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## **NeighborWorks Housing Solutions awarded funding for 40-unit project**

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West Wareham, MA NeighborWorks Housing Solutions (NHS) has been awarded new state funding from the Healey-Driscoll Administration's Executive Office of Housing and Livable Communities to support the development of a new 40-unit housing community for seniors, aged 62 and older. Located on Cranberry Highway, the three-story, mid-rise apartment building will provide much-needed homes for older adults that are affordable in the area.

Cranberry Manor Senior Housing will be a new construction Passive House-certified apartment building, reflecting NHS's commitment to energy efficiency and sustainability. Residents will enjoy a range of supportive services and modern amenities designed to support senior well-being, including a community room, fitness space, outdoor sitting area, common laundry facilities, and an on-site management office.

“Cranberry Manor represents our dedication to creating homes that are affordable to seniors,” said Robert Corley, CEO of NHS. “We take pride in delivering high quality properties that not only meet the critical housing needs of the community but also foster an enriching living environment for residents.”

According to the most recent Town of Wareham Housing Assessment and Production Plan, seniors make up over 17% of the town’s 22,000 residents. As more and more “boomers” retire, that proportion continues to rise, increasing demand for age-appropriate housing options that are affordable to downsizing seniors. Of the 40 apartment homes, all will be affordable to households of varying incomes.

Project construction is slated to begin in early Summer of 2026 with completion anticipated in 2027.

“NHS is excited to develop Cranberry Manor and continue its efforts to meet the growing demand for affordable housing options for seniors facing financial constraints and limited income in retirement,” said Noelle Humphries, associate real estate development director of NHS. “Cranberry Manor is designed to meet the needs of seniors, as it will prioritize safety, accessibility and social connectivity.”

“I am proud to support this important investment in Wareham’s seniors,” said senator Kelly Dooner (R-Taunton). “Cranberry Manor will provide not only safe and affordable housing, but also a community where older residents can thrive with dignity and independence. Projects like this reflect the very best of what can happen when state and local partners work together to address our housing needs and support our aging population.”