

Brighton's only corner gas station and convenience store currently offers the usual fare—soda, beer, chips, and hot dogs. A **light-touch interior remodel** and product re-set can convert that same footprint into a **Fresh-First Market** that puts fruit, vegetables, staple groceries, and healthy grab-and-go meals within a five-minute walk of hundreds of households—especially the seniors, teens, and car-free families we already serve through Brighton's campus projects.

Why It Matters

Challenge	Fresh-First Solution
Food Desert Families without cars travel 1–2 miles for produce.	Add refrigerated produce cases, bulk staples, and affordable meal kits.
Health Disparities High rates of diet-related illness.	Daily access to fresh items cuts sugar/sodium intake and improves nutrition.
Economic Leakage \$ spent at big boxes outside the area.	Keep grocery dollars circulating inside Brighton; create 4–6 new jobs.

TEAM



Key Remodel Elements

- Interior Refresh (~900 sq ft):**
 - Swap two beverage coolers for produce coolers & dairy
 - New low-profile shelving for rice, beans, pasta, spices
 - LED lighting & paint for a clean, modern look
- Fresh-Food Program:**
 - Curated produce boxes from Brighton Community Farms
 - Locally prepared salads, sandwiches, and heat-and-eat entrées
 - Healthy Loyalty Card—buy 5 produce items, get 1 free
- Community Integration:**
 - Accept SNAP, WIC, and Senior Farmers-Market vouchers
 - Cross-promote with B-Line shuttle ("Show your ticket—get 10 % off produce")
 - Evening pop-ups for Urban Family cooking demos & youth smoothie bar

Capital Ask & Timeline

Need	Estimate
Walk-in & reach-in coolers (refurb.)	\$55 K
Shelving, cases, POS upgrades	\$25 K
Interior paint, LED, signage	\$20 K
Working capital (first 60 days inventory)	\$20 K
Total Light Remodel	\$120 K

60-day build-out; grand re-opening in Q1 2026

Request: Grant / Program-related investment of **\$120,000** to complete the upgrade and stock the first two inventory turns.

Implementation & Impact

Operating Model:

Component	Detail
Supply Chain	→ Daily produce deliveries from Brighton Farms & regional co-op → Weekly staple restock via existing distributor with healthier SKU list
Staffing	Retain current 3 clerks; add 2 youth produce clerks (after-school shifts) + 1 senior “Fresh Host” to run tastings & loyalty program
Pricing Strategy	→ Produce priced at 10–15 % margin (vs 30 % norm) to ensure affordability → Beverage/alcohol categories keep higher margin to offset costs
Community Programs	→ “Double Up Brighton Bucks” – match SNAP purchases on fruit & veg up to \$20/wk → Healthy meal-kit subscription (\$25 family box feeds 4)
Metrics & Reporting	→ Daily POS data → monthly freshness & waste dashboard → Customer survey at 3, 6, 12 months to track diet change & satisfaction

Five-Year Impact Projections:

Metric	Year 1	Year2	Year 3
Households within ½-mile buying fresh items	250	400	500+
Pounds of fresh produce sold	60 K	85 K	100 K
Youth & senior jobs created / sustained	3	4	6
Grocery dollars kept in Brighton*	\$ 300 K	\$ 425 K	\$ 550 K

**Assumes 3× local-multiplier effect on salaries & vendor payments*

Alignment with Brighton’s Master Plan:

- **Completes the Food Access Loop**
– Walkable fresh groceries complement Urban Family preschool meals, community - meals program, and Holly St townhome buyers’ needs.
- **Feeds the B-Line** – Shuttle stop at the mobility plaza delivers customers; store offers transit pass reloads & ride discounts.
- **Supports Cornerstone Courtyard**
– Café overflow produce, cross-promotions with jazz-night events, and shared cold-storage for farmers-market days.

Call to Action

A modest \$120 K retrofit converts “junk-food only” into **Brighton’s Everyday Fresh-Food Stop**, shrinking our food desert, creating jobs, and locking grocery dollars inside the neighborhood economy.

Join us in funding the refresh—let’s stock Brighton’s shelves with health, hope, and hometown prosperity.

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Community Mobility Hub

A Car Share Partnership with Bikes and Scooters

Overview:

Transportation is a gateway to opportunity. The Community Mobility Hub uses car sharing — powered by a partnership with Zipcar — to help residents save money, access jobs and services, and reduce reliance on personal car ownership. This program builds neighborhood wealth by lowering transportation costs, creating local jobs for teens and seniors, and keeping more dollars circulating within the community.

How It Works:

- **Community Membership:** Discounted Zipcar access through a local membership portal.
- **Neighborhood Cars:** Vehicles permanently stationed within walking distance.
- **Job Creation:** Teens and seniors will support member outreach, training, and program operations.
- **Affordability First:** Subsidies available to ensure cost is never a barrier for working families and seniors.

TEAM



Name
Position

Name
Position

SUPPORTED BY:

Analyze attendance, engagement, feedback

Community Benefits

- **Cost Savings:** Car access without loans, insurance payments, or maintenance costs.
- **Increased Economic Mobility:** Easier access to jobs, education, and essential services.
- **Local Jobs:** Paid part-time roles that support neighborhood-based workforce development.
- **Stronger Local Economy:** Dollars saved on transportation are spent locally, supporting other small businesses.

Startup Capital Needed

\$27,000 total to launch and operate for one year:

- Community Staff and Youth/Senior Workers: \$12,000
- Marketing and Outreach: \$5,000
- Subsidized Membership Pool (50 residents): \$8,000
- Insurance and Admin Support: \$2,000

First-Year Goals:

- 200+ community members enrolled.
- 4–6 Zipcars placed within the neighborhood.
- 2–4 small part-time jobs created.
- \$200,000+ in estimated community transportation savings.

Project Needs

- **Seed Funding:** \$27,000
- **In-Kind Donations:** Community marketing partners, free/discounted parking spaces for Zipcars.
- **Community Champions:** Early members, advocates, and volunteers.

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Community Tool & Toy Sharing Hub

Nourishing Families, Strengthening Community

Overview:

The Community Tool & Toy Sharing Hub is a neighborhood-driven lending library where residents can borrow tools, toys, and small equipment — saving money, reducing waste, and strengthening community ties.

At the same time, the Hub will create small but meaningful paid jobs for local teens and seniors, building intergenerational connections and workforce skills.

How It Works:

- **Membership:** Residents join for a low annual fee or through community service credits.
- **Borrow:** Check out tools and toys just like you would at a library — everything from drills to scooters to gardening gear.
- **Return:** Items are returned, inspected, and made ready for the next user by teen and senior employees.
- **Support:** Donations of used tools and toys, as well as sponsorships from local businesses, help keep the Hub stocked and affordable.

TEAM

Name	Name
Position	Position

SUPPORTED BY:

Analyze attendance, engagement, feedback

Community Benefits

- **Cost Savings:** Families avoid the high cost of buying single-use or outgrown items.
- **Sustainability:** Extends the life of goods and reduces landfill waste.
- **Job Creation:** Small paid roles for teens (hub assistants, inventory support) and seniors (mentors, repair specialists).
- **Stronger Ties:** Regular community days and workshops build trust and mutual support.

Startup Capital Needed

\$35,000 total to cover:

- Inventory (tools, toys, repair parts): \$10,000
- Wages for Teens and Seniors (first year): \$12,000
- Facility Rent/Storage Costs: \$6,000
- Insurance, Licensing, and Admin: \$4,000
- Marketing, Website, Outreach: \$3,000

First-Year Goals:

- Launch with 200 tools and toys in inventory.
- Enroll 150+ member households.
- Create 4–6 part-time jobs (2–3 teens, 2–3 seniors).
- Host quarterly skill-sharing events like (eg. “Learn to Fix a Bike” or “Build a Birdhouse” days).

Project Needs

- **Seed Funding:** \$35,000
- **In-Kind Donations:** Tools, toys, shelving, storage space
- **Community Champions:** Early members, volunteers, and local sponsors.

Contact Us

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Community Farms

Community Farms for Food and Economic Power

Overview:

The Seeding Sovereignty project launches three community-owned farms — not just to grow food, but to grow entrepreneurs, businesses, and local wealth. By building neighborhood farms, we reclaim control over food production, create paid jobs for teens and seniors, and open pathways for residents to turn farming, food sales, and value-added products into sustainable livelihoods.

TEAM

How It Works:

- **Three Working Farms:** Local plots producing fresh, affordable food, run by and for the community.
- **Micro-Enterprise Incubator:** Residents trained not only to grow food but to launch food stands, pop-up markets, CSA boxes, and value-added goods (jams, sauces, herbal teas).
- **Paid Jobs and Apprenticeships:** Teens and seniors earn income while gaining agricultural, marketing, and business management skills.
- **Ownership First:** Profits from farm sales cycle back into the community, supporting expansion and reinvestment.

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Community Benefits

- **Food Sovereignty:** Families produce, control, and benefit directly from local food sources.
- **Entrepreneurship:** Residents gain business skills — from farm management to food product branding.
- **Income Creation:** Multiple revenue streams from produce, prepared foods, educational workshops, and markets.
- **Environmental Justice:** Green space and fresh food access are returned to the community's control.

Startup Capital Needed

\$75,000 total to build and activate the farms:

- Land Prep, Soil, and Water Access: \$30,000
- Tools, Seeds, Starter Crops: \$10,000
- Wages for Teen/Senior Staff and Apprentices: \$20,000
- Entrepreneur Training, Branding, and Market Launch Support: \$10,000
- Insurance, Admin, Outreach: \$5,000

First-Year Goals:

- Launch **three farms** producing **10,000+ pounds** of fruits and vegetables.
- Create **6–9 paid part-time jobs** for youth and elders.
- Launch **at least 10 community-owned food micro-enterprises** (stands, CSA programs, pop-ups).
- Host **15+ business and agricultural training workshops**.

Project Needs

- Seed Investment: \$75,000
- Land Access: Vacant lots, underused public or private land.
- In-Kind Donations: Farming tools, compost, seeds, packaging supplies.
- Business Mentors and Volunteers: To coach new food entrepreneurs.

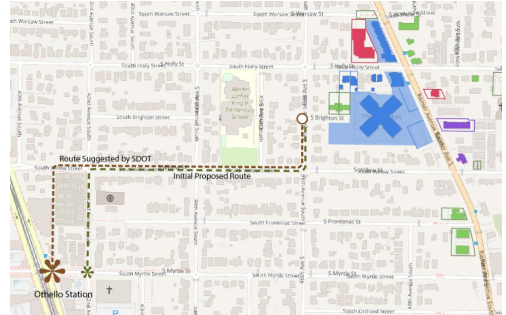
Brighton B-Line

Community Transit for Opportunity, Sustainability, and Growth

Overview:

The Brighton B-Line is a community transportation initiative designed to move residents seamlessly between the Brighton Campus and key destinations in the neighborhood, including the Othello and Graham Street Light Rail Stations and surrounding essential services.

This low-speed vehicle route will expand access to jobs, healthcare, banking, groceries, and community resources while reducing reliance on personal cars, lowering carbon emissions, and creating small employment opportunities for seniors and local residents. Brighton Communities is collaborating with the Seattle Department of Transportation (SDOT) and other partners to make this new transit link a reality.



The Route:

1. Brighton Main Campus Hub → Othello Station Area
2. Brighton Main Campus Hub → Graham Street Station Area

Frequent, low-speed vehicle loops with neighborhood stops at key grocery stores, clinics, pharmacies, banks, and small business clusters.

TEAM



Kiana Parker

Why this Matters

- **Expand Mobility:** Connect Brighton residents to vital services within a 1–2 mile radius.
- **Support Local Business:** Increase foot traffic and spending at neighborhood stores, services, and restaurants.
- **Reduce Carbon Emissions:** Offer a clean, low-speed alternative to short car trips.
- **Create Local Jobs:** Employ seniors and other local residents as drivers, monitors, and support staff.
- **Strengthen Community Connectivity:** Build stronger social ties through daily shared transportation.

Seattle Dept of
Transportation

Projected Financials (Year 1)

Startup Costs: ~\$450,000 (vehicles, infrastructure, permits, staffing, training)

Annual Operating Budget: ~\$300,000 (wages, maintenance, insurance, energy)

Initial Service Level:

- 2–3 low-speed shuttle vehicles operating 5–6 days/week
- 15-minute to 20-minute loop intervals during peak hours

Project Needs

- **Capital Investment:** \$450,000 to launch
- **Operating Subsidy or Fare Revenue Strategy:** \$300,000/year (adjusted as community fare contributions grow)
- **Public-Private Partnerships:** Funding from city grants, philanthropic donors, local businesses, and potentially transit agency support.

Strategy, Structure, and Community Impact

Strategy and Operating Model:

1. Low-Speed Vehicles

- Electric or hybrid low-speed shuttles (8–14 passenger capacity).
- Designed for short urban trips with high energy efficiency and low emissions.

2. Community Hiring

- Prioritize seniors and neighborhood residents for driving and support roles.
- Offer paid training programs for driver certification and customer service.

3. Flexible Routing and Scheduling

- Start with 2 core loops, with potential to add more stops based on demand.
- Morning, midday, and early evening service windows to capture work commutes, appointments, and shopping trips.

4. Affordability and Access

- Free or low-cost rides for residents; potential membership model (\$10/month suggested fee).
- Partnerships with local businesses and health providers to offer free ride coupons or sponsorships.

Projected Revenue and Community Economic Benefits:

Category	Year 1 Estimate
Capital Grants/Startup	\$150,000
Operating Subsidy Needed	\$200,000
Potential Fare/Membership Revenue	\$10,000–\$20,000
Local Business Sponsorships	\$25,000–\$50,000
Net Operating Gap	~\$50,000–\$100,000 (targeted for city/foundation support)

Key Community Impacts

- **Reduced Vehicle Trips:** Estimated reduction of 10,000–15,000 personal car trips per year.
- **Lower Carbon Emissions:** Cleaner, greener transportation footprint.
- **Access Expansion:** 1,000+ residents gain easier, more affordable access to light rail and essential services.
- **Local Business Boost:** Increase in foot traffic and customer reach for dozens of neighborhood businesses.
- **Job Creation:** 6–8 part-time or flexible jobs primarily for seniors and early career workers.
- **Social Connectivity:** More daily neighbor-to-neighbor interaction, reducing isolation and strengthening trust.

Summary Call to Action

The Brighton B-Line is not just a transit project — it’s a bold community-building solution. It connects families to opportunity, brings customers to small businesses, and strengthens the environmental and economic sustainability of our neighborhood.

Let's make Brighton a national model for neighborhood-driven mobility and wealth-building.

Contact Us

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Community Table

Nourishing Families, Strengthening Community

Overview:

The Community Table Program will provide free, healthy, freshly prepared dinners to local families every Monday through Thursday. Operated by a nonprofit, this program tackles food insecurity with dignity, creates part-time jobs for teens and seniors, and turns shared meals into moments that rebuild community connection.

How It Works:

- **Family Meals, Four Nights a Week:** Monday through Thursday, families can pick up or sit down for hot, nutritious dinners prepared by community kitchen teams.
- **Local Hiring:** Teens and seniors are paid to assist in meal prep, service, and hospitality.
- **Fresh Ingredients:** Meals sourced whenever possible from local farms and food producers, including our community farms.
- **Flexible Access:** Families can either dine on-site (in a welcoming space) or take meals home for convenience.

TEAM



Name
Position



Name
Position

Project Needs

- **Seed Funding:** \$95,000
- **In-Kind Donations:** Kitchen equipment, bulk food, compostable plates/utensils.
- **Community Champions:** Volunteers, local farms, and business sponsorships.

Community Benefits

- **Immediate Relief:** Reduces household food costs, helping families better manage rent, healthcare, and other essentials.
- **Healthier Families:** Regular access to fresh, nutritious meals supports physical and mental well-being.
- **Job Creation:** Paid part-time jobs create pathways for youth and seniors to earn, learn, and lead.
- **Stronger Neighborhoods:** Shared meals build trust, reduce isolation, and foster intergenerational connections.

Startup Capital Needed

\$95,000 total to launch and operate for one year:

- Kitchen Setup, Equipment, and Supplies: \$30,000
- Food Sourcing (local produce, proteins, staples): \$25,000
- Staff Wages (Kitchen Leads, Teens, Seniors): \$30,000
- Insurance, Permits, Marketing, and Admin: \$10,000

First-Year Goals:

- Serve 10,000+ meals to local families.
- Hire 8–10 part-time teen and senior workers.
- Build a volunteer base of 50+ community members.
- Host monthly Family Nights with music, storytelling, or youth showcases during meals.

**Every Family Deserves a Full Table
— Let's Build It Together.**

Contact Us

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Project Name

One liner about the project

Problem:

Ensure it does not clash with other major events.
Include venue, catering, marketing, travel.

Solution:

Ensure it does not clash with other major events.
Include venue, catering, marketing, travel, accommodation, speakers' fees, and technology.
Consider ticket sales, sponsorships, and partnerships

Strategy:

Ensure it does not clash with other major events.
Include venue, catering, marketing, travel, accommodation, speakers' fees, and technology.
Consider ticket sales, sponsorships, and partnerships



Project Details

Ensure it does not clash with other major events.
Include venue, catering, marketing, travel, accommodation, speakers' fees, and technology.
Consider ticket sales, sponsorships, and partnerships

Current Status

Ensure it does not clash with other major events.
Include venue, catering, marketing, travel.

TEAM



Name

Position



Name

Position

Capital Stack

Ensure it does not clash with other major events. Include venue, catering, marketing, travel, accommodation, speakers' fees, and technology. Consider ticket sales, sponsorships, and partnerships



Name

Position



Name

Position

Project Needs

Ensure it does not clash with other major events. Include venue, catering, marketing, travel, accommodation, speakers' fees, and technology. Consider ticket sales, sponsorships, and partnerships

SUPPORTED BY:

Analyze attendance, engagement, feedback

Contact Us

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EXHIBITIONS AND TRADE SHOWS

Workshops & Breakout Sessions

A HUB FOR INNOVATION & NETWORKING

Introduction

A business conference is a gathering of professionals, entrepreneurs, industry leaders, and enthusiasts who come together to exchange ideas, explore new trends, and foster networking opportunities. These events are crucial for personal and professional development, offering a platform for learning, collaboration, and inspiration.

Purpose and Benefits

One of the primary purposes of a business conference is the exchange of knowledge. Attendees have the opportunity to learn from experts through keynote speeches, panel discussions, and workshops. These sessions cover a wide range of topics, from emerging technologies to innovative business strategies, providing valuable insights that can be applied in various professional contexts. Conferences are excellent venues for networking. They bring together a diverse group of people from different sectors

EXPOSURE TO NEW TRENDS

Key Components of a Business Conference

EHearing success stories and learning about groundbreaking ideas can be highly motivating. Conferences often feature inspiring speakers who share their journeys, challenges, and achievements. These stories can inspire attendees to pursue their goals with renewed vigor and creativity.

Keynote speeches are central to any business conference.

Planning and Execution

Selecting a Venue: Choosing the right venue is crucial for the success

Marketing and Promotion: Effective marketing and promotion are essential to attract participants

Registration and Logistics: Smooth registration and logistics are vital for a positive attendee experience

The background of the page is a photograph of a modern office interior. It features two light blue upholstered chairs with dark blue accents on the sides, positioned next to a white table with a blue stripe. The walls are a mix of dark blue and light grey acoustic panels. A blue semi-transparent box on the left contains the title and website information.

PURPOSE AND BENEFITS Post-Conference Follow-Up

www.thegoodocs.com