



June 14, 2019  
HOUSING OPPORTUNITIES IN PUERTO RICO

By:  
Rafael E. Rojo



# PUERTO RICO NEEDS TO BET ON HOUSING



# WHY?

- There are approximately 1.5 million homes in PR
- 55% of housing construction is informal



825,000 homes were not built through formal processes that protect the health, safety and well being of the families living under those roofs.

# WHY?

- In 1980 there were nearly 1 million homes in PR
- 4 decades after, we have 1.5 million homes...
- ...THIS MEANS OVER 50% OF HOMES IN PUERTO RICO ARE OVER 40 YEARS OLD!!!





# WHAT MOST HOUSING LOOKS LIKE

## HOUSES

## APARTMENTS

Top 10 Home & Apt. listings @  
**ClasificadosOnline.com**



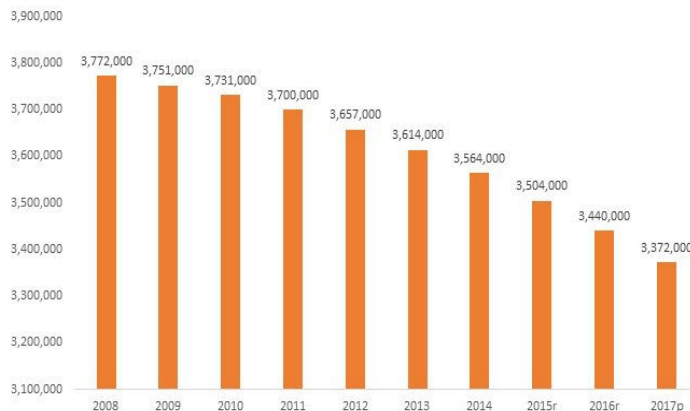
**PUERTO RICO NEEDS TO  
RENEW ITS HOUSING OFFER**

# PUERTO RICO'S LARGEST THREAT



## Population Decline from 2008 to 2017

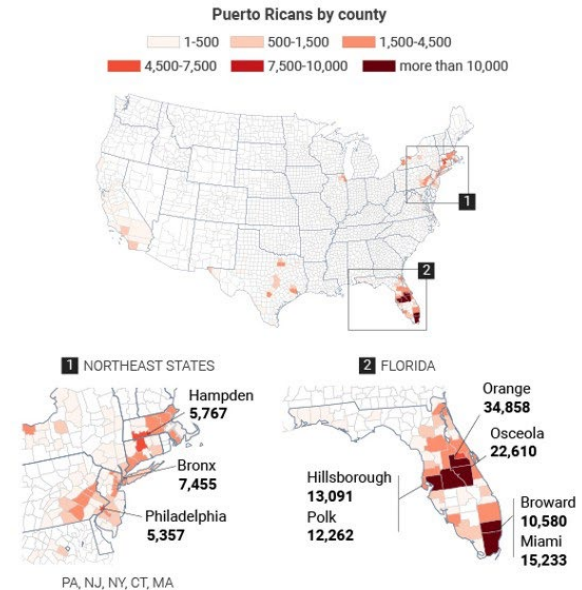
Puerto Rico Population



SOURCE: Inteligencia Económica

## After Maria, Thousands Left Puerto Rico

The map shows the 10 counties that received the largest amount of Puerto Ricans between October 2017 and February 2018.



Nearly 400,000 Puerto Ricans left the island between October and February. Florida received about 150,000 between these months.

TOP 10 COUNTIES RECEIVING PUERTO RICAN POPULATION	TOTAL
Orange (Florida)	34,858
Osceola (Florida)	22,610
Miami-Dade (Florida)	15,233
Hillsborough (Florida)	13,091
Polk (Florida)	12,262
Broward (Florida)	10,580
Bronx (New York)	7,455
Seminole (Florida)	7,430
Hampden (Massachusetts)	5,767
Philadelphia (Pennsylvania)	5,357

SOURCE: Teralytics



# 10 reasons why so many people are moving to Texas

By Tom Geoghegan  
BBC News, Washington



**Half of the 10 fastest-growing cities in the US are in Texas, according to new figures. Why?**

## 1. Jobs

"I don't think people go for the weather or topography," says Joel Kotkin, professor of urban development at Chapman University in Orange, California. "The main reason people go is for employment.

## 2. It's cheaper

Once employed, it's hugely important that your pay cheque goes as far as possible, says Kotkin. Houston has the highest 'effective' pay cheque in the country."

## 3. HOMES

Land is cheaper than elsewhere and the process of land acquisition very efficient, says Dr Ali Anari, research economist at the Real Estate Center at Texas A&M University.

"From the time of getting a building permit right through to the construction of homes, Texas is much quicker than other states.

# OUR LARGEST COMPETITOR

LENNAR

Find a home

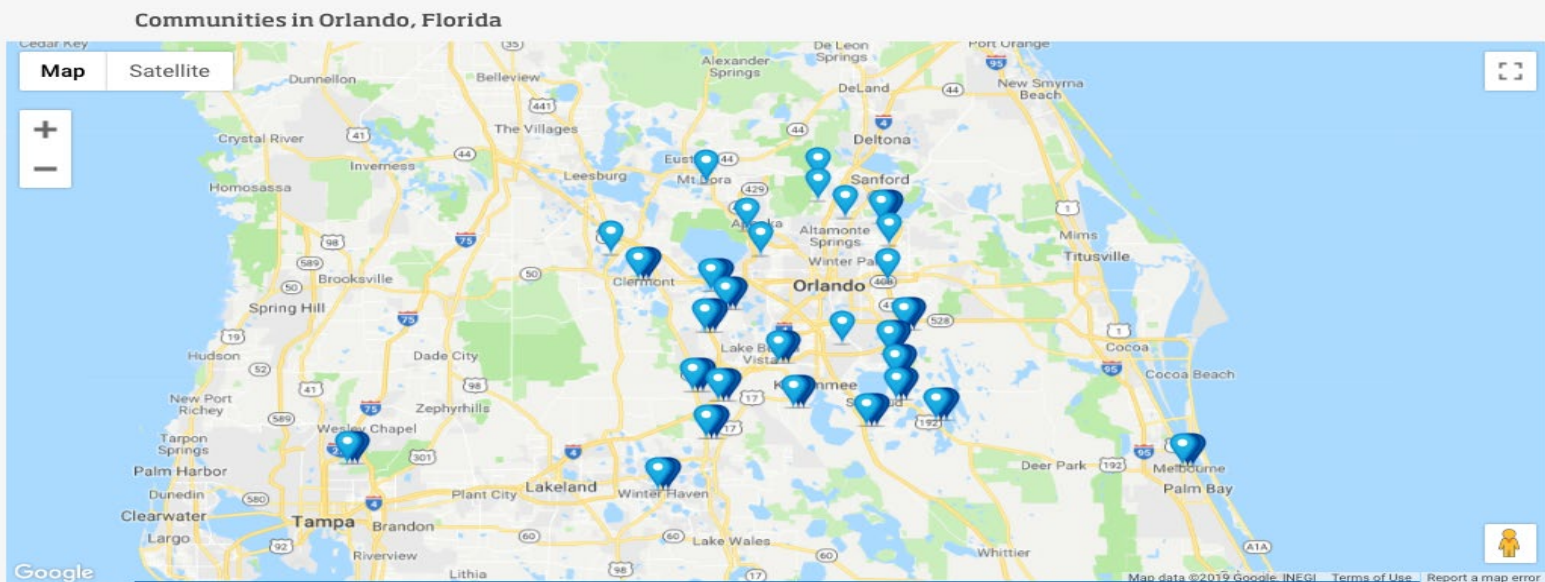
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Home > Find a Home > Orlando, Florida





# OUR LARGEST COMPETITOR

LENNAR

Find a home

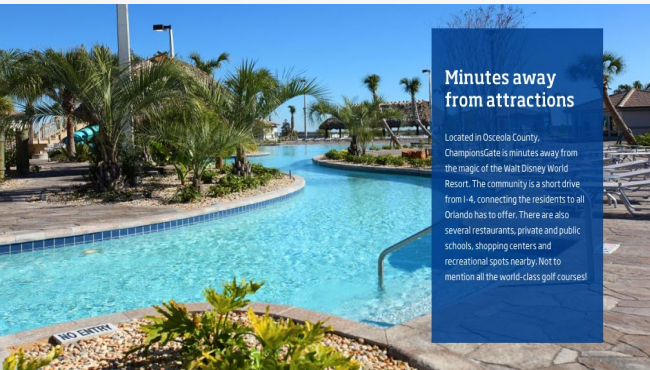
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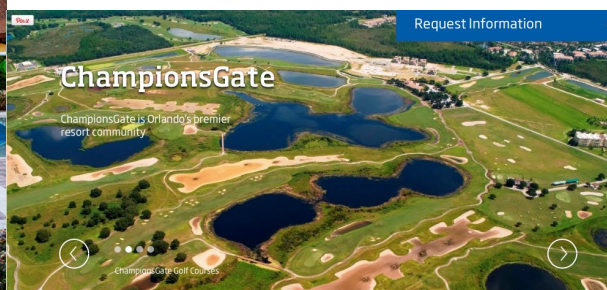


Home > Find a Home > Orlando, Florida



## Minutes away from attractions

Located in Osceola County, ChampionsGate is minutes away from the magic of the Walt Disney World Resort. The community is a short drive from I-4, connecting the residents to all Orlando has to offer. There are also several restaurants, private and public schools, shopping centers and recreational spots nearby. Not to mention all the world-class golf courses!



### ChampionsGate

ChampionsGate Luxury Resort Condominiums

9025 Sand Trap Drive  
ChampionsGate, FL 33896

Multi-Family Condo

0 Quick Move-In Homes  
800-401-2341

\$230,490 - \$265,490  
1,558 - 2,025 sq. ft.

Compare Favorite Share

View Community >



### ChampionsGate

ChampionsGate Manors

9025 Sand Trap Drive  
ChampionsGate, FL 33896

Golf Single Family

4 Quick Move-In Homes  
800-401-2341

\$274,990 - \$292,990  
1,960 - 2,334 sq. ft.

Compare Favorite Share

View Community >



### ChampionsGate

Country Club at ChampionsGate

9025 Sand Trap Drive  
ChampionsGate, FL 33896

Golf Single Family

6 Quick Move-In Homes  
800-401-2341

\$329,490 - \$424,490  
2,266 - 3,858 sq. ft.

Compare Favorite Share

View Community >



### ChampionsGate

Country Club II at ChampionsGate

9025 Sand Trap Drive  
ChampionsGate, FL 33896

Golf Single Family

1 Quick Move-In Homes  
800-401-2341

\$283,990 - \$411,990  
1,738 - 3,777 sq. ft.

Compare Favorite Share

View Community >



### ChampionsGate

Luxury Resort Townhomes

9029 Sand Trap Drive  
ChampionsGate, FL 33896

Golf Multi-Family

6 Quick Move-In Homes  
800-401-2341

\$320,490 - \$343,490  
1,914 - 2,128 sq. ft.

Compare Favorite Share

View Community >



### ChampionsGate

The Estates at ChampionsGate

9025 Sand Trap Drive  
ChampionsGate, FL 33896

Golf Single Family

0 Quick Move-In Homes  
800-401-2341

\$399,990 - \$499,490  
2,599 - 4,846 sq. ft.

Compare Favorite Share

View Community >

FROM MID \$200'S

# U.S. & OTHERS ARE COMPETING FOR OUR CUSTOMERS

The graphic features a central white circle on a background of clouds. Inside the circle, the text reads: "FLORIDA EXPO 2015", "A WORLD OF OPPORTUNITIES", "I WILL GO TO FLORIDA... AND NOW WHAT?", "MARCH 14 2015", and "AT THE PUERTO RICO CONVENTION CENTER". The Puerto Rico Convention Center logo is in the top right corner. Below the circle, five orange circles are arranged in a pentagon, each containing an airplane icon and a text block about migration and education statistics.

**FLORIDA EXPO 2015**  
A WORLD OF OPPORTUNITIES  
I WILL GO TO FLORIDA... AND NOW WHAT?  
**MARCH 14 2015**  
AT THE PUERTO RICO CONVENTION CENTER

**PUERTO RICO CONVENTION CENTER**  
*Pedro G. González*

- An organization that studies immigration reported that 1,000 Puerto Ricans arrive in Florida every 10 days.
- Thousands of Puerto Ricans have migrated to the United States and most have chosen to settle in Florida.
- Puerto Rico's professionals who have migrated are because of job opportunities in Florida, where employers are recruiting "bilingual personnel".
- Puerto Rico was the country to experience the greatest population reduction in the 2000-2010 period.
- In 2011, Puerto Rico had the lowest percentage of population with graduate studies 6%, since 40% of young people with college degrees emigrated.



# PUERTO RICO CAN COMPETE



[HOME](#) [ABOUT](#) [PORTFOLIO](#) [TEAM](#) [NEWS](#) [CONTACT US](#)



**FROM MID \$400'S**



# PUERTO RICO CAN COMPETE



INICIO

SOBRE NOSOTROS

PROYECTOS

NOTICIAS

CONTACTO

*Caminito*  
EN GURABO



**FROM LOW \$100'S**



# PUERTO RICO CAN COMPETE



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[WHO WE ARE](#) [WHAT WE DO](#) [SIGNATURE PROJECTS](#)

## Las Verandas at Bahía Beach Resort & Golf Club



**FROM LOW \$600'S**



# PUERTO RICO CAN COMPETE



HOME

ABOUT US

REAL ESTATE DEVELOPMENT

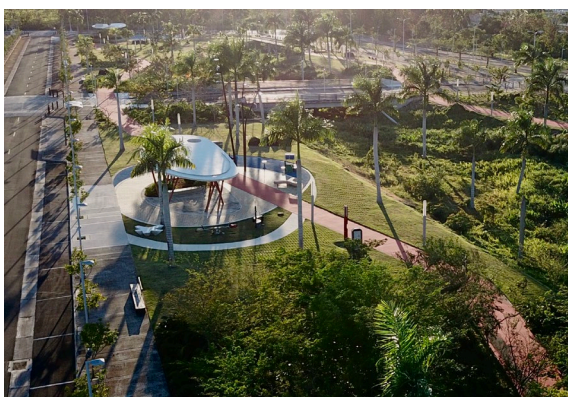
INVESTMENT COMPANIES

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 ESPAÑOL



Nada como *Riviera*  
UN CONCEPTO ÚNICO EN SU CLASE



FROM LOW \$300'S



# PUERTO RICO CAN COMPETE



[HOME](#)

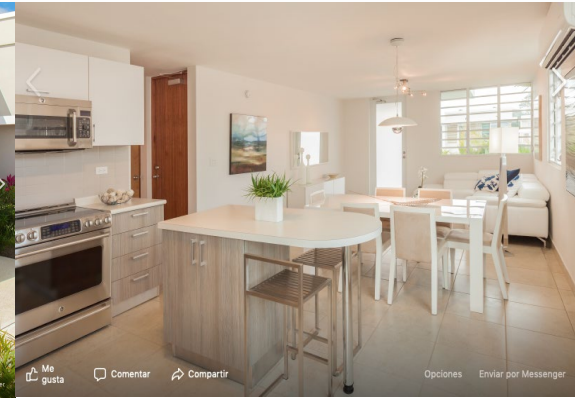
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[🇵🇷 ESPAÑOL](#)



**FROM LOW \$100'S**



# PR CAN RENEW ITS HOUSING STOCK CDBG-DR IS THE KEY TO MAKE IT HAPPEN

**FROM  
INFORMAL & UNSAFE**




**TO  
FORMAL & SAFE**





# CDBG-DR – HOME VOUCHER PROGRAM SHOULD BE THE PRIMARY SOLUTION

## PORTAFOLIO DE VIVIENDA

Programa	Subtotal
 Programa de reparación, reconstrucción o reubicación	\$2,175,570,050
 Programa de autorización de títulos	\$40,000,000
 Programa de hipoteca al día <b>NO FUE APROBADO POR HUD</b>	\$0
 Vivienda de interés social (personas sin hogar, víctimas de violencia doméstica)	\$32,500,000
 Programa de asesoría de vivienda	\$17,500,000
 Brecha CDBG-DR de los créditos contributivos de vivienda por ingresos bajos (LIHTC, por sus siglas en inglés)	\$400,000,000
 Programa de subsidio de alquiler	\$10,000,000
 Instalaciones comunitarias para la resiliencia energética y de abasto de agua	\$436,000,000
<b>NEW</b> Reconstrucción, reparación y resiliencia de viviendas multifamiliares	\$300,000,000
<b>NEW</b> Asistencia para compradores de vivienda	\$350,000,000

\*Sujeto a Cambio

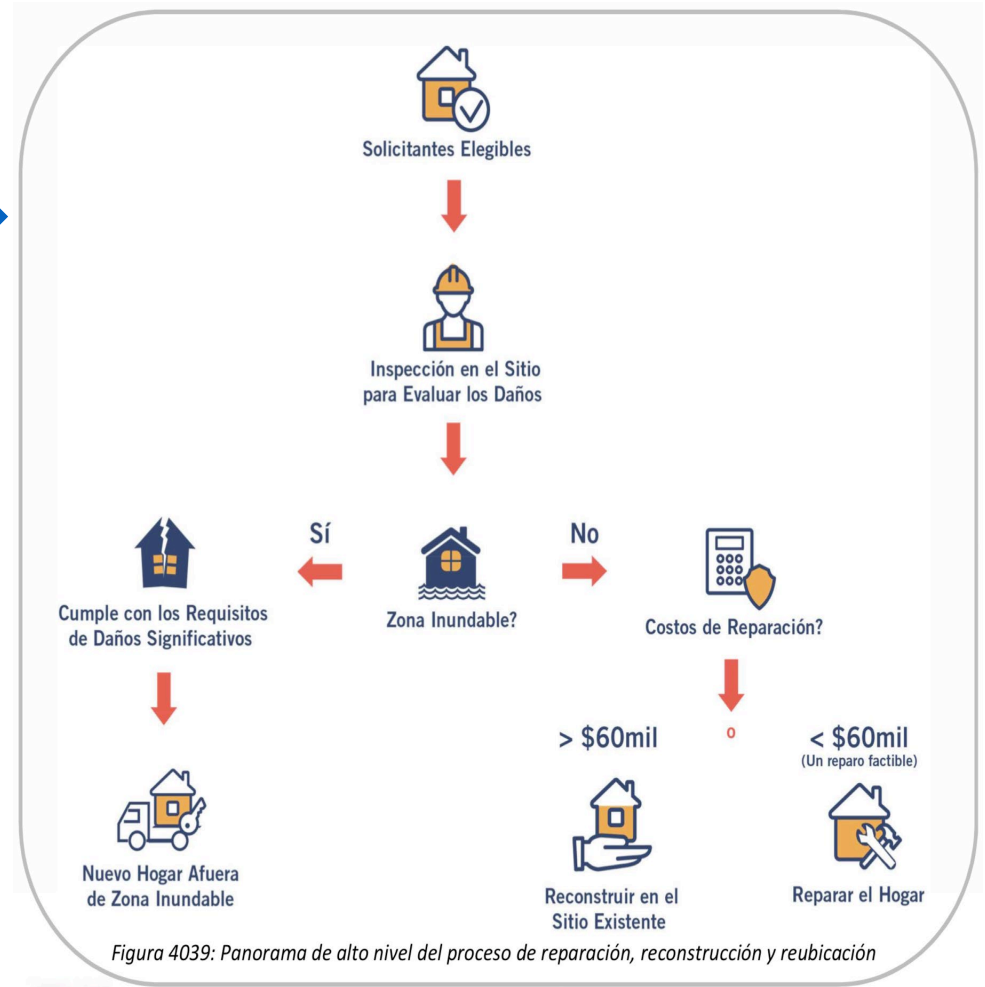


Figura 4039: Panorama de alto nivel del proceso de reparación, reconstrucción y reubicación



## THE GOOD

- Unprecedented federal funding directed to eradicate housing.
- U.S. & P.R. governments have adequately diagnosed housing issues that need to be solved.
- For the most part, the programs being adopted have the right focus.



## THE BAD

- More funding assignments will be needed to fix most informal housing.
- The delay in programs commencing have forced informal reconstruction which will difficult relocations.
- Over regulation in programs will limit their objectives.



## THE UGLY

- The Puerto Rico permitting process is not in tune with the current reality, bureaucracy will be a major setback.
- Hurricane caused and self-inflicted inflation will shorten funding capacity and hurt market housing.



# THANK YOU

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