

Lendlease's New York Construction Group completes affordable senior housing development in the Bronx

Lendlease provided construction management services for Garden Towers, comprising two mid-rise buildings for seniors

(New York, April 2, 2024) [Lendlease](#), a leading global real estate and investment management group, today announced the completion of Garden Towers, an affordable senior housing community in the Bronx. Developed by Foxy Management, in partnership with HANAC, Inc. and JLD Advisory LLC, the building is now welcoming its first 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 Road and 1332 Clinton Ave. in the Morrisania neighborhood. Garden Towers features two mid-rise residential buildings, with an eight-story building facing Boston Road and a seven-story building facing Clinton Avenue.

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 shared amenities include several multipurpose rooms, a social services suite, computer room, on-site laundry room, indoor bicycle storage and resident parking lot.

“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.

Developed under New York’s Department of Housing Preservation and Development’s (HPD’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.

Garden Towers is Lendlease’s latest affordable housing project completed in the Bronx. Lendlease has previously provided construction management services for Foxy Management on 1880 Boston Road, completing 167 affordable units in 2019, 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 Avenue, a 16-story residential building with 175 rentals units.

###

About Lendlease

Lendlease www.lendlease.com is a globally integrated real estate group with operations in Australia, Asia, Europe and the United States. We create places where communities thrive. Headquartered in Sydney, Australia and listed on the Australian Securities Exchange (ASX:LLC, our core capabilities are reflected in our operating segments of Investments, Development and Construction. The combination of these three segments provides us with a sustainable competitive advantage in delivering innovative integrated solutions for our customers.

For additional information, contact:

Matt Baker

Senior Account Manager

mbaker@taylorjohnson.com

+1 312-267-4512

Amanda Cienkus

Senior Account Manager

acienkus@taylorjohnson.com

+1 312-267-4524

Isabel Sepkowitz

Corporate Affairs, Senior Corporate Communications Manager, America

isabel.sepkowitz@lendlease.com

+1 917 504-6975

Photo Captions:

- 1. Garden Towers New York City:** Lendlease served as general contractor for Garden Towers, an affordable senior housing community in the Bronx developed by Foxy Management, in partnership with HANAC, Inc. and JLD Advisory LLC. *(Credit: David*

Joshua Ford)

2. **Garden Towers Exterior Detail:** Developed by Foxy Management, in partnership with HANAC, Inc. and JLD Advisory LLC, Garden Towers includes two residential buildings – rising seven stories and eight stories – that together offer a total of 149 rental homes for low-income adults age 62 or older. *(Credit: David Joshua Ford)*
3. **Garden Towers Greenhouse Walkway:** Garden Towers' two residential buildings are connected by a glass greenhouse that serves as both a walkway between the structures and focal point for residents and visitors. *(Credit: David Joshua Ford)*

[Click here](#) to view these and additional photos via Dropbox. For all photos, credit: David Joshua Ford.