

Carlos Castillo Matos

Designer, Project Manager

Education:

Master in Architecture

University of Puerto Rico, Rio Piedras Campus Graduate School of Architecture
2003

Bachelor in Environmental Design

University of Puerto Rico, Rio Piedras Campus School of Architecture
1998

Professional Experience:

Assistant Secretary of Strategic Planning

Puerto Rico Department of Housing

2014-present

In charge of the different divisions within the Office, including Planning, Statistics, Geographic Information System (GIS), Incentives for the Development of Housing, Application and Management of Federal Funds, Students Internships and other special projects held by the Department of Housing. The office under my direction is responsible for implementing the State Housing Plan 2014-2018, signed and approved by the Governor of Puerto Rico and the Secretary of Federal Housing and Urban Development (HUD). In addition, the Office of Strategic Planning structures and designs law mechanisms to attract private investors for the development of housing in the island.

Projects:

- Joint Agency Notification of Funding Availability - JANOFAs 2015 & 2016 - \$250,000,000
- New Secure Housing Program - \$180,000,000
- Housing Development in Santurce - \$40,000,000
- Law 98-2001 - \$5,000,000 Annually
- Housing in Numbers - \$3,000,000
- Río Bayamón - 4,000 Housing Units - \$750,000,000
- Bahía Urbana - 1,300 Housing Units and 660 Hotel Units - \$900,000,000
- House of Representatives Project 2812 - Subsidized Housing for the Elderly - \$200,000,000
- Housing in Numbers - \$3,000,000

Co-Owner, Designer

Tropical Works

2014-present

Owner, Project Manager and Designer of a company dedicated to the design and construction of all kinds of furniture with a tropical and contemporary approach. As a local company, we promote the link between local designers and manufacturers to create products that generate social interaction and comfort in public spaces with high demand for this type of product. We rely on our great ability in design and our local talent.

Projects:

- Malecón del Poblado de Boquerón - Pescador - 10 items (In Progress)
- Malecón del Poblado de Boquerón - Kioskos - 27 items (In Progress)
- Malecón de Cataño - Lili - 12 items (In Progress)
- Puerta Portón - 702 - 1 item (In Progress)
- Plaza de Los Salseros - ELA/MAPA -8 items (In Progress)

Co-Owner, Designer

Arc Development Group, LLC

2010-2014

Owner, Project Manager and Designer of a company dedicated to the design and construction of all kinds of buildings and structures with a tropical and contemporary approach. We developed residential and commercial projects with great success.

Construction Project:

- Torre Blanca 352 + 353 - Medical Office - \$350,000 (Complete)
- Las Nubes 45 - Residence - \$300,000 (Complete)
- Finca Elena 11 - Residence - \$325,000 (Complete)
- Paz 660 - Residence - \$500,000 (Complete)
- Paz 714 - Residence - \$500,000 (Complete)
- Esmeralda 13 - Medical Office - \$200,000 (Complete)
- Doctor Toro 3 - Residence - \$600,000 (Complete)
- Mirador 84 - Residence - \$150,000 (Complete)
- Cañon de San Cristobal - Greenhouse - \$250,000 (Complete)
- ALCO Plastic Industry - \$350,000 (Complete)
- Casa Patio U - Low Income House - Awarded
- Super Farmacia Carolina Pharmacy - \$600,000 (Complete)
- Galería Urbana, Multifamily Low Income Housing Project, Caguas - \$23,000,000 (Complete)

Project Manager

New Secure Home Program

Authority for the Financing of Puerto Rico Housing

2009-2011

In charge of the project management for the demolition of structures and the imposition of restrictions on open space. To ensure this, I lead and organized working groups to demolish an average of 700 housing structures built in areas of high risk of landslide and/or flood, as well as, imposing deed restrictions on open space in perpetuity on the acquired lots to prevent the future construction in these areas, and safeguard the life and property of citizens. Between the tasks and documents that are mostly used and generated are: construction documents, lead paint and asbestos tests, forms of permission, geographic information system, appraisal, cadastral maps, deeds, studies of property titles, contracts and invoices. This helped recover \$52,500,000 for the Puerto Rico Government from the Federal Emergency Management Agency (FEMA).

- Budget - \$6,400,000

Project Manager

Acquisition and Pre-Development Program
Authority for the Financing of Puerto Rico Housing
2007-2009

Manager in charge of leading projects to acquire, pre-develop and dispose government properties sub-utilized in order to encourage the creation of housing for families with limited incomes. To ensure this, I organized work groups to create, manage and analyze documents and efforts related to the industry of real estate, development and construction. Between the tasks and documents that are mostly used and generated are: legislation related to incentives for the development of social housing, regulations, feasibility and market studies, construction documents, valuations, deeds, study of property titles, contracts and forms of permission.

- Miraflores - 30 Multi Family Apartment - \$2,400,000
- La Ceiba - 200 Low Income Housing Residence - \$7,000,000 (In Progress)
- José I Quintón - 8 Multi Family Apartment - \$600,000 (Not Complete)
- San Agustín 214 - 49 Multi Family Apartment - \$5,200,000 (In Progress)
- Israel Arroyo - 11 Multi Family Apartment - \$900,000 (Not Complete)

Project Manager

Rehabilitation of Puerto Rico Urban Centers
DTOP
2006-2008

Manager in charge of developing contracts and liabilities to professional firms, including architects, engineers, planners, values and economists for the creation of at least fifty-four rehabilitation plans for the urban centers of fifty municipalities of Puerto Rico. These plans are focused on establishing Government parameters for the application of tax credits to encourage construction in urban areas.

- Budget - \$2,750,000 (Complete)

Project Manager

Puerto Rico Public Art Project
Department of Transportation and Public Works
2005-2008

Manager in charge of developing contracts and obligations relevant to the creation of thirty-seven construction works of public art. For this, it is necessary to examine, analyze and coordinate resources, documents and ideas that are generated from each work of art, seeking to minimize economic risks and security that can generate each project.

- Budget - \$9,250,000 (Complete)

Architect in Training

Emilio Martínez, Architects
2002-2004

Contributor to several of the teams of design and production, with particular attention to the management of strategic plans that make up the development of an architectural work through the supervision and/or implementation of contracts, documents of construction, technical specifications, auction management and construction of several works simultaneously. The complexity of the projects this framed in the budgets between one hundred thou-

sand dollars (\$100,000) and eleven million dollars (\$13,000,000). The contexts in which the works were developed are primarily in urban and rural areas.

- Caño Martín Peña Master Plan - \$60,000,000 (In Progress)
- Library of Morovis - \$900,000 (Complete)
- Library of Comerio Library - \$750,000 (Complete)
- Coqui School of Salinas - \$13,000,000 (Complete)

Awards:

First Prize

New Housing for Puerto Rico Design Competition by CAAPPR, CIAPR, AFV, ACH.
2012