

FERNANDO A. GIL-ENSEÑAT, Esq.

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PROFESSIONAL EXPERIENCE

**Puerto Rico Department of Housing and
Puerto Rico Public Housing Administration, San Juan, PR**

01/2017 – Present

Secretary and Chairman of Governing Board of Puerto Rico Public Housing Administration

- Formulating and implementing the public policy on housing and urban development establishing strong and sustainable communities of affordable housing for the residents of Puerto Rico.
- Promoting, developing and rehabilitating housing projects throughout Puerto Rico, developing homeownership programs, community assistance and housing assistance programs to attend middle and low income families.
- Advising the Governor of Puerto Rico and the Legislative Assembly on issues regarding housing, infrastructure and socioeconomic issues.
- Manage a budget of 65 million dollars for Section 8 Voucher Program and Continuum of Care Program.
- Oversight of three Mixed Finance Projects in Puerto Rico totaling an investment of 178 million dollars for 740 units.
- Chairman of the Governing Board of Puerto Rico Housing Finance Authority.
- Oversight of Low Income Housing Tax Credit and New Market Tax Credit.
- Manage the 2nd largest Public Housing Authority in the United States.
- Manage 314-million-dollar budget for 330 public housing projects, totaling 54K units of Section 9 Program.
- Internal organization of the PRPHA and all aspects of the PRPHA operations in compliance with federal and state laws rules and regulations (Grant Management).
- Responsible for the efficient administration of public housing projects and the implementation of public policy to improve the quality of life of residents, providing services that empower the communities.
- Manage staff of 700 employees.
- Manage emergency housing, transitional and permanent housing programs for disadvantage population.
- Coordination, operation and management of emergency shelters for more than 15,000 displaced residents in 257 shelters.
- Manage the biggest Sheltering and Temporary Essential Power (STEP) Program from the Federal Emergency Management Agency (FEMA) with a budget of \$1.5 billion, repaired over 110, 000 homes in less than a year, this amount exceeded the program benchmark of 75,000 homes initially conceived, without requesting additional funding
- Manage the Community Development Block Grant – Disaster Recovery (CDBG-DR) program with the highest historical allocation for a US jurisdiction, \$20 billion. Formulating and implementing the required Action Plans for the expenditure of the abovementioned allocation.

**Gil Quiñones PSC, San Juan, PR
FGE and Associates PSC (2012-2014)**

President

2013 - 2016

- Founding FGE and Associates PSC, a consulting firm providing services to private contractors and government agencies in Federal Grants Management and compliance.
- Founding Gil Quiñones PSC, law firm focus on civil practice in the State and Federal Jurisdictions, representing and advising clients in the areas of: Contracts, Environmental, Construction, Corporations, Real Estate, International Business Transactions, Health, Energy, Bankruptcy, Administrative and Employment law.
- Providing consulting services to private contractors and government agencies, on Federal Grants Management and compliance.
- Represent client in administrative procedures.
- Draft and Revised legal memoranda, including NDA agreements, Power Purchase Agreements, Agency Agreement and Sales Agreement amongst others.
- Advice clients on E-discovery issues and procedures.
- Drafting and filling documents such as: Complaints, answers to complaint, interrogatories, Document request, Request for admissions, notice of depositions, settlement letters, Initial Schedule Memorandum and Pre-trial reports.
- Drafting and Defending Motions and Dispositive Motions.
- Litigate trials and Injunctions hearings.

Puerto Rico Public Housing Administration (PRPHA), San Juan, PR
Associate Administrator

05/2011 - 9/2012

- Responsible for supervising and making recommendations on all contracts and acquisitions for the PRPHA, the second largest Housing Authority in the United States, with an estimated budget of 500 million dollars.
- Achieved more than 3 million dollars in savings during tenure, without compromising any PRPHA services by establishing effective negotiating techniques and Procurement Policies.
- Improved the Implementation of the Capital Fund Program and American Recovery and Reinvestment Act program to ensure compliance.
- Collaborated and Managed outside counsels hired for arbitration and bid protest.
- Assisted in the implementation of a three-year specialized business plan with HUD to improve the efficiency of the PRPHA, procuring a centralized integrated IT software.
- Collaborated in the planning phase for the HUD Real Estate Assessment Center Inspections.
- Drafted and Reviewed a Procurement Manual for the Cost Center Account.
- Served as Interim Administrator as needed.
- Served as advisor to the Department of Housing Bids Board.
- Advised the Legal Department in all award protest claims, construction claims and Office of Inspector General investigations.
- Managed a staff of 24 employees.
- Monitor compliance of federal and state regulations during and after the award process of contracts for the PRPHA.
- Draft procurement documents such as: Invitation for Bids, Requests for Proposals or Small Purchase Agreements.

Puerto Rico Department of Justice, San Juan, PR
Executive Officer

09/2010 – 4/2011

- Implemented and managed The Juvenile Drug Court Pilot Project in conjunction with the Puerto Rico Office of Court Administration, being the first program of its kind.

- Drafted Procedural Manuals, Request for Proposals, intake and evaluation forms for the consideration of the Juvenile Drug Court Judges and the Interdisciplinary team.
- Grant Management for two block formula grants from the United States Department of Justice, Bureau of Justice Assistance: Victim of Crime Act, and Edward Byrne Justice Assistance Grant (21 million dollars with a total of 110 active sub-recipients)
- Monitored compliance, assisted sub-grantees in the programmatic and financial areas, obtained comprehensive knowledge of the Office Management Budget circulars
- Managed a staff of nine.
- Complied with financial reporting requirements under the American Recovery Reconstruction Act (ARRA).
- Prepared memoranda for the consideration of the Attorney General and Deputy Attorney General.

Contract Attorney, Washington, DC

04/2006 – 09/2009

- Contracted to work for law firms such as White & Case, Arnold & Porter, Winston & Strawn, Alston + Bird, Wilmer Hale, Kirkland & Ellis and Kellogg, Huber, Hansen, Todd, Evans & Figel.
- Involved in the management of evidence and submission of documents in an International Arbitration case in the International Center for Settlement Investment Dispute (ICSID), between 180,000 Italian bondholders against the Argentine Republic, in order to collect a 4.4 billion dollars, claim, against the Government of Argentina.
- Investigated Foreign Corrupt Practice Act (FCPA) compliance in the industries of: Oil, Agriculture, Pharmaceutical Products, Insurance and Reinsurance products; to comply with Subpoenas by The United States Department of Justice or the Securities Exchange Commission.
- Participated in the discovery process of litigation between Texaco and the Republic of Ecuador regarding an oil exploration Joint Operating Agreement.
- Collaborated in the discovery process for litigation between Verizon and Cox Communications, regarding patent infringements where Verizon was claiming 150 million dollars.
- Participated in the review of privileged documents for the acquisition of RCC communications by Verizon Wireless, as requested by The United States Department of Justice.
- Collaborated in the reviewed of privileged documents for the merger approval of AT&T and Bellsouth as requested by The United States Department of Justice.

FINCA International Inc., Washington, DC

Legal Consultant

01/2006 – 03/2006

- Reviewed international loan agreements.
- Translated legal documents from English to Spanish and Spanish to English.
- Performed legal research.
- Drafted minutes' templates for the Board of Directors locally and internationally.
- Revised powers of attorney from different countries in Latin America.
- Dealt with trademark and intellectual property issues.
- Drafted litigation reports from ongoing litigations in Latin America.

The Washington Center for Internships and Academic Seminars, Washington, DC

Program Advisor for the Congressional Cluster (Cordova & Fernos Internship Program)

01/2005 – 06/2005

- Placed more than twenty interns in different congressional offices.

- Supervised interns, assuring they comply with their academic and placement requirements through constant communication and visits to office supervisors in Congress.
- Prepared various activities between the interns and members of Congress.
- Redeveloped an academic program for Puerto Rican teachers as requested by the Legislative Assembly of Puerto Rico (Pilar Barbosa Program).

Law School Clinical Program, PCUPR, Ponce, PR

Legal Advisor to the Senate President of Puerto Rico

01/2003 – 05/2003

- Investigated ethical violations and drafted recommendations.
- Drafted legal memoranda for the consideration of the Senate President.
- Performed legal research.
- Drafted legislative projects.
- Conducted preliminary interviews of citizens soliciting legal advice.

Law School Clinical Program, PCUPR, Ponce, PR

Juvenile Court Pro-Bono Program

08/2002 – 12/2002

- Interviewed clients.
- Performed legal research.
- Drafted and filed motions.
- Argued cases in court under supervision.

Georgina Rivera Law Office, Mayaguez, PR

Legal Assistant

08/2000 – 05/2002

- Assisted in cases involving torts, civil, family, and contract laws.
- Drafted and assisted clients in discovery issues.
- Participated in the drafting of complaints, wills, deeds, and other legal documents.
- Performed legal research.

EDUCATION

American University, Washington College of Law, Washington, DC

LL.M. International Business Law

01/2004 – 12/2004

Pontifical Catholic University of Puerto Rico (PCUPR), Ponce, PR

Juris Doctor

08/2000 – 05/2003

University of Puerto Rico, Mayagüez, PR

B.S. Political Sciences

08/1995 – 12/1999

BAR ADMISSIONS

- Washington DC (981681)

- Puerto Rico (18125)
- US District Court of Puerto Rico (230905)

AWARDS

- Spanish Translator at the Sustainable Development Law & Policy Journal, American University
- President of the National Law School Student Association
- Bailiff of the Delta Theta Phi Law Fraternity
- Vice President of PPCUPR Law School Class of '99
- Vice Chancellor of the Phi Eta Mu Fraternity
- Delegate of the Model Organization of American States (MOAS), Washington DC

SKILLS

- Fully Bilingual (English/Spanish) and bicultural (US/Latin America)
- Exceptional interpersonal skills
- Basic Portuguese
- Excellent verbal and written communication skills
- Outstanding translation skills within legal context
- Comprehensive knowledge of the Civil and Common law systems
- Computer literate in Lexis, Westlaw, MS Office, Kroll on Track, Summation, Concordance, Sanction, eZ Review, I-connect, Discovery Mining, GMS