

**RAÚL SANTIAGO-BARTOLOMEI**  
 Assistant Professor  
 Graduate School of Planning  
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**Research interests:** Housing, local and regional economic development, climate change, disaster recovery, transportation, infrastructure planning, environmental planning

### Academic Experience

<i>Aug 2021 – Present</i>	<b>Graduate School of Planning, University of Puerto Rico</b> Assistant Professor	<b>San Juan, PR</b>
<i>Jul 2018 – Aug 2021</i>	<b>Center for a New Economy</b> Research Associate	<b>San Juan, PR</b>
<i>Aug 2018 – Aug 2021</i>	<b>Graduate School of Planning, University of Puerto Rico</b> Adjunct Professor	<b>San Juan, PR</b>

### Education

<i>Aug. 2014 Dec. 2019</i>	PhD in Urban Planning and Development University of Southern California – Price School of Public Policy <ul style="list-style-type: none"> <li>• Dissertation title: <i>Property and Labor Formalization in the Age of the Sharing Economy: Airbnb, Housing Affordability, and Entrepreneurship in Havana</i></li> <li>• Committee chair: Marlon G. Boarnet</li> <li>• Committee members: Annette M. Kim, Nicole E. Esparza, and Jorge de la Roca</li> </ul>
<i>Aug. 2008-May 2012</i>	Master of Planning University of Puerto Rico, Río Piedras – Graduate School of Planning
<i>Aug. 2007-May 2008</i>	Master of Engineering Cornell University – Dept. of Civil & Environmental Engineering
<i>Aug. 2002-May 2007</i>	Bachelor of Science in Engineering – with honors University of Puerto Rico, Mayagüez – Dept. of Civil Engineering

### Peer-Reviewed Publications

- **Santiago-Bartolomei, R.** (2022). Short-Term Rentals and Housing Affordability in Emerging Property Markets: Property Regularization and Airbnb in Havana. Under review.
- **Santiago-Bartolomei, R.** (2022). Labor formalization and digital platforms: entrepreneurship and short-term rentals in Havana's housing markets. *Urban Geography*, 1-23.
- Lamba-Nieves, D., & **Santiago-Bartolomei, R.** (2022). Who Gets Emergency Housing Relief? An Analysis of FEMA Individual Assistance Data After Hurricane María. *Housing Policy Debate*, 1-21.
- Boarnet, M. G., Bostic, R. W., Rodnyansky, S., Burinskiy, E., Eisenlohr, A., Jamme, H. T., & **Santiago-Bartolomei, R.** (2020). Do high income households reduce driving more when living near rail transit?. *Transportation research part D: transport and environment*, 80, 102244.

## RAÚL SANTIAGO-BARTOLOMEI: CURRICULUM VITAE

- Olivero-Lora, S., Meléndez-Ackerman, E., Santiago, L., **Santiago-Bartolomei, R.**, & García-Montiel, D. (2020). Attitudes toward Residential Trees and Awareness of Tree Services and Disservices in a Tropical City. *Sustainability*, 12(1), 117.
- Boarnet, M. G., Bostic, R. W., Eisenlohr, A., Rodnyansky, S., **Santiago-Bartolomei, R.**, & Jamme, H. T. W. (2018). The Joint Effects of Income, Vehicle Technology, and Rail Transit Access on Greenhouse Gas Emissions. *Transportation Research Record*, 0361198118787087.
- Boarnet, M. G., Hong, A., & **Santiago-Bartolomei, R.** (2017). Urban spatial structure, employment subcenters, and freight travel. *Journal of Transport Geography*, 60, 267-276.
- Meléndez-Ackerman, E. J., Nytch, C. J., Santiago-Acevedo, L. E., Verdejo-Ortiz, J. C., **Santiago-Bartolomei, R.**, Ramos-Santiago, L. E., & Muñoz-Erickson, T. A. (2016). Synthesis of household yard area dynamics in the city of San Juan using multi-scalar social-ecological perspectives. *Sustainability*, 8(5), 481.
- **Santiago-Bartolomei, R.**, Santiago, L. E., & Meléndez-Ackerman, E. (2016). Asleep at the switch and unsuspecting victims: Exploring flood risk awareness and adaptive capacity in an urban watershed in Puerto Rico. *PLERUS*, 13-34.
- Santiago, L. E., J. C. Verdejo Ortiz, **R. Santiago-Bartolomei**, E. J. Meléndez-Ackerman, and D. C. García-Montiel. (2014). Uneven access and underuse of ecological amenities in urban parks of the Río Piedras watershed. *Ecology and Society* 19(1): 26. <http://dx.doi.org/10.5751/ES-06180-190126>
- Vila-Ruiz, C. P., E. Meléndez-Ackerman, **R. Santiago-Bartolomei**, D. García-Montiel, L. Lastra, C. E. Figuerola, and J. Fumero-Caban. (2014). Plant species richness and abundance in residential yards across a tropical watershed: implications for urban sustainability. *Ecology and Society* 19(3):22. <http://dx.doi.org/10.5751/ES-06164-190322>
- Garcia-Montiel, D. C., J. C. Verdejo-Ortiz, **R. Santiago-Bartolomei**, C. P. Vila-Ruiz, L. Santiago, and E. Melendez-Ackerman. (2014). Food sources and accessibility and waste disposal patterns across an urban tropical watershed: implications for the flow of materials and energy. *Ecology and Society* 19(1): 37. <http://dx.doi.org/10.5751/ES-06118-190137>
- Meléndez-Ackerman, E. J., **R. Santiago-Bartolomei**, C. P. Vila-Ruiz, L. E. Santiago, D. García-Montiel, J. C. Verdejo-Ortiz, H. Manrique-Hernández, and E. Hernández-Caló. (2014). Socioeconomic drivers of yard sustainable practices in a tropical city. *Ecology and Society* 19(3): 20. <http://dx.doi.org/10.5751/ES-06563-190320>

### Other publications

- **Santiago-Bartolomei, R.**, Lamba-Nieves, D., Figueroa-Grillasca, E.A., Santiago-Venegas, Y.A. (2022). *The Impact of Short-Term Rentals in Puerto Rico: 2014-2020*. Policy Brief. Center for a New Economy.
- **Santiago-Bartolomei, R.** (2022). In Two Caribbean Cities, Digital Platforms Drive Gentrification: With the help of apps like airbnb, short-term rental housing elevates costs and fuels displacement in Havana and San Juan. *NACLA Report on the Americas*, 54(3), 324-329.

## RAÚL SANTIAGO-BARTOLOMEI: CURRICULUM VITAE

- Santiago-Bartolomei, R., Lamba-Nieves, D., Figueroa, E.A., (2022). *Tracking Neighborhood Change in Geographies of Opportunity for Post-Disaster Legacy Cities: A Case Study of San Juan, PR.* Working Paper. Lincoln Institute of Land Policy. Available at: <https://www.lincolninst.edu/publications/working-papers/tracking-neighborhood-change-in-geographies-opportunity-post-disaster>
- Lamba-Nieves, D., Santiago-Bartolomei, R. (2021). *Housing Reconstruction Monitoring Dashboard.* User's Guide and Report. Center for a New Economy. Available at: <https://grupocne.org/2021/11/03/housing-reconstruction-monitoring-dashboard/>
- Sosa López, O., Santiago-Bartolomei, R., Lamba-Nieves, D. (2019). *Urban Informality: International Trends and Policies to Address Land Tenure and Informal Settlements.* White Paper. Center for a New Economy. Available at: <https://grupocne.org/wp-content/uploads/2019/08/Blueprint-White-Paper-Urban-Informality.pdf>
- Santiago-Bartolomei, R., Boarnet, M.G., Kim, A.M., & Esparza, N.E. (2019). *The Role of Micro-Entrepreneurship in Emerging Land Markets: A Case Study of Rental Markets in Havana, Cuba.* Working Paper WP19RS1. Lincoln Institute of Land Policy.
- Santiago-Bartolomei, R. (2018). *Apuntes para un marco de planificación y política pública para la vivienda en Puerto Rico.* Position paper. Center for a New Economy. Available at: <https://grupocne.org/wp-content/uploads/2018/10/Blueprint-Rau%CC%81l-Santiago-Bartolomei-1.pdf>
- Santiago-Bartolomei, R. (2018). *Property Regularization and Micro-entrepreneurship in the Age of Home Sharing: A Case Study of Rental Markets in Havana.* Working Paper. Lusk Center for Real Estate. University of Southern California. Available at: <https://lusk.usc.edu/research/working-papers/property-regularization-and-micro-entrepreneurship-age-home-sharing-case>
- Lamba-Nieves, D., Santiago-Bartolomei, R. (2018). *Transforming the Recovery into Locally-led Growth: Federal Contracting in the Post-Disaster Period.* Final Report. Center for a New Economy. Available at: <http://grupocne.org/2018/09/26/transforming-the-recovery-into-locally-led-growth-federal-contracting-in-the-post-disaster-period/>
- Bostic, R. W., Boarnet, M. G., Rodnyansky, S., Santiago-Bartolomei, R., & Leslie, C. (2016). Developing *Affordable Housing Guidelines Near Rail Transit in Los Angeles.* Final Report. METRANS Transportation Center. Sol Price School of Public Policy. University of Southern California.
- Boarnet, M., Chakrabarti, S., Bostic, R., Rodnyansky, S., Morrison-Hawkins, B., Santiago-Bartolomei, R., & Wang, X. (2015). *Housing Affordability and Transit-Oriented Development in Los Angeles: A Challenge and an Opportunity.* Los Angeles, CA: California Community Foundation.
- Lugo, A. E., Concepción, C. M., Santiago-Acevedo, L. E., Muñoz-Erickson, T. A., Ortiz, J. V., Santiago-Bartolomei, R., ... & Colón-Cortés, W. (2012). In search of an adaptive social-ecological approach to understanding a tropical city. *Acta Científica.* 26 (1-3): 121-134.

# RAÚL SANTIAGO-BARTOLOMEI: CURRICULUM VITAE

## Conference Paper Presentations

- **Santiago-Bartolomei, R.**, Lamba-Nieves, D., Figueroa, E. (2022). *Tracking neighborhood change during the relief-reconstruction time crunch in post-disaster Puerto Rico*. 50th Urban Affairs Association Conference. Renaissance Washington DC Downtown Hotel. Washington D.C.
- **Santiago-Bartolomei, R.**, Lamba-Nieves, D., Figueroa, E. (2021). *Tracking Neighborhood Change in Geographies of Opportunity for Post-Disaster Legacy Cities: A Case Study of San Juan, Puerto Rico*. ACSP 61st Annual Conference. Virtual Conference.
- Lamba-Nieves, D. (presenter), Raymond, E., **Santiago-Bartolomei, R.**, Hudson, C., Conville, M. (2021). *Housing, Disaster Recovery and Displacement in Puerto Rico after Hurricane Maria*. ACSP 61st Annual Conference. Virtual Conference.
- **Santiago-Bartolomei, R.**, Lamba-Nieves, D., Figueroa, E. (2021). *Tracking Changes in Geographies of Opportunity for Post-Disaster Legacy Cities: A Case Study of San Juan, Puerto Rico*. Consortium for Scenario Planning Conference. Lincoln Institute of Land Policy. Virtual Conference.
- **Santiago-Bartolomei, R.** (2019). *Property and Labor Formalization in the Age of the Sharing Economy: Airbnb, Housing Affordability, and Entrepreneurship in Havana*. Lusk Awards Symposium. Lusk Center for Real Estate. University of Southern California. Los Angeles, California.
- **Santiago-Bartolomei, R.**, (2018). *Emerging land markets and micro-entrepreneurship: A case study of rental markets in Havana, Cuba*. 58<sup>th</sup> Annual ACSP Conference. October 28, 2018. Buffalo Niagara Convention Center. Buffalo, New York
- **Santiago-Bartolomei, R.**, Boarnet, M. G., Kim, A. M., Esparza, N. E. (2017). *The role of micro-entrepreneurship in emerging land markets: A case study of rental markets in Havana, Cuba*. Seminario de Investigación sobre Políticas de Suelo y Desarrollo Urbano. Lincoln Institute of Land Policy. November 10, 2017. Howard Johnson Plaza Florida Street. Buenos Aires, Argentina
- Boarnet, M. G., Bostic, R. W., Rodnyansky, S., **Santiago-Bartolomei, R.**, Williams, D., Prohofsky, A. (2016). *Sustainability and Displacement: Assessing the Spatial Pattern of Residential Moves near Rail Transit*. 56<sup>th</sup> Annual ACSP Conference. November 3, 2016. The Hilton Portland & Executive Tower. Portland, Oregon
- **Santiago-Bartolomei, R.** (2015). *Descentralización, tecnología de información y comunicación y desarrollo humano: Un estudio comparativo de América Latina*. XV Convención de Ordenamiento Territorial y Urbanismo. November 10, 2015. Palacio de Convenciones. Havana, Cuba
- **Santiago-Bartolomei, R.**, Verdejo, J. C., Santiago, L. E., Meléndez-Ackerman, E., García Montiel, D. (2012). *Asleep at the switch and unsuspecting victims: Examining flooding vulnerability awareness in an urban watershed in Puerto Rico*. 53<sup>rd</sup> Annual ACSP Conference. November 1, 2012. Hilton Netherlands Plaza Hotel in Cincinnati, Ohio
- **R. Santiago-Bartolomei**, J. C. Verdejo Ortiz, L. E. Santiago. (2011); *Flooding Vulnerability in Urban Watersheds: Risk Perceptions in Flood-Prone Communities in the Río Piedras Basin*. Network-Association of European Researchers (NAERUS). 2011. Faculty of Architecture. Universidad Politécnica de Madrid. Madrid, Spain

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## Guest Talks and Lectures

- Panelist: *Decolonizing Planning "From Within" and "From Below"*. (2022). Roundtable. ACSP 62nd Annual Conference. Toronto, Ontario.
- Panelist: *La crisis hipotecaria en datos*. (2021). Ayuda Legal Puerto Rico. San Juan, Puerto Rico. Zoom Presentation.
- **R. Santiago-Bartolomei**. (2021). *Las geografías de oportunidad y la vivienda en tiempos post-desastre: Un estudio de caso de San Juan, Puerto Rico*. Center for Social Research. University of Puerto Rico, Río Piedras. San Juan, Puerto Rico. Zoom Presentation.
- **R. Santiago-Bartolomei**. (2021). *El Huracán María y sus efectos duraderos sobre la vivienda y las comunidades de Puerto Rico*. Puerto Rico Science Policy Action Network. San Juan, Puerto Rico. Zoom Presentation.
- **R. Santiago-Bartolomei**. (2020). *Gentrificación y vivienda en Puerto Rico: Patrones de exclusión*. Mentes Puertorriqueñas en Acción. San Juan, Puerto Rico. Zoom Presentation.
- Panelist: *Planificando la vivienda en Puerto Rico de cara a la reconstrucción y al cambio climático*. (2020). Graduate School of Planning. University of Puerto Rico, Río Piedras. San Juan, Puerto Rico.
- Panelist: *Plan de Reconstrucción: Desarrollo Económico e Infraestructura*. (2018). Semana de la Planificación. Sociedad Puertorriqueña de Planificación. University of Puerto Rico, Río Piedras. San Juan, Puerto Rico.

## Research Experience

May. 2022–Present	<b>A study of the effects of HUD's Average Median Income and Fair Market Rent thresholds on Puerto Rico's rental market, workforce and economy</b> – Indira Luciano, Ph.D., Principal Investigator, University of Puerto Rico, Río Piedras <ul style="list-style-type: none"><li>• Co-Principal Investigator</li><li>• Funded by the Puerto Rico Public Housing Administration</li></ul>
Sept. 2021–Present	<b>Puerto Rico Panel Study of Income Dynamics</b> – Elizabeth Fussell, Ph.D., Principal Investigator, Population Studies and Training Center, Brown University <ul style="list-style-type: none"><li>• Co-Investigator</li><li>• Funded by the National Institute of Health</li></ul>
Jun. 2020–Jul. 2021	<b>Tracking Changes in Geographies of Opportunity for Post-Disaster Legacy Cities: A Case Study of San Juan, Puerto Rico</b> – Center for a New Economy, San Juan, Puerto Rico <ul style="list-style-type: none"><li>• Principal Investigator</li><li>• Funded by the Lincoln Institute of Land Policy</li></ul>
Aug. 2016–May 2018	<b>The role of entrepreneurship in emerging land markets: A case study of Havana, Cuba</b> – Marlon G. Boarnet, PhD; Principal Investigator, Price School of Public Policy, University of Southern California <ul style="list-style-type: none"><li>• Co-Principal Investigator</li><li>• Funded by Lincoln Institute of Land Policy</li></ul>

## RAÚL SANTIAGO-BARTOLOMEI: CURRICULUM VITAE

<i>June 2016–June 2017</i>	<b>Sustainability and Displacement: Assessing the Spatial Pattern of Residential Moves near Rail Transit</b> – Marlon G. Boarnet, PhD; Principal Investigator, Price School of Public Policy, University of Southern California <ul style="list-style-type: none"><li>• Research assistant</li><li>• Funded by METRANS</li></ul>
<i>Aug. 2014–June 2016</i>	<b>Developing Affordable Housing Guidelines Near Rail Transit in Los Angeles</b> – Marlon G. Boarnet, PhD; Principal Investigator, Price School of Public Policy, University of Southern California <ul style="list-style-type: none"><li>• Research assistant</li><li>• Funded by METRANS</li></ul>
<i>Aug. 2010–May 2012</i>	<b>San Juan ULTRA EX</b> – Luis E. Santiago, PhD; Co-Principal Investigator at University of Puerto Rico, Río Piedras Campus <ul style="list-style-type: none"><li>• Research assistant</li><li>• Funded by NSF</li></ul>
<i>Aug. 2007–May 2008</i>	<b>AguaClara Project</b> - Monroe Weber-Shirk, PhD; Research Director at Cornell University <ul style="list-style-type: none"><li>• Worked on research and design of gravity powered, cost-effective water treatment plants that were built in Marcala and Támara, Honduras</li></ul>

## Teaching and Mentoring Experience

### Teaching

<i>Aug. 2018–Present</i>	<b>Graduate School of Planning, University of Puerto Rico, Río Piedras</b> <ul style="list-style-type: none"><li>• Instructor for PLAN 6546: Econometrics for Planners</li><li>• Instructor for PLAN 6604: Economic and Community Development Theory</li><li>• Instructor for PLAN 6611: Analysis Tools and Techniques for Economic Development</li><li>• Instructor for PLAN 6076: Planning Theory and History</li><li>• Instructor for PLAN 6527: Housing and Urban Revitalization</li></ul>
<i>Jan. 2011–May 2011</i>	<b>Pontifical Catholic University of Puerto Rico, Ponce</b> <ul style="list-style-type: none"><li>• Instructor for the Environmental Science Program, School of Science</li><li>• Taught ENSC-451: Air Quality and Pollution</li></ul>

### Teaching Assistance

<i>Aug. – Dec. 2015</i>	<b>University of Southern California</b> <ul style="list-style-type: none"><li>• Teaching Assistant for PPD 357: Government and Business</li><li>• Supervised by Dr. Michael Thom</li></ul>
<i>Aug. 2007 -May 2008</i>	<b>Cornell University</b> <ul style="list-style-type: none"><li>• Teaching Assistant and Grader for Engineering Statistics and Probability, and Engineering Economics courses at the Civil &amp; Environmental Engineering Department</li><li>• Supervised by Dr. Jery Stedinger and Dr. Daniel P. Loucks</li></ul>

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## Mentoring

May 2011 - Present

### **Graduate School of Planning, University of Puerto Rico, Río Piedras**

- Master's thesis committee member:
  - M. Sánchez (2021). *Me dejó la guagua: Análisis del acceso al mercado laboral para transporte colectivo en el área de servicio de la AMA*. Unpublished Thesis. University of Puerto Rico.
  - C. Reyes (2021). *Necesidad de Vivienda para Estudiantes: Estrategias para la aumentar la oferta de vivienda institucional y comunitaria para estudiantes de la Universidad de Puerto Rico Recinto de Río Piedras*. Unpublished Thesis. University of Puerto Rico.
  - R. Vera (2014). *Plan de mitigación de sequías para los municipios de Gurabo, Juncos y Las Piedras*. Unpublished Thesis. University of Puerto Rico.
  - K. T. Fuentes (2013). *Plan de restauración de la quebrada Juan Méndez*. Unpublished Thesis. University of Puerto Rico.
  - M. Rivera (2013). *Rethinking coastal management plans: Establishing an indicator-based methodology rooted into an Integrated Coastal Management (ICM) framework for the Bajura portion of the Isabela-Aguadilla Area of Special Planning*. Unpublished Thesis. University of Puerto Rico.
  - R. Rodríguez (2011). *Plan de mitigación de riesgos sísmicos para edificaciones vulnerables en el barrio Río Grande del municipio de Jayuya*. Unpublished Thesis. University of Puerto Rico.

## Other Teaching Experiences

June 2011–June 2012

### **From Hectares to Nanometers: GK-12 Multidisciplinary Explorations of Tropical Ecosystems and Functional Nanoscience** - University of Puerto Rico, Río Piedras Campus

- Teaching Fellow
- GK-12 education program funded by the National Science Foundation (NSF): <http://gk12.upr.edu/>
- Developed educational modules for middle school students on topics pertaining to complexity using themes from environmental planning and nanoscience
- Supervised by Dr. Ana-Rita Mayol

## **Op-Eds**

- Santiago-Bartolomei, R. (2020). *La vivienda y las plataformas digitales: Airbnb en Puerto Rico*. El Nuevo Día. Published on September 13, 2020. Available at: <https://www.elnuevodia.com/opinion/tanque-de-ideas/la-vivienda-y-las-plataformas-digitales-airbnb-en-puerto-rico/>
- Santiago-Bartolomei, R. (2020) *Superar la austeridad en la administración municipal*. El Nuevo Día. Published on July 5, 2020.
- Santiago-Bartolomei, R. (2020) *Asistencia para alquileres en tiempos de pandemia*. El Nuevo Día. Published on May 24, 2020. Available at: <https://www.elnuevodia.com/opinion/tanque-de-ideas/asistencia-para-alquileres-en-tiempos-de-pandemia/>

# RAÚL SANTIAGO-BARTOLOMEI: CURRICULUM VITAE

## Media Appearances and Press Commentary

- El Nuevo Día. (2023). Preocupante el limitado acceso a una vivienda en las islas municipio. Available at: <https://www.elnuevodia.com/noticias/locales/notas/preocupante-el-limitado-acceso-a-una-vivienda-en-las-islas-municipio/>
- Rayos X. (2023). En peligro 200,000 permisos tras decisión del Supremo. Telemundo. Available at: <https://www.telemundopr.com/programas/rayos-x/en-peligro-200000-permisos-tras-decision-del-supremo/2467093/>
- The Irish Times. (2023). Puerto Rico facing slow recovery after hurricanes, earthquakes and Covid. Available at: <https://www.irishtimes.com/world/americas/2023/03/03/puerto-rico-facing-slow-recovery-after-hurricanes-earthquakes-and-covid/>
- Rayos X. (2023). *Alquileres a corto plazo inundan la Isla: ¿se debe regular?*. Telemundo. Available at: <https://www.telemundopr.com/programas/rayos-x/alquileres-a-corto-plazo-inundan-la-isla-se-debe-regular/2458776/>
- El Nuevo Día. (2023). *Choque por los alquileres de corto plazo*. Available at: <https://www.elnuevodia.com/negocios/turismo/notas/choque-por-los-alquileres-de-corto-plazo/>
- Centro de Periodismo Investigativo (Center for Investigative Journalism). (2022). *Una pesadilla para los puertorriqueños conseguir hogar, mientras otros acaparan propiedades*. Available at: <https://periodismoinvestigativo.com/2022/12/una-pesadilla-para-los-puertorriqueños-conseguir-hogar-mientras-otros-acaparan-propiedades/>
- El Nuevo Día. (2022). *Es más caro comprar o rentar vivienda en Puerto Rico debido al alza en alquileres de corto plazo*. Available at: <https://www.elnuevodia.com/negocios/bienes-raices/notas/es-mas-caros-comprar-o-rentar-vivienda-en-puerto-rico-debido-al-alza-en-alquileres-de-corto-plazo/>
- El Nuevo Día. (2022). *Predomina la construcción de lujo en la zona metropolitana*. Available at: <https://www.elnuevodia.com/negocios/construccion/notas/predomina-la-construccion-de-lujo-en-la-zona-metro/>
- Vox. (2022). *The real source of Puerto Rico's woes*. Available at: <https://www.vox.com/future-perfect/2022/10/10/23391700/puerto-rico-hurricane-recovery-colonialism-debt>
- The Guardian. (2022). *We would go back': will Hurricane Fiona worsen Puerto Rico's population drain?* Available at: <https://www.theguardian.com/world/2022/oct/08/hurricane-fiona-hurricane-maria-puerto-rico-population-drain>
- NBC News. (2022). *De-Colonization Debate Heats Up in Puerto Rico*. Available at: <https://www.youtube.com/watch?v=M61PcECtthI>
- Bloomberg. (2022). *Big-Shot Lawyers Lured by Beaches and 4% Tax Rate to Puerto Rico*. Available at: <https://www.bloomberg.com/news/articles/2022-04-29/big-shot-lawyers-lured-by-beaches-and-4-tax-rate-to-puerto-rico>
- El Nuevo Día. (2022). *¿A dónde irán a vivir los jubilados?* Available at: <https://www.elnuevodia.com/negocios/economia/notas/a-donde-iran-a-vivir-los-jubilados/>
- New York Times. (2022). *How Crypto Wealth Is Gentrifying Puerto Rico*. Available at: <https://www.nytimes.com/interactive/2022/02/10/business/puerto-rico-gentrification.html>
- Telemundo. (2022). *Rayos X*. Aired at January 11, 2022.
- Bloomberg. (2022). *Tax Breaks for Crypto Millionaires Stir Outrage in Puerto Rico*. Available at: <https://www.bloomberg.com/news/articles/2022-01-19/tax-breaks-for-crypto-millionaires-stir-outrage-in-puerto-rico>
- El Nuevo Día. (2022). *¿Qué se puede hacer para asegurar vivienda asequible ante el alza en precios de las propiedades?* Available at: <https://www.elnuevodia.com/negocios/economia/notas/que-se-puede-hacer-para-asegurar-vivienda-asequible-ante-el-alza-en-precios-de-las-propiedades/>

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- El Nuevo Día. (2022). *Alza en precios de vivienda coincide con aumento en decretos por Ley 22.* Available at: <https://www.elnuevodia.com/negocios/economia/notas/alza-en-precios-de-vivienda-coincide-con-aumento-en-decretos-por-ley-22/>
- Radio Isla 1320. (2022). *Dígame la Verdad con Milly Méndez.* Aired at January 4<sup>th</sup>, 2022.
- Bloomberg. (2021). *Zero Taxes, Golf and Beach Houses Create a Crypto Island Paradise.* Available at: <https://www.bloomberg.com/news/features/2021-12-11/crypto-rich-are-moving-to-puerto-rico-world-s-new-luxury-tax-haven>
- B. Graulau. (2021). *Are Puerto Ricans being pushed out?* YouTube video report. Available at: <https://www.youtube.com/watch?v=YGxtWpCOiC8>
- B. Graulau. (2021). *Rich people are moving to Puerto Rico and some Puerto Ricans are not happy about it.* YouTube video report. Available at: <https://www.youtube.com/watch?v=Qq1zSTS10II&t=269s>
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# RAÚL SANTIAGO-BARTOLOMEI: CURRICULUM VITAE

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- Christian Science Monitor. (2018). *Months after Maria, Puerto Ricans take recovery into their own hands.* Available at: <https://www.csmonitor.com/USA/Society/2018/0507/Months-after-Maria-Puerto-Ricans-take-recovery-into-their-own-hands>

## Professional Experience

Nov 2017 – Jun 2018	<b>Center for a New Economy</b> Project Manager for the Reimagine Puerto Rico Resilience Advisory Commission, a locally lead initiative sponsored by the Ford Foundation, Rockefeller Foundation, and Open Society Foundations. Assisted in developing strategic recommendations as a roadmap for the resilient recovery and reconstruction of Puerto Rico after the impacts from hurricanes Irma and María.	<b>San Juan, PR</b>
May 2012 – Aug 2014	<b>Estudios Técnicos Inc.</b> Urban planner & consultant. Worked in developing land-use plans, strategic plans, marine-spatial plans, environmental impact statements, cost-benefit analysis, economic impact analysis, community impact assessments, and environmental justice assessments for private entities, various government agencies in Puerto Rico and the US Federal Government (e.g. USACE, HUD, NOAA, EPA, FHWA, and HUD).	<b>San Juan, PR</b>
May 2009 – Dec 2010	<b>CH2M Hill</b> Project Coordinator for the Puerto Rico Aqueduct and Sewer Authority's (PRASA) Non-Revenue Water Reduction Program	<b>Guaynabo, PR</b>
June 2008 – Apr. 2009	<b>Gregory L. Morris Engineering PSC</b> Project Manager for PRASA's Non-Revenue Water Reduction Program	<b>San Juan, PR</b>

## Achievements, Awards and Fellowships

- Graduate School Final Year Fellowship Award, University of Southern California, May 2018
- Lusk Center for Real Estate Dissertation Fellowship Award, University of Southern California, May 2017
- Ford Predoctoral Fellowship: Alternate & Honorable Mention, April 2016
- Outstanding Achievement in Recognition of Excellence in Scholarly Publication, Price School of Public Policy, University of Southern California, May 2015
- Price School of Public Policy Doctoral Scholarship, University of Southern California, August 2014
- Osvaldo Ruiz Villarrubia Award for Outstanding Student of the Year, Sociedad Puertorriqueña de Planificación, June 2012
- Research Fellow, National Science Foundation GK-12 Program, June 2011
- Engineering Global Fellow, Cornell University, May 2008

## Collaborations and Voluntary Work

Oct. 2022 – Present	<b>Puerto Rico Department of Housing</b> Advisory Committee member for the <i>Puerto Rico State Housing Plan: 2024-2030</i> to be submitted to HUD.	<b>San Juan, PR</b>
Oct. 2020 – Aug. 2021	<b>Filantropía Puerto Rico</b>	<b>San Juan, PR</b>

## RAÚL SANTIAGO-BARTOLOMEI: CURRICULUM VITAE

Advisory Panel member to draft Filantropía Puerto Rico's *Puerto Rico Philanthropic Investment Guidelines for Housing*, which would lay out investment priorities for philanthropic spending in Puerto Rico with regards to housing.

*Nov. 2019 – Present*

**Puerto Rico Department of Housing**

**San Juan, PR**

Community Development Advisory Panel member for the Puerto Rico Department of Housing to assess and identify post-disaster recovery priority areas for the Community Development Block Grant -Disaster Recovery (CDBG-DR) funds.

*Jun. 2018 – Present*

**ENLACE Caño Martín Peña Project**

**San Juan, PR**

Advisory Panel member for the Caño Martín Peña Dredging Project, Community Land Trust and Community Development Project on topics related to water resources management, housing, environmental planning, and community development

*Jun. 2012 – Present*

**Puerto Rico Climate Change Council**

**San Juan, PR**

Collaborator and coauthor for the official Puerto Rico Climate Change Report: Puerto Rico Coastal Management Program (2013); *Puerto Rico's State of the Climate: Assessing Puerto Rico's Social-Ecological Vulnerabilities in a Changing Climate*; Puerto Rico Department of Natural and Environmental Resources; Commonwealth of Puerto Rico

*Feb. 2012 – Dec. 2012*

**ENLACE Caño Martín Peña Project**

**San Juan, PR**

Collaborative work to address housing, public health, and environmental issues regarding the Caño Martín Peña Dredging Project, Community Land Trust and Community Development Project

*Jan 2010 – Jun 2010*

**Hermánate con Chiapas**

**Chiapas, Mexico**

Voluntary engineering site work for Yalentay and Saclum community water projects in Chiapas, Mexico