

# IGNACIO ARAVENA-GONZALEZ, PH.D. (C)

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*Urban Planning and Policy — Real Estate Economics and Finance*

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Interested in the intersection of public policy, urban planning, real estate and economics to bolster urban development and thriving cities. Skilled in policy evaluation, causal inference, housing policy, land use regulation, master plans, and real estate finance and economics. Experienced in academia and consultancies for private and public institutions.

## CURRENT JOB

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**Fellow in Real Estate Economics and Finance - *London School of Economics (LSE)*** *Apr. 2024 - Ongoing*

**Deputy Director MSc Real Estate Economics and Finance**

- Head Tutor: Real Estate Economics and Finance online course.
- Teach and advise dissertations in the master's degree.
- Pursue independent research in urban and real estate economics.

## EDUCATION - DEGREES

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**Ph.D. (c) in Urban Planning - *London School of Economics (LSE)*** *Sep. 2020 - Sep. 2024*

- Dissertation: *Essays in Housing Economics & Policy (TBD)*
- Supervisors: Dr. Christian Hilber and Dr. Nancy Holman.
- GTA and grading: Economics of Urban Planning, Real Estate Finance, Applied Geographical Information Systems.
- Head Tutor: Real Estate Economics and Finance online course.

**Ms. in Urban Planning - *New York University (NYU)*** *Sep. 2018 - May 2020*

- Capstone: *Zoned Out? Examining the Effect of Upzoning on Neighborhood Demographic*
- Concentrations: Housing and economic development, and quantitative analysis.
- GTA: Quantitative methods for public policy, Urban Planning Methods and Practice.

**Ms. in Real Estate - *Universidad de Chile*** *Mar. 2014 - Jun. 2016*

- Concentration: Real estate finance and valuation

**B.Sc and Prof. Degree in Construction Engineering - *PUCV, Chile*** *Mar. 2008 - Aug. 2013*

- Concentration: Construction management
- GTA: Calculus, differential equations, finance, economics, project management.

## HIGHLIGHTED RESEARCH

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### Published Papers

- Pinto, H., & Aravena-Gonzalez, I. (2014). Damage model in open Al foam. *Procedia engineering*, 74, 96-100.
- Pinto, H., & Aravena-Gonzalez, I. (2014). Exponential Model for Damage Accumulation in Closed Cell Aluminum Foams. *Revista de la construcción* ISSN 0717-7925, 14(2), 80-85.
- Fierro, P., Aravena-Gonzalez, I., Aroca, P. Rowe, F. (2024). Geographies of Discontent: Measuring the Feeling of Abandonment in the Chilean Region of Valparaiso (2019-2021). *Cambridge Journal of Regions, Economy and Society*. [Download](#).
- **Job Market Paper:** Inclusive but Concentrated: The impacts of Voluntary Inclusionary Zoning. Evidence from Los Angeles, California. [Download](#).

### Working papers:

- Rezoning NYC. The Impacts of publicly initiated land use changes in NYC. [Download](#).
- Paying for integration. Impact evaluation of the DS 19 in Chile. [Download](#).
- The price of violence. The economic impacts of riots and violence in Real Estate Markets. Evidence from the social unrest in Chile.

## Book chapters

- Aravena, I. (2023). Regulación y Desarrollo Urbano. ¿Cómo crecen las ciudades? Logros y desafíos en políticas públicas. Ediciones LyD
- Aravena, I. Henoch, P., Adiazola, M.P. (2023). La carencia habitacional como síntoma de la pobreza. ¿Cómo crecen las ciudades? Logros y desafíos en políticas públicas. Ediciones LyD

## RESEARCH AND TEACHING GRANTS

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- FONDECYT Iniciación 11110365 – Bachelor's Degree thesis scholarship
- CONICYT – Master's Degree scholarship 2018. Full tuition and personal stipends
- ANID – Doctoral Degree scholarship 2020. Full tuition and personal stipends

## TEACHING & RESEARCH

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**Fellow in Real Estate Economics and Finance - *London School of Economics (LSE)*** Apr. 2024 - Mar. 2026  
*Deputy Director Master of Science in Real Estate Economics and Finance (REEF)*

- Head Tutor: Real Estate Economics and Finance online course.
- Support teaching in courses such as Real Estate Economics, Finance and Property Valuation.
- Pursue independent research in urban and real estate economics.
- Dissertation advisor master's degree in REEF.

**London School of Economics** 2022 - to 2024  
*Graduate Teaching Assistant*

- GTA (seminar lecturer): Real Estate Finance, Economics of Urban Planning, Applied GIS. Master degree courses
- Head Tutor: Online Certificate in Real Estate Economics and Finance

**New York University** 2019 - 2020  
*Research and teaching assistant – NYU Wagner School of Public Service*

- Research: International Metropolitan Planning Studies: New York as a Target City
- GTA (seminar lecturer): Urban Planning Methods and Practice. Ms. Urban Planning.
- GTA (seminar lecturer): Quantitative Analysis for Public Policy. Bs. Public Policy

**Pontificia Universidad Católica** 2023 - to date  
*Lecturer – Graduate certificate in Public Policy*

- Teaching: Urban Policy

*Lecturer – Urban and Territorial Studies Institute* 2017 - to date

- Teaching: Graduate diploma in Real Estate Development and in Real Estate Appraisal (until 2022)

**Universidad de Santiago** 2021 - to date  
*Lecturer & Undergraduate thesis advisor – School of civil engineering*

- Teaching: Real Estate Finance. Bs. Construction Engineering
- Teaching and coordination: Real Estate Finance and Investment. Postgraduate diploma
- Dissertation's advisor in subjects related to real estate and construction management

**Universidad Andrés Bello** 2021 - to date  
*Lecturer & Undergraduate thesis advisor – School of construction engineering*

- Teaching: Real Estate Finance and Real Estate Development. Bs. Construction Engineering

**Universidad Adolfo Ibáñez** 2021 - 2023  
*Lecturer – Business school*

- Teaching: Spatial data science. Ms. Business Analytics
- Dissertation's advisor in subjects related to real estate investment

**Universidad San Sebastián** 2017 - 2018  
*Lecturer & Undergraduate thesis advisor – School of Civil Engineering*

- Teaching: Construction Management and Construction Budgeting.
- Dissertation's advisor in subjects related to real estate and city planning

## OTHER PUBLICATIONS AND SEMINARS

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### Policy proposals

- Aravena, I., Maiz, P. (2022). Construyendo Valparaíso: Propuestas de política habitacional para el Gran Valparaíso. Fundación Piensa
- Aravena, I., Duarte, M. (2022). Valparaíso en Arriendo: estudio de la vacancia comercial en la Ciudad Puerto. Fundación Piensa
- Aravena, I., Duarte, M. (2022). Radiografía urbana de la ciudad de Valparaíso. Fundación Piensa.
- Duarte, M., Aravena, I. (2021). Macrorregiones: una propuesta para el proceso constituyente. Fundación Piensa.
- Aravena, I. (2020). Covid-19 y la desigualdad espacial: vulnerabilidad en los cerros de Viña del Mar y Valparaíso. Fundación Piensa.

### Case Studies

- Aravena, I. (Working paper - accepted). Informality in Chilean metropolitan areas. The case of the Greater Valparaíso and Santiago. Lincoln Institute of Land Policy. Working paper series.

### Relevant Seminar presentations

- Aravena, I. (2024 - Accepted). Inclusive but Concentrated: The impacts of Voluntary Inclusionary Zoning. Evidence from Los Angeles, California. Urban Affairs Association International Conference. New York, United States.
- Aravena, I. (2024). Inclusive but Concentrated: The impacts of Voluntary Inclusionary Zoning. Evidence from Los Angeles, California. 2024 AREUEA-ASSA Conference - PH.D. Poster Session.
- Aravena, I. (2023). Rezoning NYC. Impact of evaluation of publicly initiated land use changes in NYC. Urban Economics Association 12th European Meeting. Bocconi University.
- Aravena, I. (2023). Rezoning NYC. Impact of evaluation of publicly initiated land use changes in NYC. Cambridge Land Economy Early Career Researchers' Conference. Cambridge University.
- Aravena, I. (2023). Paying for integration. Impact evaluation of the DS 19 in Chile. Regional Studies Association - Winter Conference. London, United Kingdom.
- Fierro, P., Aravena, I. (2022). Abandoned Geographies: The impact of neighborhoods on system responsiveness beliefs. Regions in Recovery: Building Sustainable Futures - Global E-Festival.

## RELEVANT PROFESSIONAL ACTIVITIES

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### Independent Consultant

2018 - to date

*Real Estate & Urban Planning, Economics and Policy*

- Land valuation and real estate appraisals.
- Urban Economics modelling & Market studies.
- Real Estate Finance, Investment & Risk simulations.
- Affordable housing studies and policy design.

### Fundacion Piensa

2019 - to date

*Associate researcher*

- Conduct policy proposals regarding urban and housing policies.
- Write opinion columns in national media.
- Presented and discussed policy proposals at the Chilean Congress as a field expert.

### NYC Housing Preservation and Development – Division of Housing Policy

2020

*Graduate Intern - Policy Development and Special Initiatives*

- Demographic and market studies.
- Statistical analysis of policy initiatives and owner's behavior of rental buildings.

### Transsa - Real Estate Consultants, Santiago, Chile

2015-2018

*Supervisor – Real Estate Finance and construction budgeting*

- Led more than 20 architects and engineers across Chile.
- Evaluated more than 500 projects, from affordable housing to luxury buildings.
- Collaborated in economic studies, land valuations, market studies, and appraisals.

## EDUCATION - POSTGRADUATE DIPLOMAS

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<b>Graduate certificate in Data Science and Machine Learning</b> <i>Pontificia Universidad Catolica de Valparaiso</i>	2021
<b>Graduate certificate in Public Policy</b> <i>Pontificia Universidad Catolica</i>	2017
<b>Graduate certificate in Real Estate Appraisals</b> <i>Universidad de Chile</i>	2017

## HONORS AND AWARDS

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- NYU Wagner. Robert Berne Award for Leadership – 2020
- NYU Stern School of Business. 2019 Opportunity Zone Challenge: Second Place.
- Universidad de Chile. Best GPA Graduate Diploma in Real Estate Appraisals.

## ASSOCIATIONS AND AFFILIATIONS

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- Public Policy Chile Network - Founder & Co-President. 2023 - 2024.
- LSE SU Chile Society - President. 2022 – 2023.
- LSE Department of Geography and Environment - Ph.D. Representative. 2022 – 2023.
- Chilean Urban Planning Association (PLANRED Chile). Board director. 2021 – to date.
- NYU Urban Planning Student Association. Chair. 2019 – 2020.

## OTHER INFORMATION

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<b>Language:</b>	Spanish (native), English (fluent), French (A2)
<b>Programming:</b>	RStudio and Stata (advanced), Python (Intermediate), Latex (Intermediate)
<b>Software &amp; Tools:</b>	<b>Spatial Analysis:</b> QGis, ArcGis, Rstudio, Google Earth <b>Econometrics and Data Science:</b> Rstudio, Stata, Python <b>Others:</b> SketchUp, AutoCAD, Civil AutoCAD, Ms Excel, Ms Word, Ms Power Point