

New affordable rental housing for Blair Athol

30 June 2020

Building has started on a new affordable housing project in Blair Athol for South Australians living on low incomes.

Construction has commenced at **8 on Florence** to construct two-storey townhouses conveniently located within walking distance of facilities alleviating the need for residents to own a vehicle.

8 on Florence is part of Westside Housing's broader development program and is one of three residential projects delivering 29 homes with an investment of \$7m in the local area

It is the fourth development project delivered by Westside Housing under the South Australian Housing Authority's Community Housing Asset Renewal Program.

Housing affordability stress is increasing for people living on low incomes who are struggling to pay the rent.

Older women over 55 are the fastest-growing cohort of homeless people and most are homeless for the first time in their lives.

This project will deliver homes for older women, veterans and small families living on low to moderate incomes who are facing homelessness.

Changes in the demographics of our community see increasing demand for smaller homes with easy to manage courtyard style gardens and this site offers low maintenance, small private spaces for each resident.

Environmental sustainability and low utility costs for residents is a key element of this development with heat pumps for low energy hot water, high grade insulation, plumbed rain water, double glazed windows and cross ventilation to reduce the cost of heating and cooling.



Westside Housing is trialling Embertech photo voltaic panels and aims to install these at the site.

Julie Blake CEO of Westside Housing Company says the project will help address the increasing need for affordable rental housing in the community. Residents will pay a subsidised rent to help weather the storm if income reduces taking the worry out of a fluctuating income.

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