

LEHO SARR AFRICAN FAMILY VILLAGE

Draft Financing Strategy - Exploratory

Preliminary Development & Cooperative Ownership Framework

Buffalo, New York — Working Draft

1. PROJECT OVERVIEW

Leho Sarr African Family Village is envisioned as a long-duration ecological cohousing and community infrastructure development in Buffalo, New York.

The project combines:

- passive solar architecture,
- cooperative housing,
- low-carbon construction,
- educational/community infrastructure,
- and resilient ecological systems.

Rather than functioning as speculative real estate, the project is intended to operate as a hybrid:

- cooperative housing model,
 - climate resilience infrastructure,
 - educational/community asset,
 - and intergenerational equity-building system.
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2. CORE FINANCING PHILOSOPHY

The financial strategy is based on the principle that: high upfront capital investment in durable, low-operating-cost infrastructure can create long-term affordability, stability, and community resilience.

The project prioritizes:

- long building lifespan,
- low energy demand,
- shared infrastructure,
- reduced maintenance cycles,

- and gradual resident equity accumulation.

The intent is not merely to reduce initial construction costs, but to dramatically reduce long-term lifetime housing burden.

3. PROPOSED DEVELOPMENT MODEL

Preliminary Structure

Potential development structure may include combinations of:

- limited-equity cooperative housing,
- community land trust structures,
- nonprofit development partnerships,
- mission-driven financing,
- and public/private grant participation.

Possible legal configurations remain under development.

4. PHASED DEVELOPMENT STRATEGY

Phase One

Initial prototype development:

- small-to-medium-scale cohousing cluster,
- demonstration passive solar systems,
- shared infrastructure,
- ecological systems integration,
- community governance testing.

Goals:

- establish proof-of-concept,
- demonstrate energy performance,
- validate cooperative governance,
- attract future funding and partnerships.

Future Expansion

Long-term expansion may include:

- additional housing terraces,
 - winter arboretum systems,
 - educational/community spaces,
 - childcare infrastructure,
 - decentralized energy systems,
 - ecological manufacturing/laboratory spaces.
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5. PRELIMINARY FUNDING SOURCES

A. NYSERDA

Potential support areas:

- geothermal systems,
- building electrification,
- decarbonization infrastructure,
- energy efficiency,
- renewable integration,
- resilience demonstration projects.

Potential programs:

- Clean Energy Fund
 - Multifamily Performance Program
 - Community Energy initiatives
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B. Federal Renewable Energy Incentives

Potential eligibility:

- geothermal tax credits,
- solar photovoltaic tax credits,
- energy storage incentives,
- passive solar system support.

Programs subject to future policy conditions.

C. Low-Income Housing Tax Credits (LIHTC)

Potential use:

- affordable family housing development,
- mixed-income cooperative structures,
- long-term affordability stabilization.

LIHTC participation would likely require:

- experienced nonprofit or affordable housing development partners,
 - compliance oversight,
 - formal affordability structures.
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D. USDA / Community Sustainability Grants

Potential relevance:

- biomethane systems,
- waste reduction infrastructure,
- cooperative food systems,
- ecological resilience initiatives.

Urban applicability remains to be evaluated.

E. Local & Regional Housing Partners

Potential collaboration targets:

- Belmont Housing Resources
- PUSH Buffalo
- community development corporations
- cooperative housing organizations
- local climate resilience initiatives

Potential roles:

- technical assistance,
 - financing support,
 - land acquisition support,
 - community outreach,
 - cooperative governance assistance.
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6. EQUITY-BUILDING STRATEGY

Resident Equity Philosophy

The project aims to create:

- stable housing,
- gradual ownership pathways,
- and intergenerational asset development.

Preliminary conceptual framework:

- partial equity accumulation within early occupancy period,
- gradual long-term ownership participation,
- anti-speculative resale structures,
- affordability preservation mechanisms.

Potential target structure explored in earlier studies:

- approximately 25% equity participation within 5 years,
- long-term pathway toward full equity participation over approximately 20 years.

Exact legal and financial structures remain under development.

7. SHARED INFRASTRUCTURE MODEL

The project intentionally reduces duplicated household infrastructure through cooperative systems.

Potential shared systems include:

- communal kitchen/dining,
- childcare facilities,
- geothermal systems,
- shared photovoltaic infrastructure,
- passive solar water heating,
- biomethane digestion,
- green roofs,
- playground and courtyard systems,
- maintenance cooperatives.

These systems are intended to:

- reduce individual household costs,
- improve resilience,

- strengthen social cohesion,
 - and improve ecological efficiency.
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8. OPERATING COST REDUCTION STRATEGY

Key Mechanisms

Passive Solar Design

Reduces heating demand.

Exterior Continuous Insulation

Reduces thermal losses.

AAC + CarbonCure Thermal Mass

Stabilizes indoor temperatures and reduces energy spikes.

Geothermal Systems

Reduce long-term heating/cooling costs.

Shared Energy Systems

Distribute infrastructure costs across households.

Durable Mineral-Based Construction

Reduces long-term maintenance and replacement cycles.

9. PRELIMINARY COST PHILOSOPHY

Early exploratory modeling suggests:

- higher upfront capital costs than conventional wood-frame housing,
- but substantially reduced operational and maintenance costs over time.

The project prioritizes:

- 100+ year building lifespan,
- reduced lifecycle replacement,

- resilience under climate stress,
- and long-duration affordability.

The project should therefore be evaluated using:

- lifecycle cost analysis,
rather than:
 - lowest upfront construction cost alone.
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10. SOCIAL IMPACT OBJECTIVES

The project seeks to function as:

- affordable family housing,
- climate resilience infrastructure,
- educational/community infrastructure,
- ecological demonstration architecture,
- and a prototype for long-duration cooperative urban development.

Potential impact areas:

- housing stability,
 - energy burden reduction,
 - intergenerational wealth building,
 - community resilience,
 - childcare support,
 - ecological literacy,
 - and climate adaptation.
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11. REMAINING DEVELOPMENT NEEDS

Further work is required in:

- legal cooperative structures,
- zoning analysis,
- financing stack development,
- capital campaign strategy,
- detailed cost estimating,
- governance frameworks,
- engineering review,

- phasing logistics,
 - and partner outreach.
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12. CURRENT STATUS

This document represents:

- an early-stage conceptual financing framework,
- synthesizing architectural, ecological, and cooperative housing strategies.

It is intended as:

- a strategic direction document,
not:
- a finalized financial prospectus or engineering plan.

Further refinement will occur through:

- professional consultation,
- community participation,
- technical review,
- and institutional partnership development.