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Wartburg Receives \$8.16 Million Housing Flex Funds Gap Funding For Adaptive Reuse Project

Mount Vernon, NY – September 2, 2025 – On July 24, 2024, the Westchester County Industrial Development Agency approved a resolution to include \$8,160,000 in Housing Flex Funds (HFF) for Wartburg’s adaptive reuse project, a 102-unit affordable housing development for seniors known as the Waltemade Residences (“Development”).

HFF was established in 2023 by the County of Westchester as a new affordable housing production tool that builds on the strengths of Westchester County’s existing subsidy programs to increase affordable units across the County. The funding was made possible by a \$90M contribution of American Rescue Plan Act funds over a two-year period. HFF is projected to double the County’s typical annual affordable homes production by efficiently financing affordable housing units and prioritizing amenity-rich, transit-oriented areas. Wartburg’s award maximized the allowable funding for a tax credit development at \$80,000 per unit.

This Development will provide housing for underserved seniors 62 and older with the following income restrictions:

- 30 of the units will be rented at or below 30% of the Area Median Income (“AMI”)
- 22 of the units will be rented at or below 50% of the AMI
- 30 of the units will be rented at or below 60% of the AMI
- 20 of the units will be rented at or below 80% of the AMI

Wartburg President Dr. David J. Gentner said, “With County Housing Flex Funding this project is now a reality. My thanks to County Executive Kenneth Jenkins, IDA Chairperson Joan McDonald, Commissioner Blanca P. Lopez of the County Department of Planning and Leonard Gruenfeld, Director of Community Development for making this happen.”

Westchester County Executive Ken Jenkins said: “This development represents exactly what the Housing Flex Funds program was designed to do, which is to deliver meaningful, lasting solutions to Westchester’s housing challenges. By converting an existing structure into a modern and accessible home for our seniors, we are addressing the need for affordable senior housing while honoring the history and character of this property. This is a powerful example of government working hand in hand with nonprofit organizations and community leaders to create housing stability and improve quality of life.”



Westchester County Industrial Development Agency Chair Joan McDonald said: “The Waltemade Residences will be an incredible addition to Mount Vernon and to the County’s affordable housing portfolio. It will provide seniors with not just a place to live, but also a home that is safe, comfortable and connected to the community around them. This development is proof that when the right resources, partners and vision come together, we can make real progress toward meeting the housing needs of Westchester residents.”

Westchester County Department of Planning Commissioner Blanca P. Lopez said: “Awarding Housing Flex Funds to support the development of 102 affordable housing units at the Waltemade Residences perfectly reflects why this Fund was created. These Flex Funds provide critical gap financing to shovel-ready projects serving households at 65% of AMI or below. By accelerating construction, this funding helps increase the much-needed housing supply in Westchester County. Congratulations to the Wartburg and its team for submitting a strong, successful application worthy of investment.”

In April 2024, Wartburg received entitlement approval by the City of Mount Vernon’s Architecture Review Board for the adaptive reuse of the Waltemade building. The “Waltemade Residences” Development involves the adaptive reuse of Wartburg’s former 160-bed nursing home into permanent affordable housing for seniors with incomes at or below 30% and up to 80% of the AMI.

Late last year, Governor Kathy Hochul announced Empire State Supportive Housing Initiative (ESSHI) awards totaling \$35 million to agencies in every region across New York State to provide support services and operating funding for at least 1,400 units of supportive housing for persons with special needs. Wartburg’s project was awarded an operational funding commitment of \$750,000 annually for five years to provide supportive services and rental subsidies for up to 30 residents who need moderate assistance with some daily activities.

About Wartburg

Nestled in Mount Vernon, NY, Wartburg stands apart with its holistic approach to senior living and healthcare. Unlike other adult communities, Wartburg offers a vibrant 34-acre campus where residents enjoy integrated services that extend well beyond typical care. Whether it is independent living, assisted living, rehabilitation or adult day care, Wartburg's continuum of care is designed to meet diverse needs with excellence. Their dedication to families extends beyond medical care, providing robust caregiver support at every stage. Recognized as one of the "Best Nursing Homes in New York State" by U.S. News & World Report for a remarkable thirteen years running, Wartburg continues to set the standard in senior care, fostering a community where well-being thrives. Wartburg’s most recent development, the Berkemeier Living Center, features 64 state-of-the-art residences for those living with Alzheimer’s Disease and related dementia. Each floor is designed as a

small-scale household, providing an intimate and comfortable feel for the residents, staff, and families. Key planning elements such as short walking distances, oversized windows for increased natural light, and enhanced views are included in the design to help support a healing environment. Additionally, each household features its own living, dining and kitchen space, as well as gathering lounges. The ground floor includes an event space, music therapy and creative aging room.

Website: www.wartburg.org

Facebook: facebook.com/thewartburg

Instagram: instagram.com/wartburgadultcare

YouTube: youtube.com/wartburgny

LinkedIn: linkedin.com/company/the-wartburg-adult-care-community

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Waltemade Residences lobby and art studio images provided by
Aufgang Architects and Binder Design Group.