

# PRESS RELEASE



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FOR IMMEDIATE RELEASE

## **Housing Authority of Baltimore City and Michaels Development Celebrate Grand Opening of Rosemont Tower**

*\$32 Million Completely Renovated Building Serves Seniors and Disabled*

**(BALTIMORE | November 9, 2021)** – The Housing Authority of Baltimore City (HABC) and Michaels Development are celebrating the grand opening of the rehabilitated Rosemont Tower, a 203-unit, 13-story apartment building in a working class African American neighborhood in Baltimore’s west end.

The building, constructed in 1984, has been completely rehabilitated at a total development cost of approximately \$32 million.

“This renovated building represents a new era for this community and a major step forward for the housing authority,” said HABC President and CEO Janet Abrahams. “What you see here today is part of our plan to redevelop several of our properties to better serve our residents and their neighborhoods. We appreciate our partner, Michaels Development, for doing a wonderful job on this building, and we thank HUD for creating funding streams that allow us to do this kind of work on behalf of the people who need it the most.”

Renovations included the installation of new kitchen and bathroom appliances in each apartment. Building upgrades included all new mechanical systems; enhanced security and camera systems; new windows and wood laminate flooring.

Residents of the building include seniors and disabled citizens. Tenants who relocated from Rosemont to allow for construction were given priority in moving back. The rent structure remains the same as all HABC properties, based on 30% of a household’s adjusted income.

“Michaels is grateful for the trust HABC placed in us to revitalize Rosemont Tower and lift the lives of the residents who live there,” said Michaels Development Vice President Curtis Adams. “The building needed major repairs and upgrades and to see the building now and what it has become is personally rewarding to all persons involved. I especially want to thank the residents for their patience as we undertook this project.”

The trigger for funding Rosemont Tower is the federal government’s Rental Assistance Demonstration (RAD) program in which public housing funding is replaced by Housing Choice Voucher funding. This change not only facilitates construction and attracts additional funding such as [Low Income Housing Tax Credit](#) financing, but it also ensures the long-term maintenance and sustainability of the building.

Housing Authority of Baltimore City | 417 East Fayette Street, Baltimore, MD 21202

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The property includes a newly hardscaped courtyard just outside the building's community room. Rosemont Tower also features a fitness area, first-floor laundry facilities, and a computer room where residents can take advantage of free direct broadband internet access.

All staff members who work in the building are vaccinated, an important consideration for a senior high-rise.

Former residents who have now returned, including Tenant Association President Larnell Robinson, are pleased with the changes.

"This building has been a long time coming," Robinson said, "and now that it's finally renovated this is a beautiful building to live in."

### **About HABC**

HABC is the fifth largest public housing authority in the U.S., providing quality affordable housing for more than 23,000 households. The agency creates diverse and vibrant communities, provides opportunities for self-sufficiency, and builds pathways for strong partnerships. #bmoreHABC

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