



Conference on Housing, Land, and Property in Crisis Contexts: Dialogue on Community and Collective Land Rights

April 2-3, 2024

University of Puerto Rico, School of Law

7, 2527 Av. Universidad Ste. 701, San Juan, 00925, Puerto Rico

AGENDA



College of Engineering
and Architecture



Unless otherwise noted, sessions will have simultaneous translation between English and Spanish.

Day 1: April 2, 2024 <i>Considering and addressing housing, land, and property challenges in Puerto Rico</i>	
9:00am – 9:30am <i>In person only</i>	Registration
9:30am - 9:40am Room L2 <i>Streamed online</i>	Welcome <i>Dean Vivian Neptune, University of Puerto Rico School of Law</i>
9:40am – 9:50am Room L2 <i>Streamed online</i>	Opening Remarks <i>Amanda Silva, Executive Director of Habitat for Humanity Puerto Rico</i>
9:50am - 10:25am Room L2 <i>Streamed online</i>	Guest Speaker <i>Alexis Massol, Founding Director of Casa Pueblo of Adjuntas</i>
10:25am - 11:15am Room L2 <i>Streamed online</i>	Understanding Housing, Land, and Property in Crisis Contexts <i>Miriam Lopez, Catholic Relief Services</i> This session will discuss what HLP refers to, including the concepts of tenure, security of tenure, tenure agreements, tenure systems, forced eviction, and due diligence.
11:15am - 12:00pm Room L2 <i>Streamed online</i>	Legal Challenges to Tenure <i>Maretzie Díaz Sánchez, Undersecretary of the Office of Disaster and Recovery, Puerto Rico Department of Housing</i> This session will explore how, following Hurricane Maria in Puerto Rico, recovery has been reassessed in different communities and efforts have been made to implement more flexible legislation that legitimizes a broader range of land relationships, such as common ownership, thus enabling recovery processes that protect the most vulnerable sectors of society.
12:15pm - 1:30pm	Lunch
1:45pm - 2:30pm Room L2 <i>Streamed online</i>	Participatory methodologies for the permanence and livelihood of our communities in Puerto Rico <i>Nayda Bobonis, FURIA Adianez Velez, FURIA</i> This session aims to promote models of citizen participation and community activation that ensure an integrated planning and insertion of communities in decision-making about their present and future. The session will include a gender focus, as well as examples of how through community activation, communities have been able to address issues related to land tenure and recovery after hurricanes Irma and Maria. More than an informative session, this presentation is an invitation to rethink how community organizations and groups are building power to address major challenges such as displacement, poverty and natural disasters.

<p>2:30pm - 3:00pm Room L2 Streamed online</p>	<p>Access to Justice and Housing <i>Emily Colón Albertorio, Instituto de Educación Práctica del Colegio de Abogados de Puerto Rico</i></p> <p>This session will discuss the social problems that exist in Puerto Rico for the poor to have access to register their property titles in the Property Registry. It will talk about how costly and complex the process is and how difficult and sometimes even impossible it is to afford such costs. An evaluation will be made of the different situations of low-income people in our country in light of the experience of the Title to My House Program. Said program began as a response to the lack of access of more than 80,000 Puerto Ricans who were denied FEMA assistance as survivors of Hurricanes Irma and Maria of 2017. Definitions of poverty, as well as legislative challenges and possible changes going forward, will be incorporated into the discussion.</p>
<p>3:00pm - 4:00pm Room L2 Streamed online</p>	<p>Strengthening Community Resilience <i>Marta Leboeiro, IOM</i> <i>Amaris Torres Ribera, Fundacion Fondo de Acceso a la Justicia</i> <i>Ana Cristina Gómez Pérez, University of Puerto Rico School of Law</i></p> <p>This session will focus on HLP actions that support preparedness and anticipatory action, drawing upon first-hand experience from our panelists and discussion from the audience. This session will include an overview of preparedness and anticipatory action, distinguishing the difference between them, phases of response they fall under, and HLP actions that support each. This session will include a dialogue with participants with the goal of developing concrete sets of HLP actions for preparedness and anticipatory action informed by brainstorming with the audience, increased awareness of the role of CLTs in disaster preparedness, and identified example cases of HLP actions for preparedness, anticipatory action and DRR. The information obtained in this session will be used to inform an awareness note on HLP and anticipatory action.</p>
<p>4:15pm - 4:45pm Central Patio In person only</p>	<p>Market Stalls and Networking</p>
<p>4:45pm - 5:00pm Room L2 Streamed online</p>	<p>Day 1 Closing <i>Joseph Ashmore, IOM</i></p>
<p>7:00pm In person only</p>	<p>No host dinner <i>Cuartel de Ballajá</i></p>

Day 2: April 3, 2024

Housing, land and property responses in Puerto Rico and globally

<p>9:00am - 9:30am Room L2 Streamed online</p>	<p>Recap <i>Irantzu Serra Lasa, ResilireD</i></p>	
<p>9:30am - 11:15am Room L2 Streamed online</p>	<p>Challenges and Opportunities of Community Land Trusts <i>Maria E. Hernandez, Legal Aid Clinic of UPR School of Law</i> <i>Mario Nunez Mercado, community leader and Executive Director of the Caño Martin Peña Community Land Trust</i> <i>Omar J. Cuadrado Santana Community Land Trust for the Development of Rio Piedras</i></p> <p>This session will provide an overview of community land trusts and their application in Puerto Rico after Hurricane Maria. It will then discuss the successes and challenges from two different communities using community land trusts to secure land rights. Participants will then join in discussion on the use of community land trusts.</p>	
<p>11:15am - 11:45am Room L2 Streamed online</p>	<p>Tenure Security in Puerto Rico: Adverse Possession - Challenges and Reflections from the Right to Housing <i>Annie Rivera Cruz, InterAmerican University of Puerto Rico</i></p> <p>This session will discuss adverse possession, or “usucapion” in Puerto Rico. The development of usucapion in Puerto Rico has been significant, especially with the recent changes in the Civil Code. Despite the reduction of the statute of limitations to 20 years, challenges persist. Considering the right to housing as a human right, if we analyze the figure of usucapion framed within the right to housing as a human right, would some of the existing challenges be ameliorated? This question is fundamental to address the complexity of usucapion and reflect on how a change in the approach, instead of considering it only as a property right, can ensure not only access to assistance in the recovery process, but also access to adequate housing.</p>	
<p>12:00pm - 1:15pm</p>	<p>Lunch</p>	
<p>1:30pm - 2:15pm <i>In person only</i></p>	<p>Tenure Security Globally: Rental Assistance <i>Adriana Alegre Matheu, IOM Peru</i> <i>English only</i> <i>Room L3</i></p> <p>This session will summarize the findings and recommendations on the implementation of rental assistance projects and the link with awareness-building to deliver tenure security and HLP support in the context of urban displacement by providing targeted resources to migrants, refugees and IDPs to help secure housing and acquire the stability to plan next steps while, and consequently, facilitating community integration and sensitization towards renting to migrant and refugee populations. Discussion will also explore the role of resident and displaced communities in facilitating the transition from rental assistance to durable solutions.</p> <p>This session will include a moderated discussion on</p>	<p>Tenure Security Globally: Community Land Trusts <i>Alex Corriveau-Bourque, Verent Solutions</i> <i>Simultaneous translation</i> <i>Room L2</i></p> <p>This session will share a report reviewing the legal frameworks of multiple countries where humanitarian agencies are working to assess if and how community land trusts could be established. Examples will include case studies from South Asia, Latin America, Africa and the Middle East.</p> <p>This session will include a moderated discussion on links to the Puerto Rico context.</p>

	<p>how this case study links to the Puerto Rico context.</p>	
2:20pm – 2:50pm	Coffee Break	

<p>3:00pm - 3:45pm <i>In person only</i></p>	<p>Restitution After Internal Conflict in Colombia* <i>Salvador Gutierrez, IOM Colombia</i> <i>English only</i> <i>Room L3</i></p> <p>This session will present the methodology it has developed for the implementation of this project. IOM provides technical, logistical, administrative and systematization and monitoring assistance in land identification, pre-classification, validation, referral pathways, registration in the Registry for Land Planning Subjects (by its acronym in Spanish RESO), and definition of the legal land assistance pathway to take in case management. All this, at a mass scale and in a coordinated, deconcentrated, and progressive manner. Also, the specific requirements of rural male and female populations regarding land tenure relations are addressed, as well as gaps and challenges remaining for the 1448 Victims and Land Law in the country.</p> <p>This session will include a moderated discussion on how this case study links to the Puerto Rico context.</p>	<p>Resettlement and Post Disaster Reconstruction in Chile <i>Jorge Diaz Tejada, UNDESA</i> <i>Simultaneous translation</i> <i>Room L2</i></p> <p>This session will discuss the program of re-construction of the coastal edge (PRBC-18) carried out in Chile (2010- 2015), the challenges and opportunities encountered with respect to the process of involuntary resettlement that this program implied are presented.</p> <p>This session will include a moderated discussion on how this case study links to the Puerto Rico context.</p>	<p>Design of an Ecological Park in a Landslide Area in Bolivia <i>Pablo Ramos, Helvetas</i> <i>Spanish only</i> <i>Room L4</i></p> <p>This session will focus on the use of an ecological park in an at-risk area previously occupied with informal settlements, following the relocation of its inhabitants, and the design approach to prevent environmental degradation and future reoccupation.</p> <p>This session will include a moderated discussion on how this case study links to the Puerto Rico context.</p>
<p>4:00pm - 4:45pm <i>Room L2</i> <i>Streamed online</i></p>	<p>Key Takeaways and Linking Puerto Rico Findings Globally <i>Juli King and Caroline Zullo, InterAction</i></p> <p>This session will close the conference by affirming lessons learned and key findings gleaned from panels and discussions from both the Puerto Rico context as well as globally. Takeaways and areas to build upon and collaborate collectively will be highlighted, alongside an overview of global initiatives occurring on access to HLP in crisis contexts, including with the HLP AoR, the Conference on Housing, Land, and Property in Crisis Contexts in Washington, DC, the World Bank Land Conference, and others. Participants will then discuss how to effectively connect to these initiatives and follow up on action items for the Puerto Rico context.</p>		
<p>4:45pm - 5:00pm <i>Room L2</i> <i>Streamed online</i></p>	<p>Closing <i>Joseph Ashmore, IOM</i></p>		



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PANELIST BIOS



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Welcome

Vivian I Neptune Rivera Dean of the Puerto Rico School of Law

Dean Vivian I. Neptune is the twelfth Dean of the University of Puerto Rico School of Law and the first woman to occupy the position. She assumed her deanship in 2011. Prior to her appointment she was Associate Dean from 2007 until 2011. She teaches Evidence, Labor Law and Employment Law and specializes in Electronic Evidence, Pro Bono Services, Labor and Employment Law. She has taught at the school since 2004 to present. During her deanship she developed six new legal aid clinics including Special Education, Notary Law, Elder Law, Consumers Right and Foreclosure Mitigation Clinic and expanded the Pro Bono Program.

In 2006, Supreme Court Chief Justice Federico Hernández Denton appointed Dean Neptune as member of the Permanent Evidence Rules Advisory Committee. She oversaw the Electronic Evidence Sub-Committee. A new set of evidence rules were recommended to the Supreme Court and were approved in 2009. Dean Neptune is recognized as an expert on Electronic Evidence and is a constant speaker in seminars and workshops to Judges and practitioners about the New Rules of Evidence. Also, she published the first book on Electronic Evidence discussing authentication and admissibility under Puerto Rico's evidence rule. She has other publications on evidence law, electronic evidence, hearsay and confrontation clause, pro bono work by law firms and digital divide and access to justice.

In 2014, Dean Neptune was appointed to the Access to Justice Commission of the Puerto Rico Supreme Court. Dean Neptune has an LLM from Columbia University School of Law, a JD Magna Cum Laude from University of Puerto Rico School of Law, and bachelor's degree in social science with a major in Economics Magna Cum Laude from the University of Puerto Rico. She clerked for Chief Judge Federico Hernández Denton, former Chief Judge of the Supreme Court of Puerto Rico and Judge Germán Brau of the Puerto Rico Appeals Court. In May 2015 she received the Excellence in Education Award by the Puerto Rican Bar Association in New York.



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Introduction

Amanda Silva, Executive Director of Habitat for Humanity Puerto Rico

Amanda Silva has been the Executive Director at Habitat for Humanity of Puerto Rico for the past 15 years. During this time Habitat has built and rehabilitated over 60 single family homes and multiunits and implemented a housing repair program and a skills program for construction workers. After Hurricanes Irma and Maria, she oversaw the Puerto Rico Recovery Program which benefits people and communities affected by the disasters. Before joining Habitat for Humanity of Puerto Rico, she worked in the CRA Department of Doral Ban and Banco Santander, and at the Community Development Department of the Pilot Program Special Communities of San Juan Municipality.

She is part of the board of trustees of the Affordable Housing and Human Development Trust, and the Advisory Committee of Affordable Housing at the Federal Home Loan Bank of NY. She has a bachelor's degree in international development from the School for International Service at American University in Washington DC, and a Juris Doctor from University of Puerto Rico. She is certified as an Attorney at law in Puerto Rico.



Guest Speaker

Alexis Massol, Founder Director of Casa Pueblo, Adjuntas

Born and raised in Adjuntas, he is the founder of Casa Pueblo, an environmental community-based organization. Alexis Massol González led the efforts to create the Adjuntas Art and Culture Workshop, known throughout Puerto Rico as Casa Pueblo. Casa Pueblo was initially founded to oppose an open pit mine that was planned for Adjuntas, a municipality in the mountainous interior of the island of Puerto Rico, but it became an important grassroots organization and a leader on issues related to conservation and the environment in Puerto Rico.

In the late 1970s, the government of Puerto Rico approved plans to create a mining complex that would impact large areas of the central region in municipalities such as Utuado, Jayuya, Adjuntas and Lares. The project represented a direct threat to more than 37,000 acres of forestland, bodies of water (rivers, streams, creeks, aquifers) and entire communities. The plans led to a citizen opposition that lasted more than 15 years and which ultimately won an important victory. It set a precedent for other similar initiatives to encourage sustainable development and protect natural resources.

*As Executive Director of Casa Pueblo, Massol emerged from this struggle as a prominent figure. Casa Pueblo developed an initiative called the "People's Forest." It was the first co-management initiative for a forest resource between the government and a community group in the history of the island. Casa Pueblo, under Massol's leadership, also led a grassroots community effort to promote sustainable development, fulfilling its goal of turning "protest into proposals" and promoting community empowerment. In recognition and reaffirmation of his leadership and the work of Casa Pueblo, **both Massol González and Casa Pueblo were awarded the Goldman***

Environmental Prize in 2002 in the Islands and Island Nations category. The following year, he was awarded an honorary doctorate in civil engineering by the Academic Senate at the University of Puerto Rico in Mayagüez. Massol had graduated from the same university in 1965 when it was called the School of Agricultural and Mechanical Arts.



Session 1: Understanding Housing, Land, and Property in Crisis Contexts
Miriam Lopez-Villegas, Catholic Relief Services

In her role as Infrastructure, Shelter and Settlements Technical Advisor, Miriam Lopez-Villegas is also the focal point for Housing Land and Property (HLP) in the Global Humanitarian Response Department of CRS (Catholic Relief Services). Miriam's experience includes strategy development, project design and implementation in Norway, Iran, Afghanistan, Lebanon, Philippines, Jordan, Haiti, the Democratic Republic of Congo, Paraguay, Canada, and Mexico. Over the years Miriam has developed an understanding of the core elements of Adequate Housing and is committed to capacity building with solid experience providing remote technical and operational guidance across continents. Miriam's academic credentials include a degree in Architecture from ITESO University, and a master's degree in international Rural Planning and Development from the University of Guelph complemented by the International Comparative Rural Policy Studies joint program with the University of Leuven, and a Certificate in Leadership from the University of Toronto. Miriam is a Mexican Canadian currently based in Norway. She appreciates kindness and embraces diversity.

Session 2: Legal Challenges to Tenure in Puerto Rico
Maretzie Díaz Sánchez; Disaster Recovery Deputy Secretary - CDBG-DR/CDBG-MIT Program at the Puerto Rico Department of Housing



Throughout her distinguished professional career, Maretzie Díaz Sánchez has been celebrated for her enthusiastic and persevering vision, unique and persuasive instructive style, strategic conceptualization skills, tactical legal planning, and ability to face complex challenges. In 2003, she graduated from the Pontifical Catholic University of Puerto Rico, School of Law, and began cultivating what has become an extensive career with, a reputation for unique quality performance. Ms. Díaz Sánchez has provided key strategic counsel in administrative, contractual, real estate, commercial, labor and family law as associate attorney for several reputable local legal firms. She has served as an integral resource of Díaz & Díaz LLC in 2011, FGE & Associates, P.S.C. in 2014, and The Garffer Group of Legal Advisors LLC in 2018, while maintaining her legal advisory practice since 2010, specialized in civil cases with particular emphasis on administrative law, contract law, real estate and tort cases. Her natural talent for fostering teamwork and understanding of legal practices led her in 2013 to the faculty of the University of Puerto Rico, Carolina Campus, where she offered various courses as an adjunct professor in the Criminal Justice Department and Business School. Ms. Díaz Sánchez's key competencies are founded upon organizational



leadership and development, contracts formulation and negotiation, regulatory compliance, cross-functional teams training experience. In January 2019, Ms. Díaz Sanchez integrated her experience into 2019 to the recovery effort led by the Puerto Rico Department of Housing through the CDBG-DR Program, as the director of disaster recovery. In mid-2020, Ms. Díaz Sánchez was selected as the disaster recovery deputy secretary, leading the most comprehensive, complex and ambitious disaster recovery program in the Island's history—or the history of CDBG-DR funding. Ms. Díaz Sanchez maintains a steadfast commitment to leading a team of dedicated professionals at the Department of Housing, focused on the transformation of Puerto Rico through a structured and innovative recovery process and fortifying the island for future generations.



Session 3: Participatory methodologies for the permanence and livelihood of our communities in Puerto Rico
Nayda Bobonis, Executive Director of FURIA

Lawyer and community leader. Born and raised in the Buena Vista Hato Rey community. She completed a Bachelor's Degree in Journalism at the University of Puerto Rico, Río Piedras Campus, and later, at the same institution, she completed her Law Degree, with Magna Cum Laude honor. Nayda began her interest in community service at an early age. In her adolescence she was part of the group Young Leaders in Action (LIJAC), attached to the Group of Eight Communities at Caño Martín Peña (G-8). Deep into her university life and after completing an internship at the Martín Peña Caño Enlace Project Corporation, as a resident of Buena Vista Hato Rey she was elected to the board of her community, soon moving to the position of president. Then in 2013, at 23 years old, she became the youngest president among the leaders that make up the G-8. During that time she developed initiatives in her community, as well as working hand in hand with the G-8 leadership, having the opportunity to represent her people in forums such as the Puerto Rican Parade in New York. As a continuation of her community work, since 2019 she has worked in the organization Sin Firms, Unidos y Resilientes con la Abogacía (FURIA Inc.), an organization created to serve as accompaniment to community leaders around the archipelago of Puerto Rico in advocacy processes. FURIA's goal is to fight for the right to decent housing, including achieving the conditions that ensure the well-being and safety of communities, and working on issues such as the recovery process and the protection of fundamental rights that include environmental and climate justice, housing and social welfare. Within the organization, Nayda initially served as Public Policy and Advocacy Coordinator, and in March 2023 she assumed the role of Executive Director of the organization. As part of her role, she is responsible for leading the work team's efforts, which include community organization, legal services, and development of advocacy strategies. This includes supporting and amplifying the various initiatives led by community leaders, as well as supervising the implementation of public policy that in some way affects or affects this population. Likewise, she also continues to collaborate with young professional organizations such as the Commission of Young Lawyers of the Bar Association of Puerto Rico, as well as the organization Mentes Puertorriqueñas en Acción. These spaces have allowed her to dialogue and advocate about social inequalities and



access to justice, as well as enter and work directly with the communities of the Country.

Adianez Velez, Paralegal Associate at FURIA

Adianez is a student of the Joint Degree of Juris Doctor and Master of Planning with an emphasis on Community Economic Development at the University of Puerto Rico, Río Piedras Campus. She has a bachelor's degree in Justice Systems with a minor concentration in Journalism from the Universidad del Sagrado Corazón. From a very young age, she stood out as a student and community leader in environmental and reproductive health projects in her hometown, Sabana Grande. She has around 8 years of professional experience in the third sector and professional experience in the legislative and governmental field at the state and federal level. At both the undergraduate and graduate levels, she has held important university student representation roles in forums such as the Academic Board of the Universidad del Sagrado Corazón and the Academic Senate of the University of Puerto Rico, Río Piedras Campus. Adianez continues to serve her community through her roles as Spokesperson for the Pro-Bono Democracy and Participation and Spokesperson for the Caño-Cauce Pro Bono of the University of Puerto Rico School of Law. Currently, she works at the non-profit organization Firmes, Unidos y Resilientes con la Abogacía, Inc. (FURIA) as an Legal Associate addressing public policy issues in relation to the right to housing, property rights, territorial planning and post-recovery disasters.



Session 4: Access to justice and housing

Emily Colón Albertorio, Director of the “Instituto de Educación Práctica del Colegio de Abogados y Abogadas de Puerto Rico”

Attorney Ms. Emily Colon Albertorio, leads the Instituto de Educación Práctica del Colegio de Abogado y Abogadas de Puerto Rico, which from 2017 provides legal and notary assistance to low income people through a network of lawyers across Puerto Rico. After Hurricanes Irma and Maria, the Instituto focused on disaster recovery support through legal assistance to navigate FEMA (Federal Emergency Management Agency) and SBA (Small Business Administration) applications, appeals to rejection cases, FEMA inspections, and contesting federal fees. She has also provided training to other non-for-profit organizations so that they could replicate this support.

Session 5: Strengthening Community Resilience

Moderator: Marta Leboeiro, LAC Regional Emergency Preparedness Officer of International Organization for Migration (IOM)





Marta Leboreiro Núñez is a Spanish architect with specialization in Human Settlements in Latin America and Africa by the Institute of Cooperation and Basic Habitability (ICHab) of the Polytechnic University of Madrid, and Master in International Cooperation and Humanitarian Action by the Institute of Migration Studies (IUEM) of the Pontifical University of Comillas in Madrid. She began her professional career in the private sector, to completely change in 2015 her dedication to cooperation and humanitarian action in the area of Emergency Shelter and Settlements. In this period, she has worked for national and international NGOs, and for the last 6 years for the United Nations Agency for Migration (IOM), with which she has expanded her areas of work to Camp Coordination and Camp Management (CCCM) and Emergency Preparedness, working in East Africa, Middle East and, currently as Regional Emergency Preparedness Officer for the Americas. Her work on Housing Land and Property (HLP) issues started with internal displacement issues due to natural disasters in Peru, continuing with the return of refugees and internally displaced persons to their areas of origin in Burundi and the definition of guidelines for humanitarian organizations in Iraq working in informal settlements, among others. Currently, she provides technical support on emergency preparedness, including HLP issues, from IOM regional office in Panama. She complements her work at the United Nations as a Master's collaborating professor at the Universitat Oberta de Catalunya (UOC).

Amaris Torres Rivera, Executive Director of Fundación Fondo de Acceso a la Justicia



Amaris Torres-Rivera is an attorney and executive director of Fundación Fondo de Acceso a la Justicia, a non-profit organization that funds civil legal aid for low-income families and historically marginalized communities in Puerto Rico.

Torres-Rivera is a board member of the National Association of IOLTA Programs (NAIP), an organization of funders for equal justice from Canada, the United States and its territories. She is also a member of NAIP's Racial Justice Committee and Chair of its Racial Lens Working Group. She is the founder of the Democracy and Civic Participation Pro Bono Program at the University of Puerto Rico Law School, and past Legal Counsel for the Special Communities Perpetual Trust, dedicated to the development of infrastructure and housing in very low-income communities in Puerto Rico.

She has a B.A. degree in Sociology, a Juris Doctor from the University of Puerto Rico and an Economic, Social and Cultural Rights Certification from the Global Justice and Human Rights Program from the University of Los Andes in Bogotá, Colombia.

Ana Cristina Gomez Perez, University of Puerto Rico School of law

Professor of Property Law, Successions, and Trusts at the University of Puerto Rico. Over the past four years, she



has spearheaded a legal research initiative sponsored by Habitat for Humanity Puerto Rico, aimed at finding tangible, collective solutions to land tenure issues in Puerto Rico. As a result of this research, she was selected to join the task force appointed by the Legislature for the creation of Law 118 of 2022, known as the Special Law to expedite the process of granting property titles under the Title Authorization Program administered by the Department of Housing. This law represents a significant milestone in the quest for effective solutions to land tenure issues in Puerto Rico, benefiting over 10,000 families who have been hindered from receiving post-disaster recovery funds due to lack of property titles.

In addition to her legislative contributions, she has been involved in various legislative projects related to land tenure issues, such as reducing adverse possession (usucapion) terms and defining state-owned vacant land. Furthermore, in collaboration with Habitat for Humanity, she has developed practical tools for communities to determine if the Community Land Trust is the best solution for their challenges. This holistic and proactive approach to addressing legal and social issues has been instrumental in empowering communities on matters related to land tenure in Puerto Rico.

For more information: <https://derecho.uprrp.edu/facultad/regular/anagomezperez/ana-cristina-gomez-perez-english-version/>



Day 1 Closing

Joseph Ashmore, Head Preparedness and Response Coordination Support Unit at International Organization for Migration (IOM)

Joseph Ashmore is the Head of the Humanitarian Preparedness and Response Coordination Support Unit at the International Organization for Migration (IOM), the United Nations migration agency, in Washington DC. Over the past 22 years Joseph has worked leading teams in global operations, humanitarian shelter and settlements, with the UN, NGOs and civil protection organizations. He has deployed into more than 40 crisis and consulted for 13 different international organizations.

Joseph became interested in shelter and settlements whilst working as a researcher on visualization in the Department of Architecture at the University of Cambridge UK. He is currently an Honorary Fellow at UCL, UK and holds a master's in international Negotiation and Policy at the Geneva Graduate Institute.

Recap and Start of Day 2

Maria de Irantzu (Iru) Serra Lasa

Ms. Maria de Irantzu (Iru) Serra Lasa is an expert advisor in disaster management with a focus in Humanitarian Shelter and Settlements and post disaster reconstruction, including Housing, Land, and Property rights in crisis





contexts. In her practice she provides actionable advice and strategic guidance to non-for-profit organizations, the UN, academia, local governments, and corporate partners to increased understanding of the impacts of climate change, disasters, migration, and man-made crisis in the built environment and marginalized communities. She has worked over 15 years across Asia- Pacific, Africa, the Americas and Europe supporting post disaster response and recovery. In the past 8+ years she has led Habitat for Humanity International global efforts in Disaster Risk Reduction and Response, providing support to a network of Habitat affiliates of more than 1100 US local entities and 70 Country National Offices. Prior to that she worked with the Red Cross (Spanish Red Cross, The International Federation of the Red Cross, American Red Cross) providing humanitarian shelter and settlements advisory services for Disaster Response and Recovery Operations. Before her international practice she worked 7 years in the corporate environment doing construction management, architectural design, and as a material science researcher at her Alma Mater in her home country in Spain

Ms. Serra Lasa holds a MSc in Architecture and Urban planning and a specialization in Human Settlements in Latin America and Africa by the Institute of Cooperation and Basic Habitability (ICHab) from the Universidad Politecnica de Madrid, Spain.

Session 6: Challenges and Opportunities of Community Land Trusts



Maria E. Hernandez, Legal Aid Clinic of UPR School of Law*Prof. María E. Hernández Torrales earned her Juris Doctor from the University of Puerto Rico and is a licensed attorney. She holds a master's degree in education from New York University, a master's degree in environmental law from the Vermont Law School, and certifications in mediation from the Supreme Court of Puerto Rico; in bioethics from the Medical Sciences Campus of the University of Puerto Rico; and a master's in land policy and sustainable urban development from the Lincoln Institute of Land Policy and the National University of Distance Education in Spain. For 16 years, she has served as an adjunct clinical professor at the Legal Aid Clinic of the University of Puerto Rico Law School, where she teaches the Community Economic Development Clinic. Alongside her students, she advises and collaborates with organized or organizing communities on issues of community economic development. She also coordinates the Pro-Bono Program at the Law School and mentors the Caño/CAUCE and Derecho a la Energía por bonos.*

She volunteers with impact organizations for Puerto Rico, especially those serving people in poverty. She chaired the Board of Trustees of the Caño Martín Peña Land Trust for 10 years and served on the Board of Trustees for 12 years. Under her leadership, the Land Trust was recognized with the United Nations Habitat Award in 2015-16. Due to this recognition, the Land Trust gained visibility in many countries around the world. She was President of the Board of Directors of Legal Services of Puerto Rico and still serves on the Board of Directors. She was a





member of the Board of Directors of Legal Aid, Puerto Rico, and is part of the Board of Trustees of the Puerto Rico Model Forest Trust, which seeks to promote conditions for the conservation and development of one of the most impoverished areas in Puerto Rico. Prof. Hernández Torrales also holds a position on the Board of Directors of the Corporación del Proyecto ENLACE del Caño Martín Peña.

Alongside two other academics, she edited the book "En Terreno Común: Perspectivas internacionales del Fideicomiso de la Tierra" (On Common Ground: International Perspectives on the Community Land Trusts). She has published in Puerto Rico and beyond to showcase the work done by the communities of Caño Martín Peña and the process of citizen participation in the Legal Aid Clinic.

Mario Nunez Mercado, Legal Aid Clinic of UPR School of Law

He was born in San Juan, Puerto Rico in 1961, in the home of Teresa Mercado Román and Tomás Núñez Quiñones. He has been residing in the Las Monjas community in Hato Rey for approximately sixty-one (61) years, one of the eight communities bordering the Martín Peña Canal and composing the Special Planning District of the Martín Peña Canal. He studied at the University of Puerto Rico where he earned a bachelor's degree in arts with a concentration in Sociology and a minor in Criminal Justice. He completed credits leading to a master's degree in Social Planning. He has served as a public employee for over thirty (30) years.

Since 1996, Mr. Mercado-Núñez has been involved in community movements and struggles to defend the permanence of his community and others along the Martín Peña Canal. He has been a member of the Las Monjas Renace Residents Association, Inc. and the Coalición Martín Peña en Acción, Inc. He is a founding member of the Grupo de las Ocho Comunidades Aledañas al Caño Martín Peña, Inc. (G-8) since 2002, and fought for the approval of the Law that created the Corporación del Proyecto ENLACE del Caño Martín Peña and the Fideicomiso de la Tierra del Caño Martín Peña (the CLT).

Since 2019, he has served as the Executive Director of the Corporación del Proyecto ENLACE del Caño Martín Peña and the Fideicomiso de la Tierra del Caño Martín Peña. Under his leadership, an agreement for the dredging of the Caño Martín Peña with the United States Army Corps of Engineers was signed, and construction of affordable housing for residents who need to be relocated due to infrastructure works commenced. Additionally, he has overseen the ongoing process of granting surface rights deeds to residents on land of the Community Land Trust del Caño Martín Peña who did not possess property titles.



Omar J. Cuadrado Santana, Trust for the Development of Río Piedras

Mr. Cuadrado Santana is the Executive Director of the Community Land Trust for Río Piedras since August 2020. He completed his high school studies at the University of Puerto Rico, Río Piedras Campus, where he obtained a Bachelor's degree in accounting and one in finance. In 2022, he passed the Certified Public Accountant exam and subsequently began a master's degree in demography at the Medical Science Campus of the University of Puerto Rico. Shortly after, he moved back to the Río Piedras Campus where he began the master's program in finance and juris doctor. While studying finance and law, he passed the Certified Valuation Analyst exam. He graduated Magna Cum Laude with his Juris Doctor and Master's degree in Finance in 2009. He passed the bar and notary exams at the local level and shortly after the exam at the federal level. During his student life he founded the pro-bono program in the urban center of Río Piedras and collaborated in the founding of the student program for animal rights. He has been a lecturer on this topic, on tax and law topics and on some others. Mr. Cuadrado has worked in private practice, consulting and public service. In the latter he had the opportunity to direct the Economic Development and Tourism office of the Municipality of San Juan. He is currently a member of the board of directors of the Humane Society and collaborates with the Puerto Rico athletics federation, in addition to directing Land Trust.



Session 7: Tenure Security in Puerto Rico: Adverse Possession - Challenges and Reflections from the Right to Housing

Annie Rivera Cruz, Inter-American University of Puerto Rico

Professor Annie I. Rivera Cruz stands out as a part-time professor at the Faculty of Law of the Inter-American University of Puerto Rico, where she teaches courses such as: Real Rights, Obligations and Contracts, Right to Housing as well as the supervision of theses. the Master in Notarial and Registry Law. Additionally, she has given seminars at the Notarial College of Puerto Rico aimed at the study of legal business on topics such as donation, dación and assignment, drafting of contracts, and notarial ethics. Her academic career began at the University of Puerto Rico, Cayey Campus, where she completed the Sociology program with high honors. Subsequently, Rivera Cruz obtained her Juris Doctor at the Faculty of Law of the University of Puerto Rico in Río Piedras followed by a master's degree or L.L.M. in Registry and Notarial Law from the Law School of the Inter-American University of Puerto Rico. Currently, she is pursuing her Doctorate in Law (JSD) at the same institution, focusing her research on property rights and government programs for access to housing, all from the perspective of the human right to decent housing. Her thesis, "Decent Housing: An analysis of legislation, regulations and social programs in Puerto Rico from sources of transnational law", is supervised by

Dr. Pedro Cabán Vale and promises to contribute significantly to the academic and practical dialogue on the subject.

Among her editorial contributions are publications such as "Judge Efraín Rivera Pérez in the Empire of Law", in the Legal Review of the University of Puerto Rico, and "The notary office as a promoter of access to social justice in Puerto Rico", in the Legal Review of the Inter-American University in Puerto Rico. She is also the author of the chapter "Notariat and Social Justice" in the collective work "Notariado conceived from Puerto Rico", a publication of the Notarial College of Puerto Rico.

In the professional field, Professor Rivera Cruz served as Coordinator of the Housing Area of the ENLACE Project of Caño Martín Peña; in the Department of Housing as a lawyer in Property Acquisition and Sale Secretariat, as well as at the Resiliency Law Center, where she worked as an economic and community development lawyer. Today, she practices law in the private sector, specializing in property rights, obligations and contracts.



Session 8 A: Tenure Security Globally: Rental Assistance
Adriana Alegre Matheu, International Organization for Migration (IOM) Peru

Adriana has 14 years of experience across both for-profit and nonprofit sectors, dedicating the past seven years to migration and refugee matters. She earned her bachelor's in communications from San Martin de Porres University, Peru, and a master's in international relations and cooperation from the University of Barcelona, Spain.

Her work focuses on international development and multilateral cooperation, leading projects for vulnerable populations and advocating for their rights. Currently, she is the Shelter and Camp Coordination and Camp Management (CCCM) Coordinator at IOM Peru, guiding IOM's shelter strategy within the Emergency and Humanitarian Aid Unit and integrating protection and gender-sensitive approaches in CCCM and shelter operations nationally. She co-led the shelter and CCCM groups for the Venezuelan crisis response (R4V) and Peru's National Humanitarian Network for disaster response. Previously, Adriana initiated a partnership with Airbnb through HIAS Peru, providing temporary housing and financial aid to refugees, asylum seekers, and migrants during the COVID-19 pandemic.

Her international experience includes enhancing partnerships and raising awareness of humanitarian crises at Doctors Without Borders in Spain, contributing at the public information office of the United Nations ESCAP in Thailand to leading communication strategies for the US Department of State's YLAI program in the US, and advocating for LGBTIQ+ inclusion and HIV prevention in Brazil.

With a career dedicated to humanitarian aid and advocating for social justice, Adriana is a proven leader in driving positive change and championing the rights of vulnerable communities worldwide.



Session 8 B: Tenure Security Globally: Community Land Trusts

Alex Corriveau-Bourque, Verent Solutions

Alexandre Corriveau-Bourque is a Specialist in housing, land, and natural resources, with a primary focus on securing the tenure of Indigenous Peoples, local communities, and populations impacted by conflict. His career and interests span the humanitarian-peacebuilding-development nexus. Currently, Alexandre works as both a freelance consultant and as the Co-Founder of Verent Solutions PBC, a pioneering public interest technology start-up. Verent Solutions is committed to providing innovative tools and services to housing organizations, facilitating equitable rental relationships between vulnerable tenants and the landlords who support them. Alex has an MA in Geography from McGill University and has trained as a mediator.



Session 9 A: Restitution After Internal Conflict in Colombia

Salvador GUTIERREZ (PhD), Head of Programs (Peace) in Colombia, IOM

Salvador GUTIERREZ is IOM's Head of Programs (Peace) in Colombia. Formerly, Salvador served as IOM's Deputy Chief of Mission and Regional Program Coordinator for El Salvador, Guatemala and Honduras, based in San Salvador. For seven years, he served as IOM's Regional Liaison and Policy Officer for Central and North America and the Caribbean and, from 2016 to 2017, as Ad Interim Coordinator of the Regional Conference on Migration. Salvador is a migration, displacement, human rights and peacebuilding specialist.

Salvador holds a Degree in Law, a master's degree in international Cooperation and Development and a PhD in Government and Public Management.

His expertise includes representation, program management and project development and implementation, as well as technical cooperation on migration law; migration, displacement, and peacebuilding policies; migration management and solutions to displacement; monitoring and evaluation; and migration research. He has collaborated in various publications, such as the World Migration Report.



Session 9B: Resettlement and Post Disaster Reconstruction in Chile

Jorge Diaz, PhD, Consultant at UNDESA

Dr. Jorge Diaz, is a researcher, consultant and policy-maker at a global scale. He has Bachelor’s, Master’s, and Doctoral Degrees, in addition to various post-doctoral grants across the globe. Working across America, Europe and Africa, and leading multicultural and cross-disciplinary teams has built the knowledge, skills, and awareness to lead change within an organization.

Previous examples of organizational change management include work carried out for; United Nations agencies, NGOs, Private Enterprises, Research Institutions and Volunteers Organizations. His work embraces key emerging challenges within Climate Change Crisis, Humanitarian Aid, and Long-Term Development.

Dr. Jorge Diaz excels at thinking outside of the box and is driven to lead change, especially if paradigms that support current practices have gone unchallenged for decades without fresh analysis.



Session 9 C: Design of an Ecological Park in a landslide Area in Bolivia

Pablo Ramos Roncal, Project Coordinator at Helvetas Swiss Intercooperation.

Pablo Ramos Roncal is Bolivian and a Geographical Engineer graduated from the Universidad Mayor de San Andrés (UMSA) in Bolivia, with a master's degree in Protected Area Management and Ecoregional Development from the University for International Cooperation (UCI) in Costa Rica, and an expert in Disaster Risk Management, Territorial Planning and Climate Change Adaptation.

Throughout his professional life, he has worked in various local, national, and international institutions. During his time at the Ministry of Planning and Development, he was the national coordinator for disaster risk management and the focal point for the Green Climate Fund on behalf of the Bolivian Designated National Authority.

As an international consultant, he has collaborated with institutions such as the World Bank and the United Nations Office for Disaster Risk Reduction (UNDRR), providing technical assistance to various institutions and developing national and regional policies and strategies in disaster risk management and he was part of the midterm review of the Sendai Framework for the Americas.

He served as a Program Officer and interim Country Director at Caritas Switzerland, supervising and coordinating programs and projects related to WASH, disaster risk management, watershed management, and humanitarian aid. He currently serves as a Project Coordinator and specialist in Disaster Risk Reduction and Humanitarian Aid at Helvetas Swiss Intercooperation.

Session 9 C Moderation





Luis Aníbal Avilés Pagán, Professor at the School of Law of the University of Puerto Rico

Luis Aníbal Avilés Pagán is a professor at the School of Law of the University of Puerto Rico, where he teaches courses on European Union Law, Public International Law, The Legal Profession, Energy and Law, Companies and Corporations, Mergers and Acquisitions, Business Organizations, and International Commercial Transactions. Professor Avilés holds a Master of Laws (LLM in European Law) magna cum laude from the Université de Paris II Pantheon-Assas and a Juris Doctor from Harvard Law School. He also has a master’s degree in physics from the Harvard Graduate School of Arts and Sciences and a bachelor’s degree in physics magna cum laude from the Mayagüez Campus of the University of Puerto Rico. He has practiced commercial law in Puerto Rico since 1992. He was president of the Board of Governors of the Electric Power Authority between 2005 and 2009 and Vice President of the Board of Directors of the Government Development Bank for Puerto Rico between 2006 and 2009.



Session 10: Key Takeaways and Linking Puerto Rico Findings Globally

Juli King, Program Coordinator for Shelter and Settlements at InterAction

Juli King is the Program Coordinator for Shelter and Settlements at InterAction, focusing on localization and housing, land, and property. Prior to joining InterAction, Juli worked for the International Corporate Accountability Roundtable, gaining valuable experience on business and human rights issues and legislative advocacy. She also worked internationally for the Ghanaian-based NGO, Challenging Heights, supporting the organization’s efforts to update their Youth Empowerment Program. She holds a Bachelor of Arts in International Studies from Boston College and a law degree from U.C. Davis School of Law.



Caroline Zullo, Program Manager for Protection at InterAction

Caroline Zullo is a Program Manager for Protection at InterAction based in Washington, DC. Prior to InterAction, she led advocacy and communications for the Norwegian Refugee Council in Iraq and she was also the advocacy focal point for the Jordan INGO Forum based in Amman. Caroline worked in Palestine and Lebanon and completed a policy and research fellowship at the Carnegie Endowment for International Peace. She has an M.A. from the Georgetown School of Foreign Service and a B.A. in Political Science from the University of North Carolina Chapel Hill.

