



Roosevelt Manor

HOPE VI Community – Camden, New Jersey



The Michaels Development Company is one of three designated developers selected by the Housing Authority of the City of Camden to complete the Centerville Neighborhood Revitalization Plan. Upon completion the plan envisions 582 new affordable housing units on various sites in the Centerville neighborhood, including the former site of the now demolished Roosevelt Manor public housing development.

Michaels related entities will develop, own and manage 175 rental units and will sell 16 homes to income qualified purchasers.

Carl Miller Homes is currently under construction and contains 86 one to four bedroom apartments in 19 buildings. The development contains row homes, duplexes and stacked townhomes on a 4 acre site. Completion is scheduled for early 2009, at which time the one to four bedroom units will be leased to public housing tenants and to other low and moderate income households whose income does not exceed 60% of Camden County median. Public housing tenants will pay 30% of their adjusted gross income on a monthly basis and the Housing Authority will provide operating subsidies. Non-public housing tenants will pay initial rents that range from \$560-700 per month. All units will have a Five Star Energy Rating and have interior sprinklers. The building containing the management offices and community space will generate electricity from solar panels installed on the roof. It is anticipated that the generated electricity will be sufficient for common areas and for a portion of the lighting in the parking lots.



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