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Pennrose and the Wareham Redevelopment Authority celebrate opening of Swifts Landing - 93-unit mixed-income community

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Pennrose, local officials, project partners, community leaders, and residents at the ribbon cutting for Swifts Landing.

Wareham, MA Pennrose, the Wareham Redevelopment Authority (WRA), and project partners celebrated the grand opening of Swifts Landing, a new affordable and workforce housing community located at 23 Littleton Circle. The development transforms a previously vacant 16-acre site into a 93-unit, mixed-income community with amenities, open green space, and on-site supportive services.

Speakers at the ceremony included: Edward Augustus Jr., secretary, Executive Office of Housing and Livable Communities, Commonwealth of Massachusetts; senator Kelly Dooner; John Gaskey,

state representative for the 2nd Plymouth District; Derek Sullivan, town administrator; Judith Whiteside, select board chair; Peter Teitelbaum, former chairman, Wareham Redevelopment Authority; Bill Dunn, director of multifamily originations, MassHousing; Karmen Cheung, regional vice president, Pennrose, LLC; Rio Sacchetti, senior developer, Pennrose, LLC; and Diane DeMaio, resident of Swifts Landing.

Swifts Landing includes a 49-unit family development with a mix of workforce and affordable apartments and a 44-unit affordable development for seniors aged 62 and older. The one-, two-, and three-bedroom apartments are available for a wide range of incomes up to 100% of the Area Median Income (AMI), approximately \$115,800 for a one-person household.

Residents will have access to a full suite of on-site amenities, including a community clubhouse with outdoor patio, fitness center, community garden and open green space, playground, wooded walking paths, professionally landscaped grounds, on-site maintenance and management, and more. In addition, the modern, pet-friendly apartments boast fully-equipped kitchens, spacious closets, and central A/C.

The family development features ten New England-style, two-story townhome buildings encircling a town green, designed to reflect the character of the town's traditional neighborhoods with the use of varied rooflines, farmers' porches, and private street-front entrances. The 44 senior apartments, designed utilizing Universal Design principles to ensure accessibility, are located in one mid-rise building along with the community clubhouse. Of the 44 apartments, three are set aside as Community Based Housing (CBH) units.

Swifts Landing also delivers significant neighborhood benefits and infrastructure upgrades, including improved walking trails throughout the site and a new bus shelter and sidewalks on Swifts Beach Rd. Pennrose Management Company will serve as the property manager.

Financing was provided by MassHousing, Eastern Bank, Hudson Housing Capital, Massachusetts Housing Investment Corporation, Massachusetts Executive Office of Housing and Livable Communities, Community Economic Development Assistance Corporation, Federal Home Loan Bank of Boston, and the town of Wareham Community Preservation Committee.

"By transforming a once-vacant parcel into a vibrant, welcoming community for families and seniors, Swifts Landing represents the power of partnership and what can be achieved with a thoughtful shared vision," said Karmen Cheung, regional vice president at Pennrose.

"We are proud to work alongside the local stakeholders and the Wareham Redevelopment Authority to deliver a community asset that will benefit residents, the workforce, and the broader neighborhood."

"From health and wellness resources to social engagement opportunities, we know that true community goes beyond housing alone," said Marsha Blunt, president at Pennrose Management Company. "The on site amenities, expansive green space, and tailored services at Swifts Landing

are designed to provide wraparound support for residents and families of all ages, providing them with the foundation needed to build vibrant, fulfilling lives.”

“We are excited to celebrate the creation of 93 new apartments in Wareham for the community’s seniors and families,” said Ed Augustus, Secretary of Housing and Livable Communities. “Every new home that’s built with state support puts us one step closer to ending Massachusetts’ housing shortage. The Healey-Driscoll Administration was glad to contribute more than \$5 million to help make this project possible.”

Swifts Landing is a significant step forward as Massachusetts addresses an ongoing affordable housing crisis, providing much-needed homes for local families, young professionals, and seniors. Across New England and throughout the country, Pennrose is committed to delivering high-quality, inclusive housing for families and seniors. Pennrose also operates Village at Nauset Green, a family rental community in Eastham, and recently broke ground on Trinity St. Apartments, an office-to-housing conversion in Hartford, CT.

“We feel blessed that we chose Pennrose to be our partner in this because of how this came to fruition.” said current Select Board Chair and WRA member Judith Whiteside, adding “They have been attentive and conscientious throughout the planning and development. And the result is that this not only meets a Statewide housing goal, the project also meets the needs and aspirations of Wareham for high-quality senior and family units in an amenity-laden setting.”

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