BRIGHTON COMMUNITIES
Celebrating 25 years - Planning for the Next 25

Brighton Neighborhood Economics

Blocks, Igniters and Injections

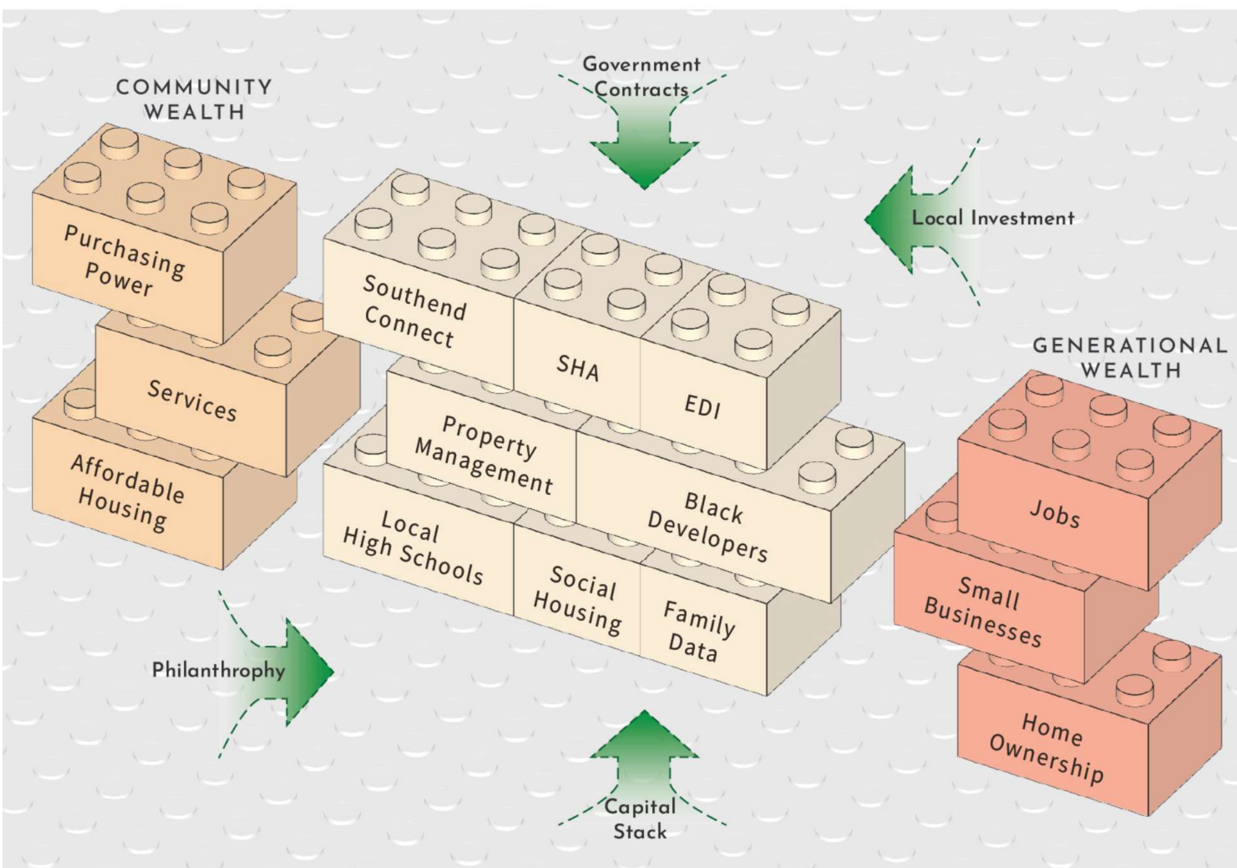
Strategy To Build A Neighborhood

Introduction

Communities that flourish over generations share a common architecture: foundational assets that generate value locally, catalytic systems that keep those assets in motion, and external capital that super-charges the flywheel when local resources alone are not enough. Brighton's "Six Building Blocks, Eight Igniters, and Four Capital Injections" model gives residents, partners, and funders a shared mental map of that architecture—showing **what** we are building, **how** we will spark it, and **where** the money comes from. And it lays it in a context of a neighborhood and network creating an economy that reverses displacement.

BLOCKS , IGNITERS & INJECTIONS

THE SYSTEM THAT WOULD BUILD CW AND GW



The Six Building Blocks – Core Wealth Engines

#	Building Block	Why It Matters	Who Benefits First
1	**Jobs**	Secure, decently-paid employment is the doorway into economic stability and an immediate hedge against displacement.	Working-age residents
2	**Small Business**	Local enterprises recycle profits back into the neighborhood, anchor storefronts, and seed inter-generational entrepreneurship.	Owners, local workforce
3	**Land Ownership**	Controlling dirt—not just structures—protects against speculative price shocks and captures long-run appreciation.	Resident co-ops, land trusts, Black developers
4	**Purchasing Power**	Coordinated buying (e.g., co-ops, resident debit programs) lowers everyday costs and keeps retail dollars circulating locally.	Families and small firms
5	**Services**	Culturally aligned childcare, healthcare, trades, and elder services root professionals in the area and fill critical gaps.	Seniors, parents, youth
6	**Shared Housing**	Duplexes, ADUs, community land-trust condos, and inter-generational rentals deliver density **without** displacement.	Senior-led and multigenerational households

These six blocks split naturally into **Generational Wealth** (Jobs, Small Business, Land Ownership) and **Community Wealth** (Purchasing Power, Services, Shared Housing). Together they create a self-reinforcing economy:

income → spending → reinvestment → asset growth.

The Eight Igniters – Brighton-Specific Catalysts

While the building blocks are universal, Brighton's momentum depends on neighborhood-specific "**igniters**":

#	Igniter	Mechanism & Local Partners	Primary Building-Blocks Sparked	Aligned Capital Injections
1	**Direct Section 8 Funds to Local Properties**	A memorandum with Seattle Housing Authority (SHA) directs voucher holders to Brighton-owned or co-op units. Rent checks that once left the ZIP code now retire local mortgages and bankroll repairs, locking federal dollars into neighborhood equity.	Land Ownership, Shared Housing, Purchasing Power	Government Contracts
2	**$50 M Social-Housing Investment**	A carve-out in the city's new Social Housing levy channels roughly $50 million into Brighton acquisition and rehab deals, pairing city 0-2 % loans with CDFI leverage. Deeply affordable units rise *next to* mixed-income projects, preserving income diversity while growing density.	Jobs (union construction), Land Ownership, Shared Housing	External Capital Stack, Government Contracts
3	**Construction & Development Fees to Black Contractors**	Every Brighton RFP includes a "local-BIPOC first" clause. Black-owned firms—Alpha Sharp, Uplift Investment Group, Total Quality Development and others—capture GC and subcontract scopes, multiplying payroll inside the community and mentoring junior trades.	Small Business, Jobs	Local Investments, Government Contracts
4	**Neighborhood Family Data Hub**	An AI-supported platform (built with Google & MIT-trained Louis Sweeney) tracks household goals—credit scores, school success, health markers—and routes	Services, Purchasing Power	Philanthropy, Government Contracts

#	Igniter	Mechanism & Local Partners	Primary Building-Blocks Sparked	Aligned Capital Injections
		families to just-in-time services or matched-savings offers. Data also steers impact investors to the biggest social ROI.		
5	**Neighborhood Property Management Co. (NPMC) ★**	Brighton's in-house PM company keeps 8-10 % fee streams circulating locally, trains youth in leasing & maintenance, and pilots "rent-to-equity" ledgers that convert on-time payments into down-payment credits. Because it touches every asset, NPMC is the keystone igniter.	*All six* blocks	Local Investments, External Capital Stack
6	**Local High Schools & Career Academies**	Partnerships with Rainier Beach HS, Cleveland STEM, and Skills Center embed construction pre-apprenticeships, property-management internships, and dual-credit entrepreneurship labs directly into active job-sites—turning teens into wage-earning stakeholders before graduation.	Jobs, Small Business, Services	Philanthropy, Government Contracts
7	**Southend Connect (Shared Marketing)**	As t	Land Ownership, Services, Jobs	All four injections (trusted sponsor)
8	**Equitable Development Initiative (EDI) Grants & TA**	Seattle's EDI office supplies pre-development grants, zoning advocacy, and cross-department navigation. EDI staff embed with Brighton Tuesday stand-ups, accelerating permits and bundling city resources such as SPU utility credits and SDOT mobility funds.	Shared Housing, Purchasing Power, Services	Government Contracts, Philanthropy

The igniters are paired to the building blocks in the first diagram: Section 8 spending fires **Purchasing Power** (steady rent inflow) and **Shared Housing** (voucher-friendly units). The social-housing fund accelerates **Land Ownership** (acquisition) and **Jobs** (union construction). Contractor fees nourish **Small Business**, while the Data Hub optimizes **Services** delivery. NPMC touches **all six blocks**, which is why the star in the graphic highlights it as the master switch. Talk about the other igniters……

The Four Capital Injections – Fuel Sources

Igniters need money. Brighton braids four external streams—each with distinct risk/return profiles—to keep sparks flying:

Capital Injection	Key Instruments	Typical Terms	Linked Igniters
Government Contracts	Section 8, HUD Choice-Neighborhood grants, CDBG infrastructure dollars	Long-term, below-market, compliance-heavy	Section 8 Spending; Data Hub (service contracts)
Local Investments	CDFI loans, credit-union construction lines, community-note offerings	4-7 % fixed, 5-10 years	Contractor Fees; NPMC working capital
External Capital Stacks	Mission-aligned private equity, New Markets Tax Credits, Reg CF raises	IRR 8-15 %, preferred equity or mezzanine	Social-Housing Investment; Large-scale acquisition
Philanthropy	PRIs, recoverable grants, donor-advised-fund guarantees	0-2 % or forgivable	Data Hub tech build; Resident training

The arrows in the final diagram flow **right** → **left**:

capital injections → ignite programs → shore up core blocks

This orientation reminds stakeholders that outside money is not the endgame—**community wealth is**.

Why 50+ Concurrent Projects? – The "Constructive FOMO" Engine

Myth: A neighborhood revival needs one master project delivered on-time and on-budget.
Brighton Reality: We purposely run *more than fifty* micro-to-mid-sized projects—acquisitions, tenant-improvement build-outs, business launches, workforce cohorts, data-hub pilots, garden conversions—*all at once.*

Economic Rationale

1. Network Density = Transaction Velocity
   Every project hires crews, buys supplies, signs leases, and spins off procurement needs. Fifty overlapping supply-chains create thousands of purchase orders that circulate cash locally *daily*, not just at ribbon-cutting time.
2. Distributed Ownership, Distributed Risk
   Multiple small balance-sheets mean no single delay can stall the flywheel. If one storefront slips a quarter, another housing rehab or pop-up café still hits milestones, keeping confidence (and cash flow) alive.
3. Social Proof & Constructive FOMO
   Human capital moves toward visible momentum. When residents see cranes, vendor stalls, side-walk cafés, and coding-bootcamp flyers *simultaneously*, they experience a "Fear of Missing Out" on opportunity. That positive peer pressure pulls still-on-the-sidelines families, investors, and partners into the arena—multiplying participation without top-down coercion.
4. Mimicking Organic Gentrification—Without Displacement
   Classic market gentrification snowballs because many private actors chase rising land values at once. Brighton harnesses that same *multi-actor energy*—but channels it through community-owned land, Black-led construction, and equity-sharing property management so appreciation benefits long-time residents, not outside speculators.

"How Do You Manage So Many Projects?"

Answer: *We don't—at least not in the conventional "command-and-control" sense.*

- Chaordic Governance: Each project team operates with a lightweight charter tied to one of the Six Building Blocks. Decision rights sit close to the action; shared data hubs and weekly scrum-style stand-ups provide just-enough coordination.
- Capital Buckets, Not Line-Items: Instead of micro-tracking every invoice, pools of dedicated capital injections (government contracts, local notes, etc.) fund clusters of related projects, reducing administrative drag.
- Peer-to-Peer Accountability: Contractors, entrepreneurs, and resident councils evaluate one another in open sessions—public kudos for progress, public troubleshooting for stalls—creating reputational stakes stronger than any external compliance checklist.

Strategic Outcome

The portfolio effect turns Brighton into a 24/7 living laboratory: one project's lessons instantly transfer to the next; successes are celebrated in real time; and setbacks are absorbed without derailing the movement. Most importantly, the sheer volume of visible activity signals to every stakeholder—from high-net-worth donors to high-school interns—that *growth is inevitable and inclusive*.

By pairing fifty-plus concurrent projects with the Six Building Blocks, Five Igniters, and Four Capital Injections, Brighton achieves a critical mass of economic excitement—*constructive FOMO*—that both accelerates and democratizes neighborhood prosperity.

Conclusion

Brighton's strategy does not rely on a single heroic intervention. It braids six sturdy building blocks, lights them with eight local igniters, and fuels them through four complementary capital sources. The result is a feedback loop in which every public dollar, private dollar, and resident dollar multiplies: jobs create incomes, incomes feed local businesses, businesses pay local contractors, contractors hire neighbors, neighbors build equity—and the cycle repeats.

By mapping the system visually and narratively, we invite partners to see exactly where their expertise or capital fits, ensuring that every contribution pushes in the same direction: **locked-in land, circulating dollars, and inter-generational power that stays in Brighton hands.**