

Seniors Housing

Affordability Matters CHBA - Alberta
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ASCHA
ALBERTA SENIORS COMMUNITIES
& HOUSING ASSOCIATION

The voice and champion for seniors housing

www.ascha.com

About ASCHA

- Represents approx. 70% of seniors housing industry in Alberta
 - public, private & voluntary
 - independent & supportive living
- Members serve over 30,000 seniors

Seniors Housing Overview

- 45,000+ units
- >\$6 billion in assets
- 20,000+ employees
- Collective operating budgets exceed \$1 billion
- *New development/growth estimated at 1500+ units/year*



Alberta Seniors
Housing Directory

www.housingdirectory.ascha.com

The Spectrum of Seniors Living



Active Adult Living



Independent Living (IL)



Supportive Living (SL)
(includes DSL)



Facility Living (FL)
(Long Term Care/Nursing Homes)



Home Care



Continuing Care

- **15,000+ Independent Living**
- **30,000+ Supportive Living**
 - **9,000+ DSL**
- **1452 Facility Living/LTC**

- **\$10,612 Average home care cost per person/year**
- **\$53,777 Average health cost for DSL per person/year**
- **\$65,859 Average health care cost for LTC per person/year**

Future Demand

- Currently 10% of Alberta's 450,000 seniors reside in residential congregate living (IL or SL)
- If the 10% trend continues and Alberta's seniors reach 950,000 by 2031 as predicted, we will need an additional 40,000 seniors housing units

Challenges

- A Provincial Housing Plan is long overdue
- Aging Infrastructure
- Outdated legislation and silo-ed policy approach
- Systemic interfacing no aligned between housing/health/community
- Accommodation rates/operational program funding inconsistent and not keeping the pace
- Income/asset testing is not consistent or equitable

What Do Seniors Want?

- To be supported where they are most comfortable for as long as possible
- To be well informed - know what their options are for housing and services
- To know they can afford what they need

What Can Industry Do?

- Adopt & implement “Aging in Community” principles
 - Shift from control to partnering
 - Outreach to seniors in community
 - Regional planning
- Utilize a person-centred housing approach
- Public education & awareness



Stakeholder Associations can and are working together to help and bring solutions/recommendations forward

What Can Government Do?

- Adopt a provincial housing strategy and a legislative framework that provides a clear vision and encourages development
 - Transparent capacity planning
- Ensure federal re-investment in affordable housing
- Support the creation of healthy communities that promote “aging in community”
- Support the housing-first approach for healthy aging
- Ensure seniors income support programs are equitable & consistent to support needs (housing and services)

ASCHA's Noble Cause

**Seniors are empowered to have choice,
and a life of purpose,
wherein they are honoured,
valued and respected.**