



## We Make Housing Happen

Join Us in Welcoming our Newest HLC Board Members



**Omari Hardy**

A fourth generation educator, Omari Hardy teaches civics and world history at Roosevelt



**Monclaude Nestor**

Monclaude Nestor is Vice President Relationship Manager of PNC Financial Services'

Community Middle School in West Palm Beach, Florida. Hardy currently serves on the Lake Worth City Commission. He is deeply involved in his community and has worked with Adopt-A-Family of the Palm Beaches for many years. Originally from Fort Lauderdale, Hardy graduated from the University of Miami with a Bachelor of Arts in Economics and minor in Philosophy.

Community Development Banking group. Covering the entirety of Florida, Nestor manages requests and advises on financing and investments projects which align with many of our coalition's endeavors, such as affordable housing and revitalization projects. Nestor is a lifelong Floridian and graduate of Florida International University with a Master of Science in Finance. He currently resides in West Palm Beach with his wife, Neva.

[Click here to learn more about the people behind the Housing Leadership Council.](#)

## **Merry Place Estates has Broken Ground**



Last month, our team attended the groundbreaking ceremony for Merry Place Estates by developer PulteGroup. David Kanarek, HLC Board member and Senior Manager of Community Associations and Land Project Manager for PulteGroup's South Florida Division, kicked off the event focused on bringing workforce housing to an area undergoing revitalization. The 34 townhomes and two (2) single-family house property will be in the Pleasant City neighborhood of West Palm Beach. PulteGroup and the West Palm Beach Housing Authority, led by Executive Director and fellow HLC Board Member Laurel Robinson, agree to bring these homes to



market for qualifying members of our community. Merry Place Estates is just one of many projects focused on delivering the pride of home-ownership to truly deserving individuals. To learn more about Merry Place Estates, contact Cristina Regino at [cregino@wpbha.org](mailto:cregino@wpbha.org).

## Who Qualifies for Workforce Housing?

The 2018 Area Median Income (AMI) for Palm Beach County is \$74,300 for a family of four. The Workforce Housing Program household income ranges from \$44,580 (60% AMI) to \$104,020 (140% AMI). Actual income depends on the number of family members. If you are in this income range, you qualify for special pricing on apartments and homes.

[Click here for or a list of participating workforce housing developments.](#)

[Click here to view a map of Palm Beach County workforce housing locations.](#)



## Help Us Make Housing Happen in Palm Beach County

The cost of homeownership is still an unachievable dream for many. The scarcity of affordable housing has profound impacts on our workforce, economy, school

systems, health, transportation and more. Those in need of quality, affordable housing are often times our community's key service providers, such as teachers, police officers, nurses and firefighters. HLC strives to ensure opportunities for all individuals to improve their economic situation and contribute to their communities by providing a sustainable supply of homes at all price points. HLC builds relationships and key partnerships, educating the public and pursuing policy solutions. We work to create and strengthen safe, attainable housing options for our workforce. If you believe that high quality teachers are critical to our economy and that police and fire professionals deserve a nice home at an affordable price point, we invite you to [join our coalition](#) of community advocates, business leaders and everyday residents of Palm Beach County as we strive to solve this housing crisis.



The Housing Leadership Council of Palm Beach County is a coalition of community leaders working to sustain the economic viability of the County by supporting housing opportunities for all residents through education, advocacy, and facilitating partnerships.



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