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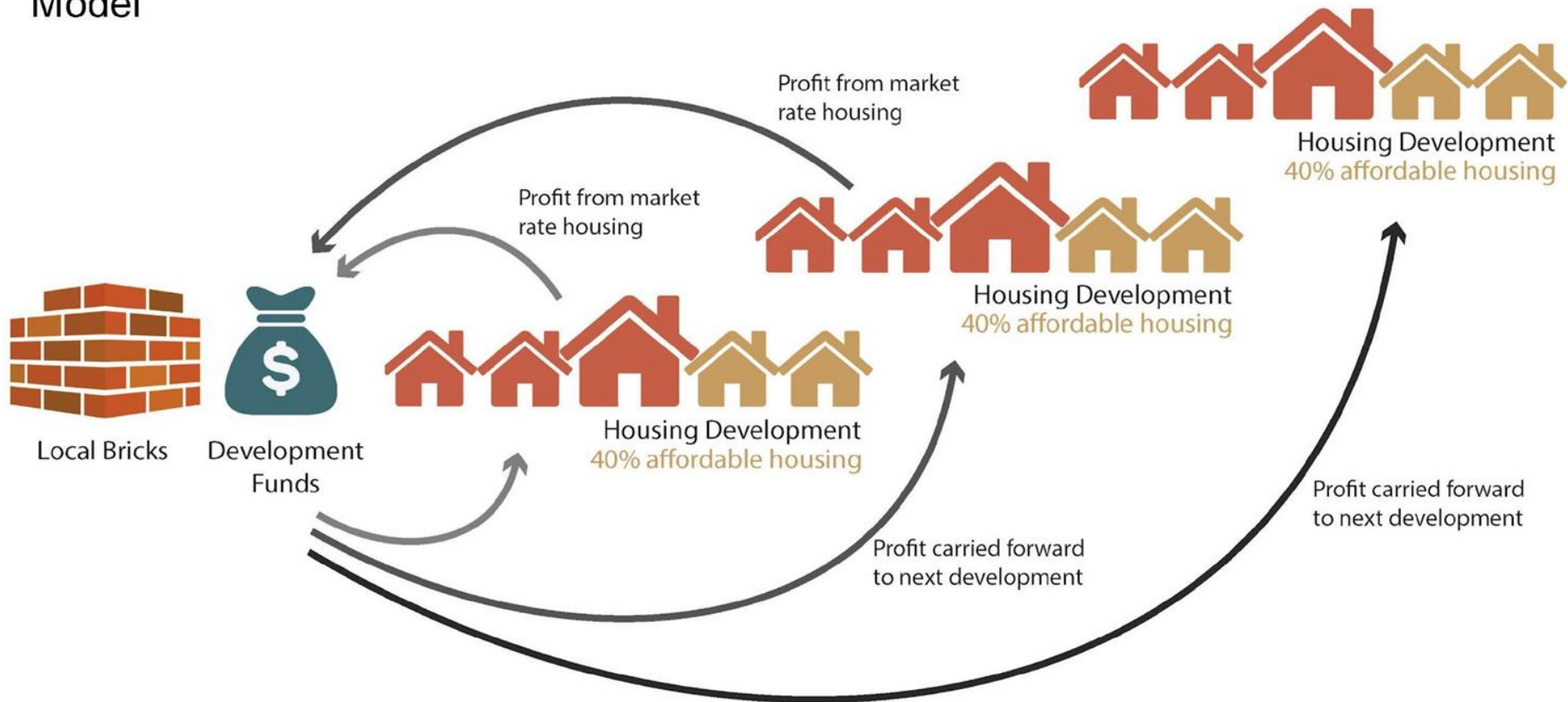
Urban Patch

The logo consists of a square divided into four quadrants: top-left is blue, top-right is yellow, bottom-left is dark green, and bottom-right is light green. A yellow house silhouette is centered over the top-right quadrant.

URBANPATCH KIGALI

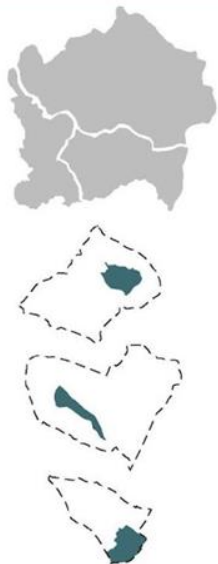


A Scalable Business Model



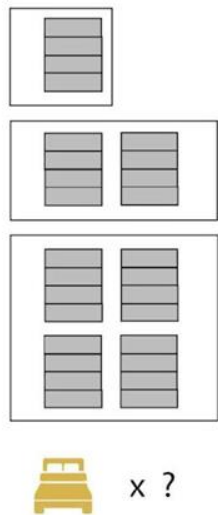
Scope + Process

01 SITE ANALYSIS



Site research of the city, as well as granular data to depict the differences among the 3 districts. Select 3 sites based on land value, slope gradient, elevation and zoning.

02 ZONING + UNIT ANALYSIS



Determine how many units and floor area we can build on a standard plot within the zoning requirement. Determine unit mix.

03 OPTIMIZATION



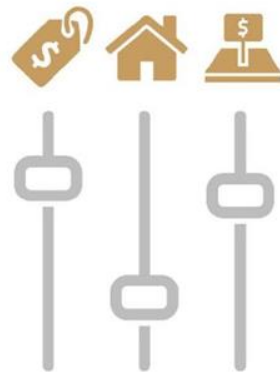
Build an optimization model to determine ratio of affordable ratio and allocation to achieve the target.

04 FINANCIAL MODELLING

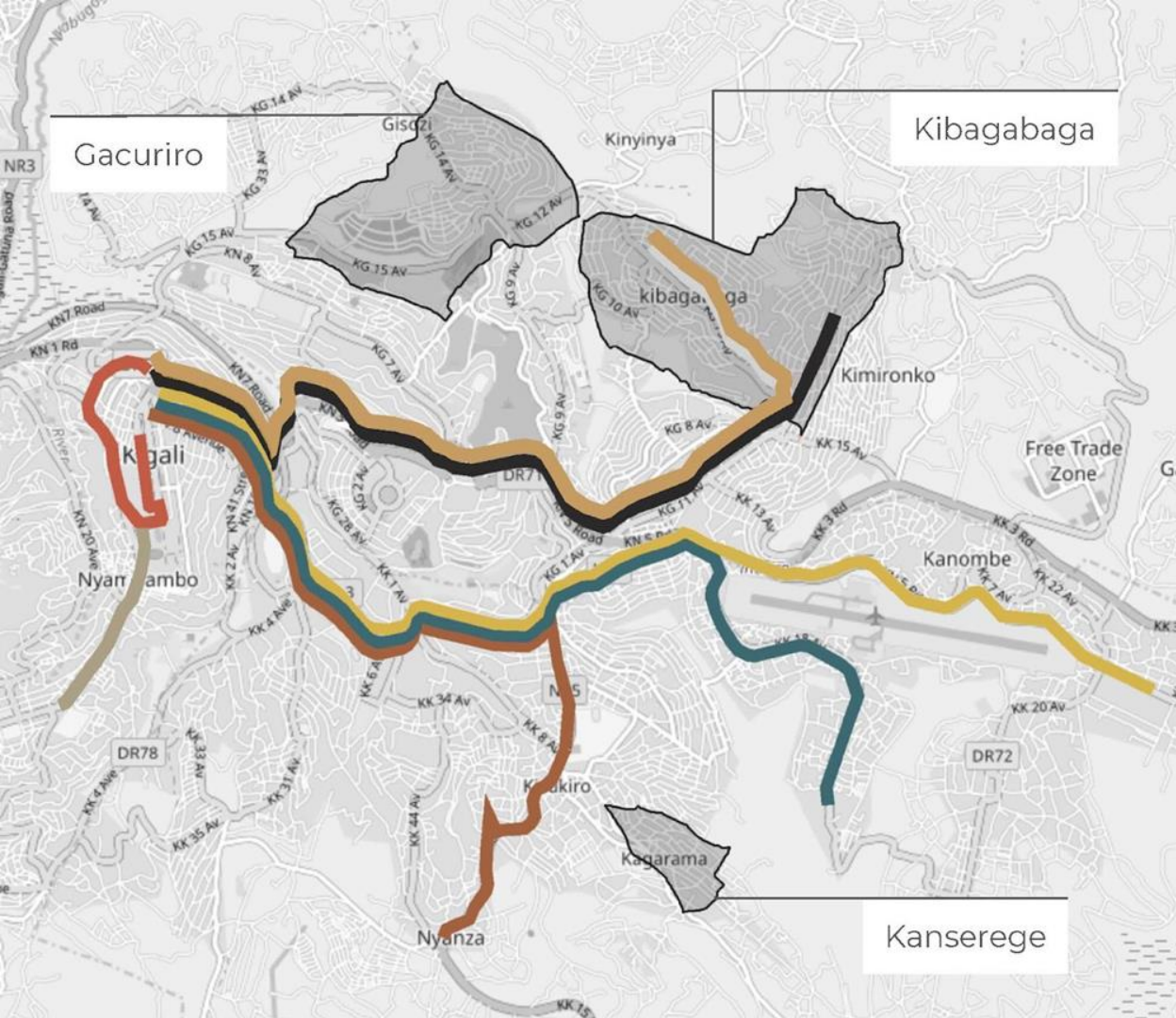


Build a financial model based on selected sites, information given and assumptions made about construction and development costs, and sales prices.

05 SENSITIVITY ANALYSIS



Test how different scenarios affect revenue and affordable housing ratio. The target is to lower affordable price by adjusting prices of affordable housing; flat site vs sloped site; market price of house sales; land value.

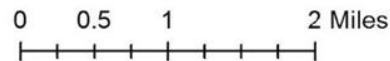


Public Transport Routes

Public bus routes extend only into Kibagabaga

Public Transport: Bus Routes

- City Center Route
- City Center - Kabeza
- City Center - Kanombe
- City Center - Kicukiro
- City Center - Kwa Mushimire
- City Center - Nyamirambo
- City Center - Kibagabaga



Kibagabaga, Kimironko, Gasabo

Zoning



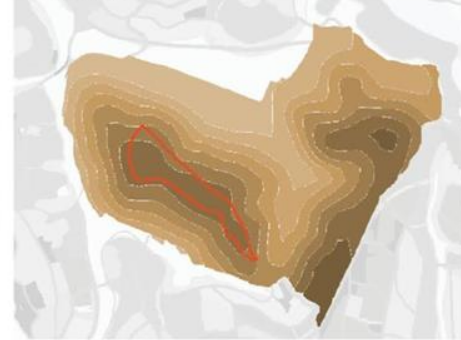
Land Value



Topography



Elevation



Land Use Zoning



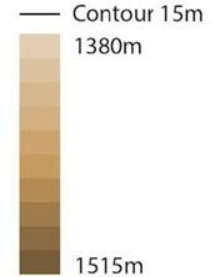
Mean land values (RWF/sqm)



Slope Gradient (%)



Elevation (m)



Selected cell: **Rugero**

Mean land value: 30,000 RWF/sqm



Sensitivity analysis: Depth of Affordability

Apartment I Flat Site

Affordable Unit Sales Price
\$300/sqm

Market-rate Unit Sales
Price

Gacuriro\$750/sqm
Kibagabaga\$520/sqm
Kanserege\$ 470/sqm

Affordability ratio: 40%

Affordable Unit Sales Price \$350/sqm				
EBITDA Comparison				
Affordable Rate	%EBITDA Plot Size	High Land Value	Medium Land Value	Low Land Value
44%	Small Plot	24.49%	6.83%	1.00%
41%	Medium Plot	29.32%	12.82%	7.34%
40%	Large Plot	33.03%	17.83%	12.79%
Affordable Unit Sales Price \$300/sqm				
EBITDA Comparison				
Affordable Rate	%EBITDA Plot Size	High Land Value	Medium Land Value	Low Land Value
44%	Small Plot	23.08%	4.43%	-1.79%
41%	Medium Plot	28.06%	10.66%	4.85%
40%	Large Plot	31.78%	15.70%	10.33%





























Mellon Foundation



Humanities in Place



Program Overview & Strataegies



1. Keep and Shape Our Places

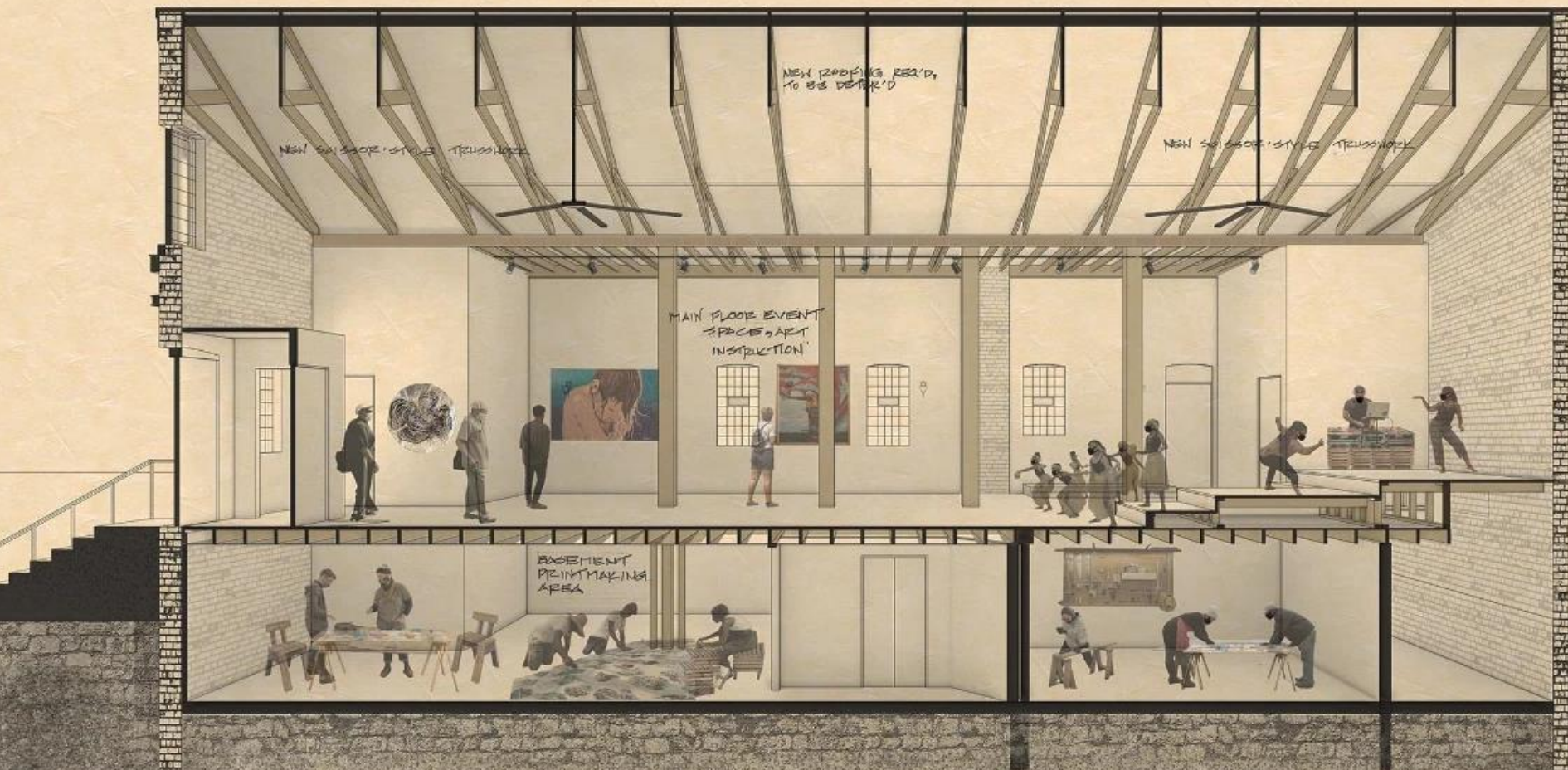


2. Evolve Our Institutions



3. Promote Greater Engagement
and Understanding







Sweet Water Foundation, Chicago, IL. Photo: SWF



Sweet Water Foundation, Chicago, IL. Photo: SWF



Sweet Water Foundation, Chicago, IL. Photo: SWF



Sweet Water Foundation, Chicago, IL. Photo: SWF

Keep and Shape Our Places





Sweet Water Foundation, Chicago, IL. Photo: SWF

August Wilson House, Pittsburgh



August Wilson House in 1999. Photo: Bill Wade / Pittsburgh Post-Gazette



August Wilson House and Backyard Theater. Photo: Ed Massery Photography



August Wilson House and Backyard Theater. Photo: Ed Massery Photography



August Wilson House and Backyard Theater. Photo: August Wilson House





Latinos in Heritage Conservation's Congreso event. Photo: LHC

Promote Greater Engagement and Understanding



The Soapbox Presents' public poetry performance at Duke Ellington Circle in Manhattan



Number of Grants by Subject

Number of Grants (By Grant Subjects)

59 Cultural Lenses and Frameworks

37 Arts

29 Built Environment

23 Preservation and
Conservation

17 Humanities and Humanistic Studies

10 Democracy and Justice

The leading and primary subject of the Humanities in Place program grantmaking is **Cultural Lenses and Frameworks**, capturing varied cultural and demographic subjects and experiences.

Black, Indigenous, Latinx, Immigrant, Asian, and LGBTQIA+ groups' places, stories, and expressions are supported through Mellon's funding.

We also support artist-led initiatives, built environment projects, and preservation and conservation efforts.

DR. ELIZABETH ALEXANDER
PRESIDENT, MELLON FOUNDATION

Humanities in Place 2022 Grantee Convening

JUSTIN GARRETT MOORE
PROGRAM OFFICER, MELLON FOUNDATION

you
GRANTEES
are EXPERTS
in
CALLING
PEOPLE
in.

PUBLIC
SPHERE

CONSIDERING
HOW & WHERE
OUR STORIES are
TOLD.

BEING
POLITICAL
always
HAPPENS in
SPACE.

& UNDERSTANDING

THIS NATION
NEEDS OUR
STORIES

SOCIAL
JUSTICE

is
LINKED
to

SPATIAL JUSTICE

for knowledge

PATHS

REMEMBERING OUR MEMORIES

our
STRATEGY

KEEP ①
& SHAPE
our SPACES

EVOLVE ②
our
INSTITUTIONS

PROMOTE ③
ENGAGEMENT
& UNDERSTANDING

THIS
SPACE
is FOR
YOU

as you know
SPACE
MATTERS

ME.
WE.
ALL

THIS is AN
EXPANDING
WE



from NYC
to GHANA

our



Grantees at the new Mellon Park convening space. Photo: Yael Malka

Humanities in Place 2022 Grantee Convening



Panel Discussion

HiP 2022 Grantee Convening



Workshop Session





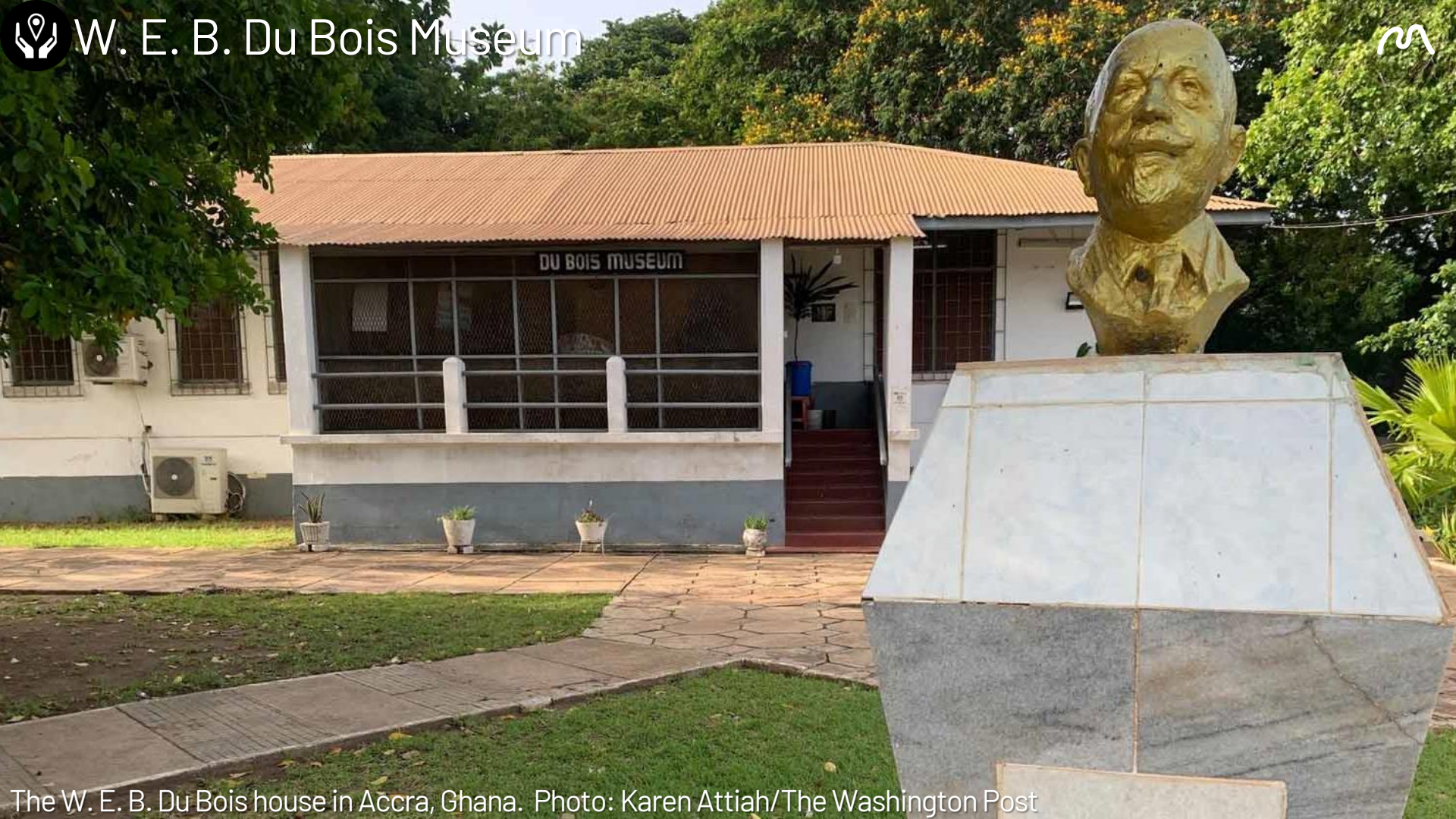
intersectionality
learning
context
place history
justice art
defined locally
human connection
holistic
place-based culture
storytelling
shared experience



"Calling people in to learn and to connect with place, knowledge, art, culture, history, and most importantly, each other."

Heritage in Africa







Du Bois at his home in Accra, Ghana with President Kwame Nkrumah, 1963
Photo: Special Collections and University Archives, University of Massachusetts Amherst Libraries





27 new heritage managers take part in a 3-day Workshop in Benin. Photo: Heritage Management





Questions?

