

**PLANNING THROUGH  
PUERTO RICO'S  
ABANDONMENT & BLIGHT:**

**SEARCHING FOR OPPORTUNITIES**

**PLAN. DAVID J. CARRASQUILLO-MEDRANO, PPL  
PUERTO RICAN PLANNING SOCIETY  
PRESIDENT**



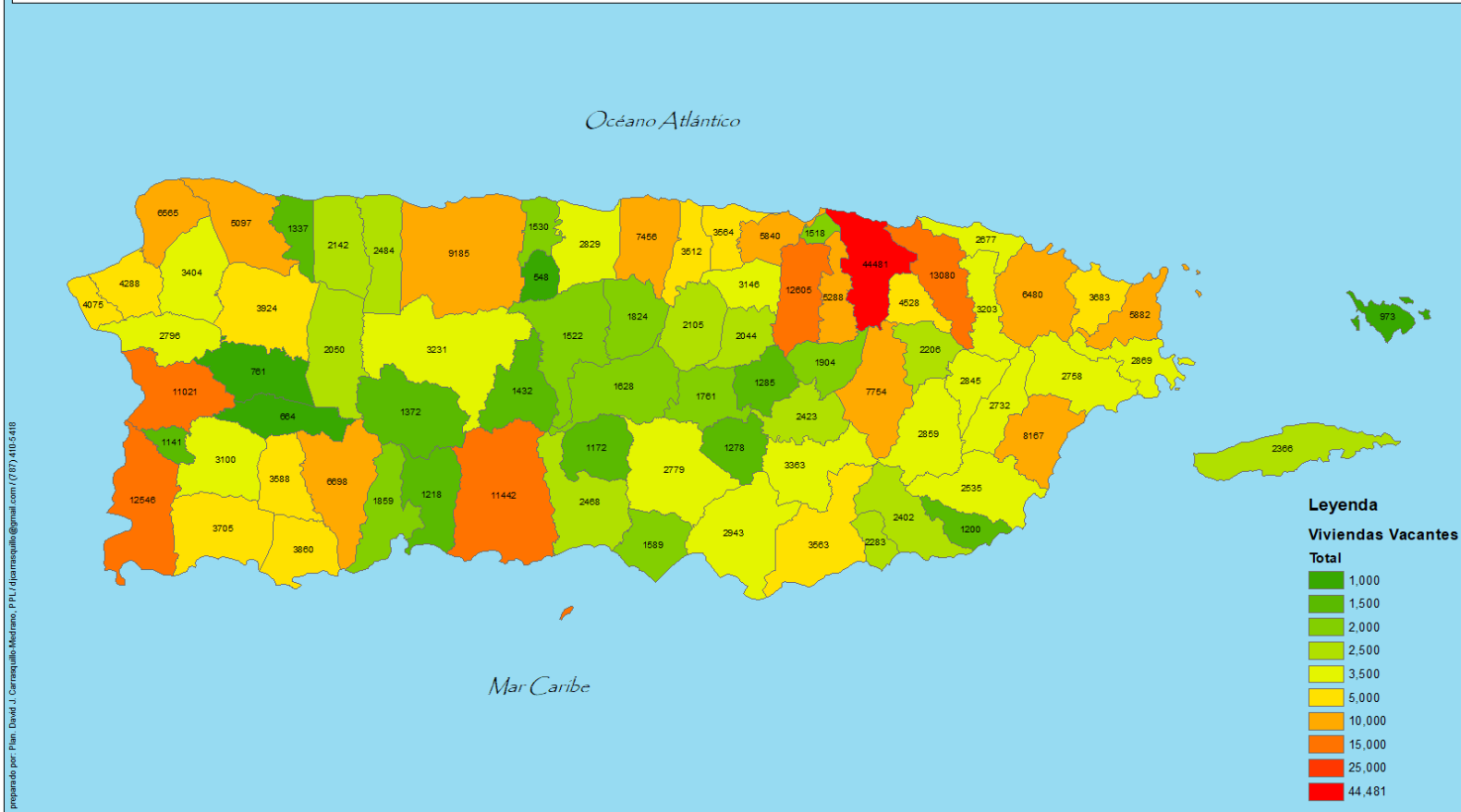
**SOCIEDAD  
PUERTORRIQUEÑA  
DE PLANIFICACIÓN**



# Total de Viviendas Vacantes en Puerto Rico por Municipio

Encuesta de la Comunidad 2015

N  
1:550,000



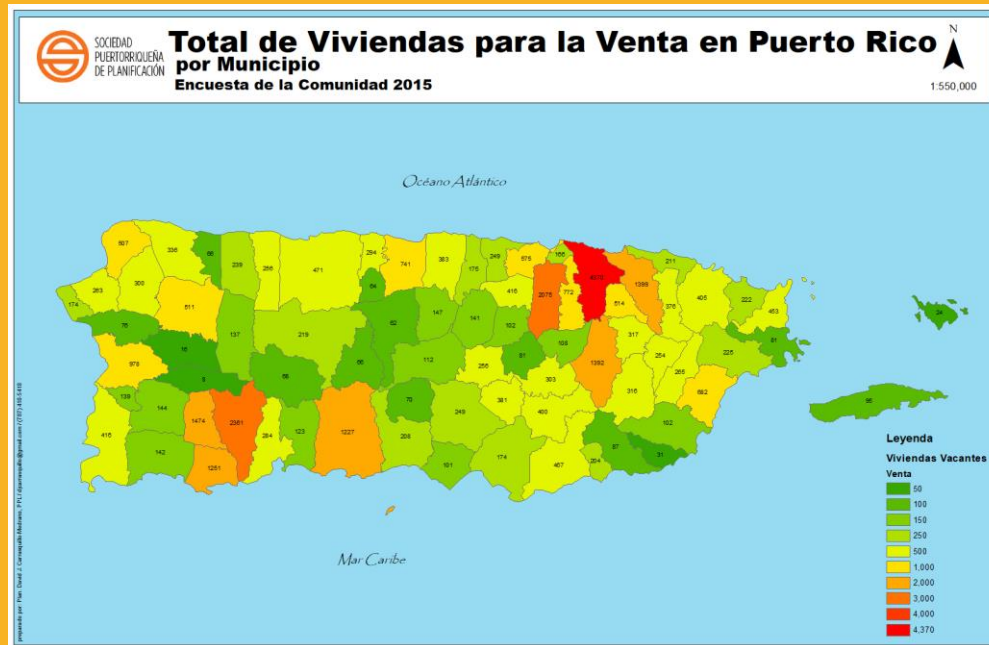
\* Only in the main five Municipalities of San Juan, Carolina, Bayamón, Ponce and Mayaguez there are over 95K vacant housing units out of over 325k around the island looking at 2015 ACS data.

San Juan: 44.4k  
 Carolina: 13.1k  
 Bayamón: 12.6k  
 Ponce: 11.4k  
**Cabo Rojo: 12.5k**  
 Mayaguez: 11.1k  
 Arecibo: 9.1k  
**Humacao: 8.1k**  
 Caguas: 7.7k  
 Vega Baja: 7.4k  
 Yauco: 6.6k  
 Aguadilla: 6.6k  
**Fajardo: 5.8k**  
 Toa Baja: 5.8k  
 Guaynabo: 5.2k

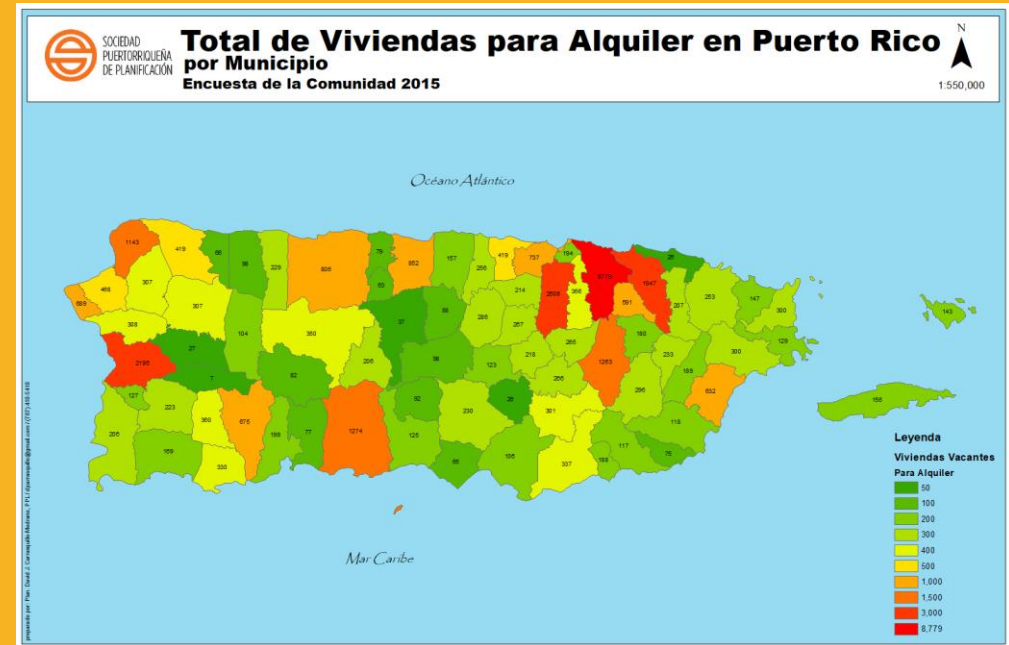
Population: (1)San Juan: 342k, (2)Bayamón: 180.6k, (3) Carolina: 158.3k, (4) Ponce: 140k, (5) Guaynabo: 92.5k

The whole population of Guaynabo (5<sup>th</sup> biggest populated Municipality) fits in San Juan's Vacant housing units.

- In most cases when the amount of housing units for sale and/or rent are added, they account for around just between 10% to 20% of all vacant units.
- In most cases the amount of housing units for rent doubles the amount of units for sale.
- The municipalities with higher percentages of rental housing are the same with higher abandoned properties, except for the one with higher rate of 2<sup>nd</sup> homes.



FOR SALE



FOR RENT

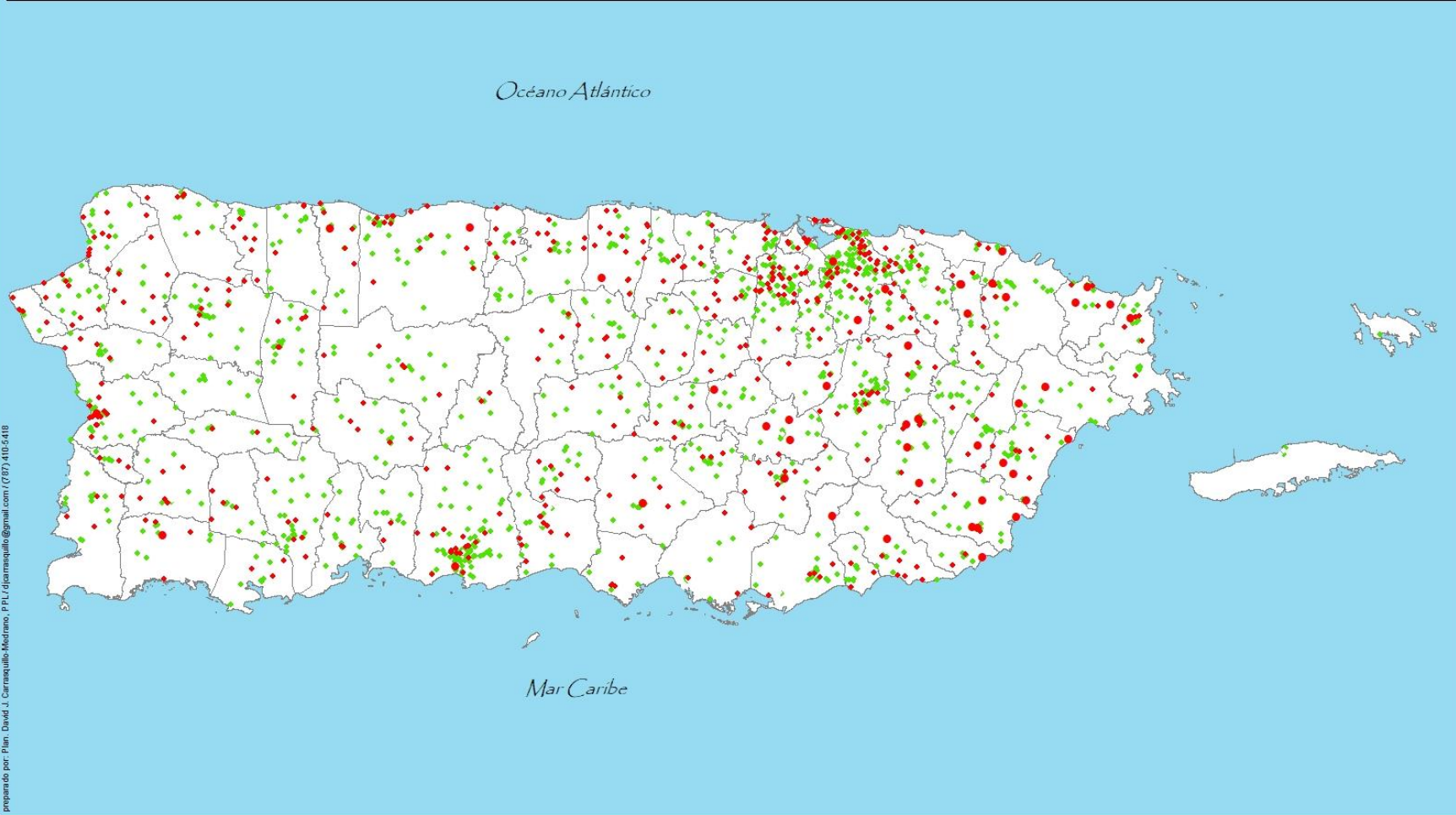
**Estimate: Sale = X**  
**Rent = X x 2**  
**Vacant = X x 10\***



# CLOSED SCHOOLS 2014-2018

## Escuelas Públicas (Agosto 2018) Departamento de Educación de Puerto Rico

N  
1:525,000

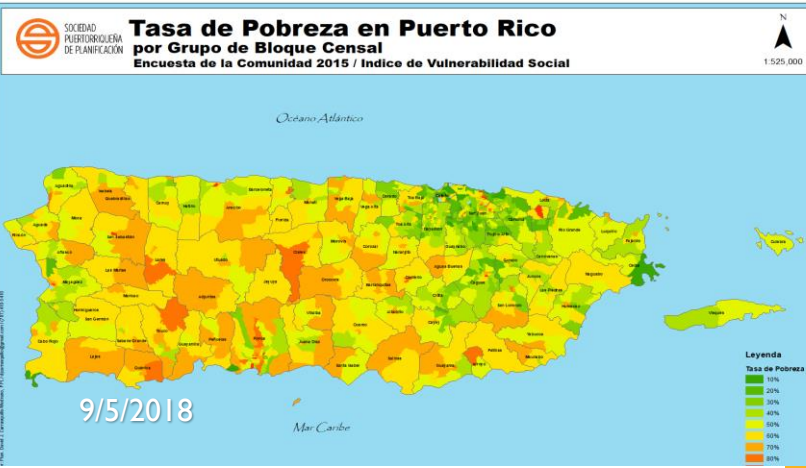
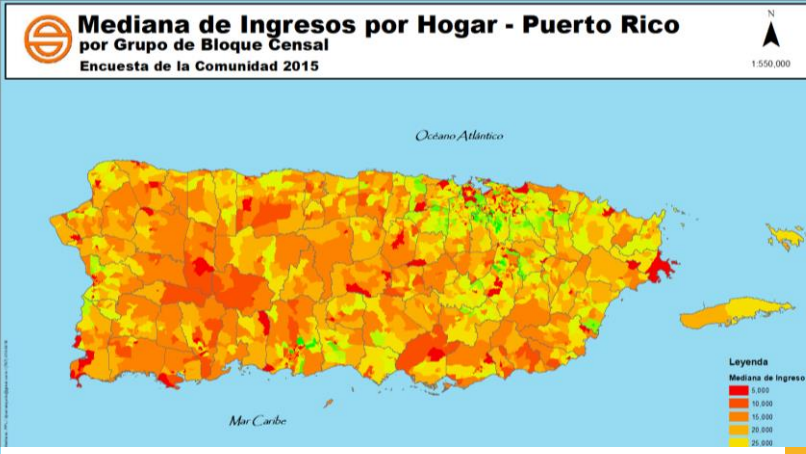
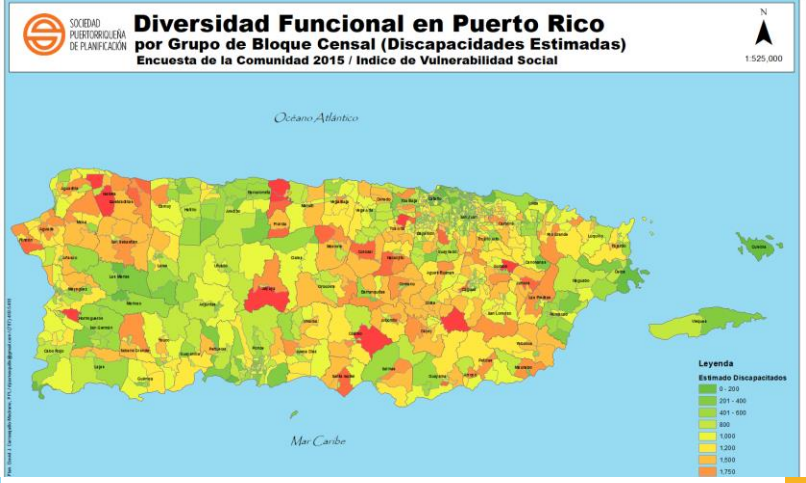
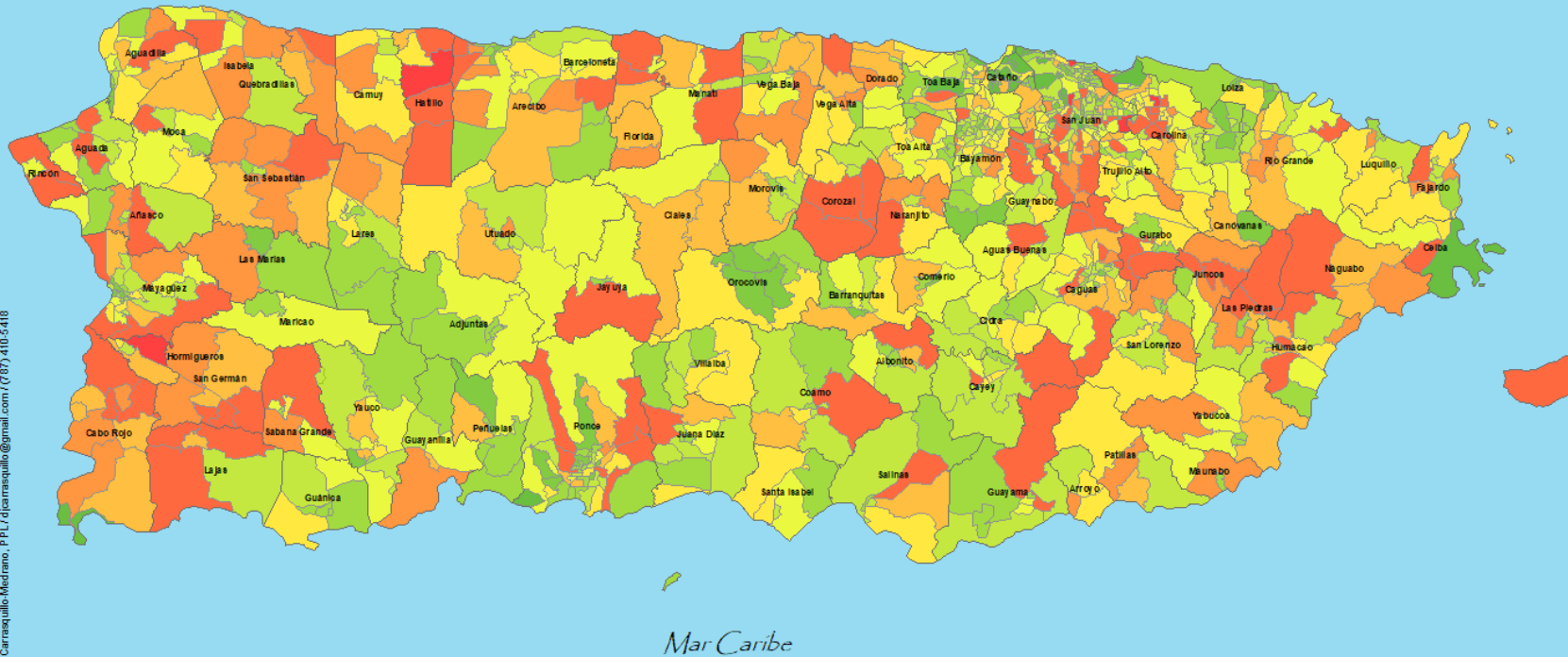


preparado por: Plan. David J. Carrasquillo-Madrano, P.P.L. dcarrasquillo@gmail.com (787) 410-5418



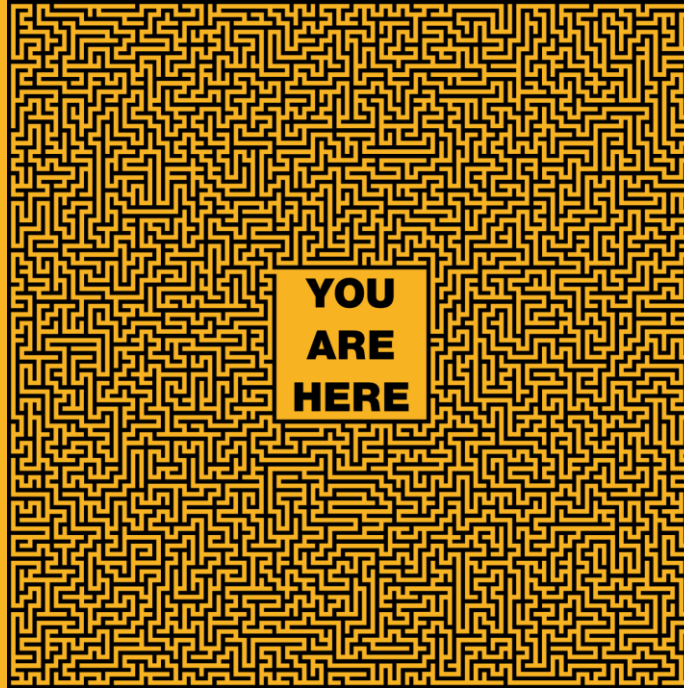
# Personas de 65 Años o Más en Puerto Rico por Grupo de Bloque Censal

Encuesta de la Comunidad 2015 / Índice de Vulnerabilidad Social



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9/5/2018



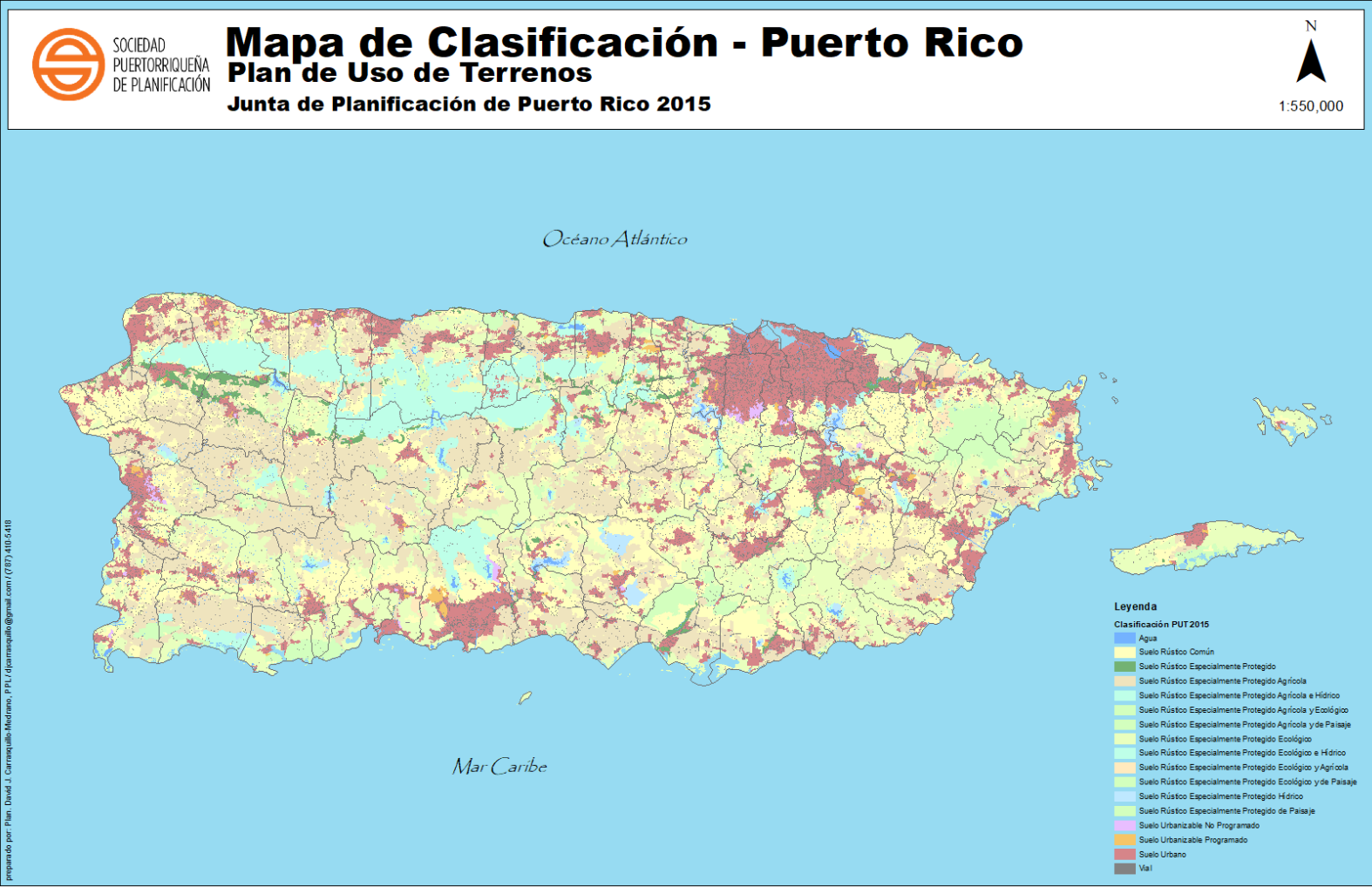
# LEGAL FRAMEWORK:

**DON'T BLAME ME. I DIDN'T DO IT.**



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# Puerto Rico Land Use Plan





# LEGAL FRAMEWORK: ...just a bit of it

- Autonomous Municipalities Act (Act 81-1991) (Act 83-2017)
- Urban Centers Rehabilitation Act (Ley 212-2002)
- Viabilization of Restoration of the Communities of Puerto Rico Act (Act 31-2012)
- Municipal Property Tax Act (Act 205-2014) (Act 77-2017)
- Municipal Administrative Regulations (OCAM)
- Puerto Rico Civil Code (Act 157-2016)
- Municipal Urban Codes
- Municipal Administrative Codes

## Somewhat Related

Federal Executive Order #13006 (1996)

Usucapion

Usufructos

Inheritances

Universal Inheritor - UPR



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# STATE VS LOCAL

- State can...
- Forcefully Expropriate
- Collect Property Tax
- Enforce Fines
- Seize or Impound Properties with Debt
- Declare as Public Nuisance\*\*\*
- Shuffle Public Property\*\*\*
- Make Inventories
- Celebrate Public Auctions
- Grant or Yield Property to Communities and NGOs
- Regulate Real Estate Market
- Regulate Land Use
- Regulate Speculation Practices

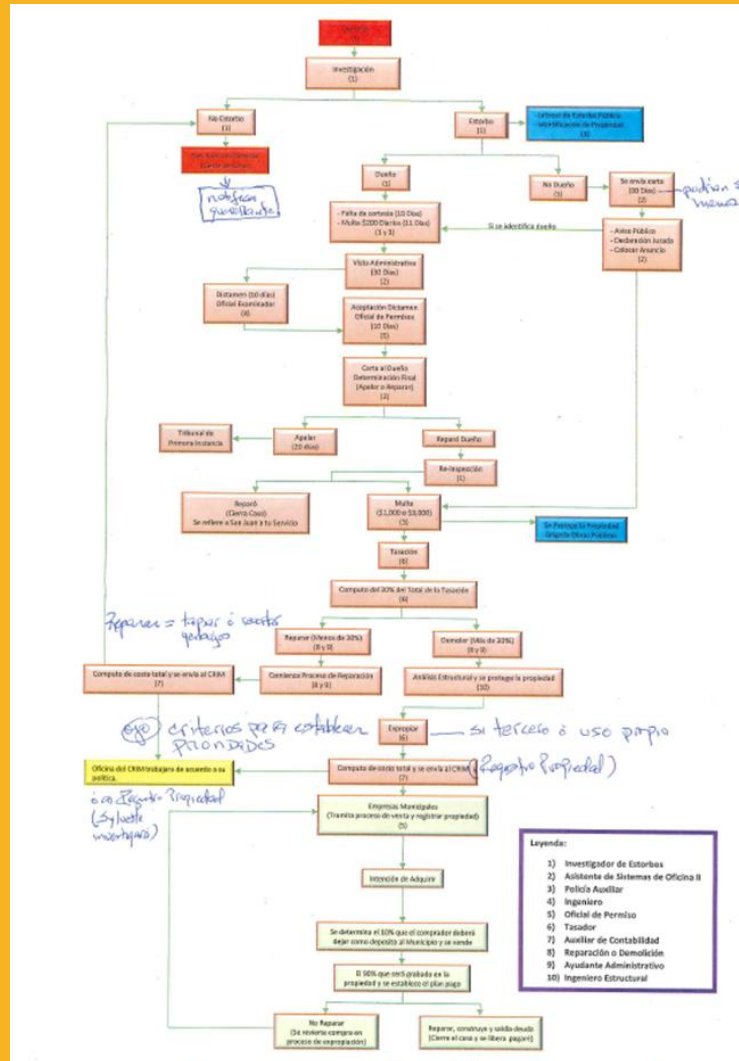
- Municipalities can...
- Forcefully Expropriate
- Collect Property Tax
- Enforce Fines
- Seize or Impound Properties with Debt
- Declare as Public Nuisance
- Shuffle Municipal Property
- Make Inventories
- Celebrate Public Auctions
- Grant or Yield Property to Communities and NGOs
- Regulate Real Estate Market
- Regulate Land Use
- Regulate Speculation Practices
- Create consortium or partnerships
- Create Community Land Banks
- Create Land Trusts
- Create Cooperatives



*“All animals are equal, but some animals are more equal than others.”*

# PUBLIC NUISANCE DECLARATION

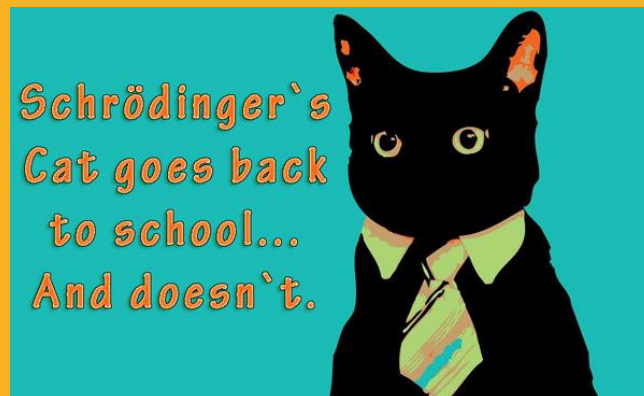
- What is a public nuisance?
- How is it different from any other abandoned property?
- How effective is this process?
- What are the main challenges?
- Why is this necessary?



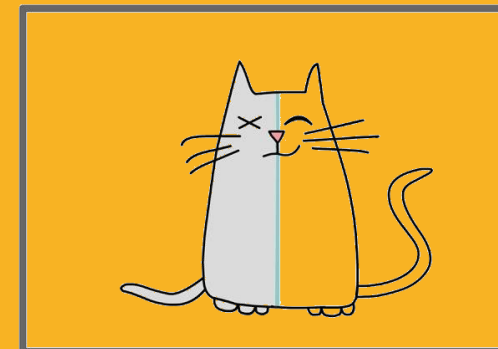
# PUBLIC SCHOOL COMPLEXITIES

## • Schrodinger's Schools / Charters / Vouchers CT-2018-0006 vs 136 D.P.R. 742 (1994)

- Lack of Plans or logical / legal / understandable process
- Lack of Law / Education Reform even says a Plan is needed to close down schools.
- Lack of Code / Education Reform also says Regions will have a say on these matters.
- To change zoning of a school a Land Use Consultation from Planning Board is needed.
- Land Use Consultations require comments from Municipalities.
- A change to zoning requires a public hearing and participation from Community Boards.
- There is no shared criteria on the selection of schools to be closed/consolidated.




Schrödinger's Cat



# PUBLIC INVENTORIES

MUNICIPIO AUTÓNOMO DE SAN JUAN




## INVENTARIO DETALLADO DE ESTORBOS PÚBLICOS

CARMEN YULÍN CRUZ SOTO, ALCALDESA  
MUNICIPIO AUTÓNOMO DE SAN JUAN  
Estado Libre Asociado de Puerto Rico

Revisado el 3 de mayo de 2016  
Activista Windows

Municipio Autónomo de San Juan - Oficina de Planificación y Ordenación Territorial



## INVENTARIO DE PROPIEDADES INDUSTRIALES Y COMERCIALES CON OPORTUNIDAD DE (RE) DESARROLLO.

CARMEN YULÍN CRUZ SOTO, ALCALDESA  
MUNICIPIO AUTÓNOMO DE SAN JUAN  
Estado Libre Asociado de Puerto Rico

Revisado el 17 de mayo de 2016  
Go to Settings to activate Windows

INVENTARIO DETALLADO DE PROPIEDADES



## RÍO PIEDRAS



CARMEN YULÍN CRUZ SOTO, ALCALDESA  
MUNICIPIO AUTÓNOMO DE SAN JUAN  
Estado Libre Asociado de Puerto Rico

Revisado el 2 de marzo de 2016  
Activista Windows

Inventario de Propiedades Municipales para Venta o Renta – Municipio Autónomo de San Juan



## INVENTARIO DE PROPIEDADES MUNICIPALES PARA VENTA O RENTA



Revisado el 14 de junio de 2017  
Activista Windows

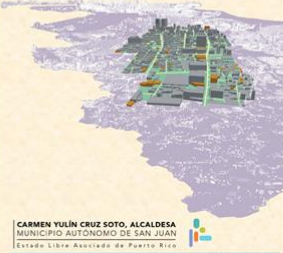

Inventario de Usufructos



CARMEN YULÍN CRUZ SOTO, ALCALDESA  
MUNICIPIO AUTÓNOMO DE SAN JUAN  
Estado Libre Asociado de Puerto Rico

Revisado el 20 de junio de 2017

INVENTARIO DE PROPIEDADES EN DESUSO



CARMEN YULÍN CRUZ SOTO, ALCALDESA  
MUNICIPIO AUTÓNOMO DE SAN JUAN  
Estado Libre Asociado de Puerto Rico

Revisado el 11 de octubre de 2014



# **Not sure if I'm the right person to tell you what to do, so... I'll tell you what not to do.**

- Let's not replicate the top-down models that put us here.
- Let's not ignore the ones already forgotten long before the hurricane.
- Let's not allow the continuation of a culture of privatization of public information.
- Let's not rebuild inequality, segregation or unsafeness. ←----- (not sure if this is a real word)
- Let's not make anything short-term.



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**Twitter:** Planificadores PR @ SPP\_PuertoRico



**THE PRESENTATION WAS SHORT BECAUSE I  
PREFER TO ANSWER QUESTIONS.**

**...AND YES I CAN SEND YOU THE  
PRESENTATION. JUST WRITE TO ME. IT WILL  
ALSO BE UPLOADED TO OUR WEBPAGE.**