



McGuire Gardens / Camden Housing Authority Camden, New Jersey

Michaels Development Company – HOPE VI Program Manager



In 1993, the Camden Housing Authority received an URD grant for the approx. 370 unit McGuire Gardens. A precursor of the HOPE VI Program, URD grants targeted large, troubled public housing developments for major renovation and new construction.

In 1998, after several years of revisions to the original plans, the Authority and HUD selected the Michaels Development Company, a private sector firm, as program manager to help bring the plans to fruition. With Michaels' guidance, construction commenced in the summer of 1999. Today, a neighborhood of 253 new townhouses and garden apartments has been created.

Camden Housing Authority Michaels Development Company

The Camden Housing Authority for the first time retained an experienced property management firm to manage a property in the Authority portfolio. Michaels' affiliate, Interstate Realty Management Company has managed McGuire Gardens since completion. IRM's social services division administers the resident self-sufficiency program.

The old McGuire Gardens was arranged in super blocks isolated from its surroundings. At the new McGuire Gardens, a street grid system ties into existing streets. The traditional neighborhood pattern of homes facing streets with parking near front doors is replicated. Now, residents can, sitting on their front porches, can keep an eye on neighborhood activities.

The completion of McGuire Gardens is a tribute to a successful collaboration between a local public housing authority and a responsive private sector partner. Since completion, occupancy at McGuire Gardens has remained above 97%.



McGuire Gardens Community Center

Michaels has completed the 6,000sf community center which will house resident meeting rooms, social services and the Neighborhood Networks Computer Learning Center.

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