



Lendlease and Newman Design complete 149-unit affordable senior housing

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Bronx, NY Lendlease has completed Garden Towers, an affordable senior housing community. Developed by Foxy Management, in partnership with HANAC, Inc. and JLD Advisory LLC, the building welcomes residents, offering 149 rental homes for low-income adults age 62 or older.

Lendlease served as general contractor on the development, located at 1323 Boston Rd. and 1332 Clinton Ave. in the Morrisania neighborhood. Garden Towers features two mid-rise residential buildings, with an eight-story building facing Boston Rd. and a seven-story building facing Clinton Ave.

In addition to meeting Enterprise Green Communities criteria, Garden Towers was also designed and constructed to Passive House standards, which included upgraded insulation, electric MEP

systems and a central exhaust system that minimizes building penetrations and heat loss. A rooftop solar array provides further financial and environmental benefits in the form of lower-cost electricity generated on-site.

“With Garden Towers, we were able to leverage Lendlease’s expertise in sustainable construction and development in a way that benefits both our client and the end users of this community,” said Steven Sommer, executive general manager and president East Coast Construction, Lendlease. “As a firm committed to both environmental and social sustainability, we were honored to once again partner with Foxy Management on our third affordable housing development in the New York market, ensuring even the most vulnerable populations have access to quality, climate-friendly homes.”

Designed by Newman Design, Garden Towers’ two buildings are connected by a glass greenhouse that serves as both a walkway between the structures and focal point for residents and visitors. Other amenities include several multipurpose rooms, a social services suite, computer room, on-site laundry room, indoor bicycle storage and resident parking lot.

Developed under New York’s Department of Housing Preservation and Development’s Senior Affordable Rental Apartments (SARA) program, 30% of the units at Garden Towers are set aside for homeless seniors. All apartments will be affordable to households earning at or below 50% of the area median income.

“Lendlease has proven time and again to be the preeminent construction partner for our affordable housing projects. Garden Towers is a state-of-the-art, health-focused senior housing complex, completed on time and on budget thanks to the close collaboration between ownership and Lendlease,” said Jeff Fox, principal of Foxy Development.

Garden Towers is Lendlease’s latest affordable housing project completed. Lendlease has previously provided construction management services for Foxy Management on 1880 Boston Rd., and delivered Arthur Avenue Senior Apartments in 2021 that added 176 affordable homes to the borough. More recently in 2022, Lendlease provided construction management services for 1769 Jerome Ave., a 16-story residential building with 175 rental units.

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