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MEDIA RELEASE

## **HOUSING CHOICES X NIGHTINGALE PIONEER CARBON NEUTRAL AFFORDABLE HOUSING FOR ADELAIDE**

A collaboration between one of Australia's largest not-for-profit social and affordable housing providers, Housing Choices Australia, Award winning Melbourne-based housing provider, Nightingale Housing and the South Australian Government (Renewal SA, SAHA), will transform the face of affordable housing in Adelaide and set a new benchmark nationally for sustainable, affordable inner urban living. The development is part of the S.A Government's \$400 million commitment towards 1000 new Affordable homes by 2025.

Located in the inner-city neighbourhood of Bowden, HCA's latest project - Nightingale Bowden - will feature 34 carbon-neutral, one and two bedroom apartments. A significant portion of the building will be retained by HCA as affordable and Special Disability Accommodation rental. The remainder will be sold via a ballot orchestrated by Nightingale Housing, at \$419,750 or less, strictly to owner occupiers.

The project signals a continued shift by Housing Choices Australia, to innovate never-before-seen solutions to the affordable housing crisis in Australia.

In 2020 HCA pioneered high rise living for seniors and residents living with a disability, at the \$25 million Spence on Light project in Adelaide's CBD, offering 75 apartments over 13 floors.

Housing Choices Australia Group (Housing Choices) is an independent, national, not-for-profit housing provider accommodating people who can't afford to buy or rent in the private market and vulnerable people in need of secure housing.

With a \$900 million property portfolio across five States, HCA houses more than 8000 tenants - 1000 of which are currently in South Australia. Rent is capped at 25-30% of income and HCA works with government agencies, support service partners and community organisations to support tenants including those living with a disability.

Nightingale received accolades in 2017 for Nightingale 1 – a carbon neutral apartment complex in Brunswick Melbourne that won global attention and National Awards in the Residential Multiple Housing and Sustainability categories.

Michael Lennon, Managing Director Housing Choices Australia, said Nightingale Bowden would set a new benchmark for affordable, sustainable, urban living:

“We’re excited to be delivering what is in essence a revolutionary way of urban living in Australia that will be beautifully realised by the sustainable ethos and design flair of Nightingale and underpinned by our strong and trusted organisation. It will enhance the liveability and vibrancy of Bowden and like our other Adelaide CBD development Spence on Light – show mixed tenure housing can lead the charge in affordable, responsible, sustainable development. Nightingale Bowden residents will experience new levels of community and transport connectivity and reduced outgoings thanks to the energy efficiency of the building.”

Nightingale Bowden will meet 5 Star Green and 7.5 Nationwide House Energy Ratings and feature a landscaped communal rooftop, productive gardens, solar power and rainwater harvesting. Easy access to public transport and extensive bicycle storage is designed to eliminate cars.

Founder of Nightingale Housing, Jeremy McLeod said, “Nightingale Housing exists to revolutionise the way we live together. We are committed to delivering carbon neutral housing for everyone in our community. We want to create a pathway to home ownership for first home buyers, and we want to create medium density housing that’s great to live in, reduces cost of living, that’s highly energy efficient and has a strong sense of community. We prioritise people over profit. We are privileged to work with HCA, Renewal SA and SAHA towards a common goal of a better housing future for all South Australians.”

Building work is expected to commence in the second half of 2021 and take 18-months to completion.

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