

Alberta Seniors Lodge Program: *Building on Success & Shaping its Future*



Alberta's Seniors Lodge Program is essential to communities across the province, providing an affordable seniors housing option for those who want to age well in their community. The program supports over 10,000 seniors across 148 lodges, ensuring they live with dignity in housing that offers proactive services to ensure overall wellness and preventative health outcomes.

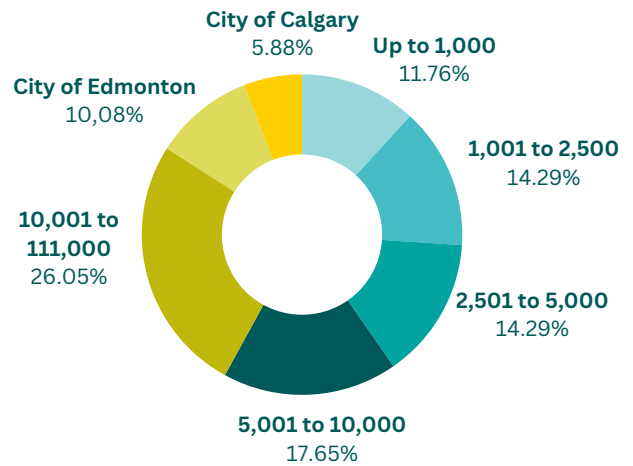
ASCHA surveyed seniors lodge providers as part of the Alberta Seniors Lodge Program Review, led by the Government of Alberta and a Lodge Review Panel of subject matter experts. The survey was conducted between mid-March and early April 2024 and had a response rate of 71.9%. Respondents are part of a group of lodge providers that operate in 85 municipalities in Alberta and provide a combined 8,230 units.

Approximately 1,000 of these 8,230 lodge units operate as Continuing Care Homes Type B (formerly designated supportive living), better known to the public as seniors housing with service options and health supports.

With the 66.8% forecasted increase in the number of lodge units needed by 2046, there is a pressing need to plan for this growth, which includes increased staffing, services and supports, and improved infrastructure.

LODGES ARE IN ALL SIZES OF COMMUNITIES

Lodges are provided in communities of all sizes across the province, including rural and urban municipalities.



Lodge Vacancy Rates

Despite lodges being desirable places for seniors to age in community, some lodge providers are currently experiencing vacancies due to capital maintenance and renewal needs, as well as other community economic factors.

The average vacancy rate for lodges across Alberta is 17% (vacancy rates range from 1% to 79%).

Municipalities of less than 1,000 have more than double the average vacancy rate when compared to lodges in higher populations.

Lodges with smaller rooms have a similar vacancy rate to the average, however lodges with rooms sized 336-400 square feet have a significantly lower vacancy rate than average.

Resident Profile & Experiences



*Average age
82.9 years*

Residents and families suggest improvements in food quality, recreational activities, and access to 24/7 home care.

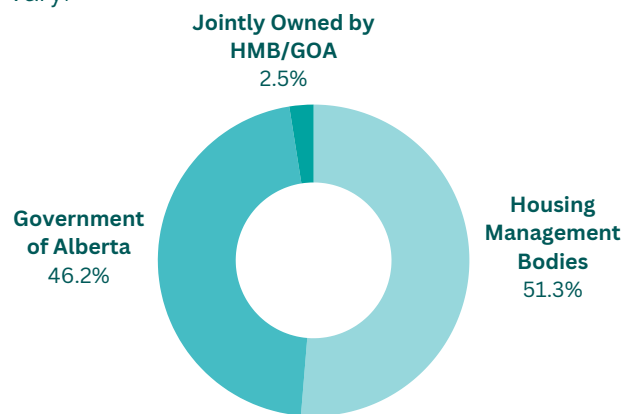
Reasons for Leaving the Lodge

The vast majority of respondents shared that residents leave lodges for the following reasons:

- Requiring higher levels of care
- Passing away in lodge
- Hospitalization
- Relocation

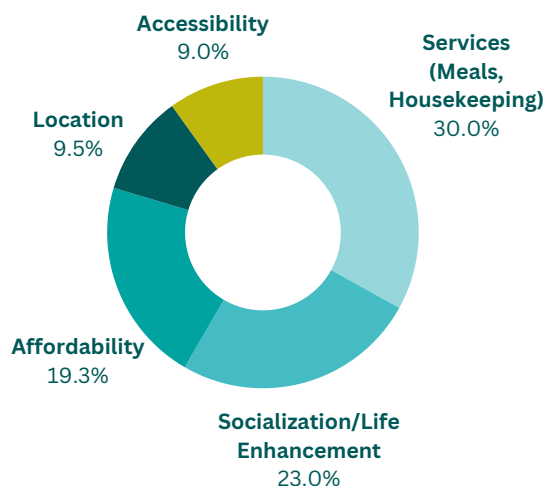
Ownership of Lodges

Lodges are provided through municipal and provincial partnerships, though ownership may vary:



Top Reasons for Moving into a Seniors' Lodge

The main reason seniors move into lodge settings is to access meals or housekeeping services, but there are other factors:



Funding Challenges and Opportunities



Monthly Operating Cost Per Unit:

\$1,252.92 to \$5,800

Average Monthly Operating Cost Per Unit:

\$2,612.08

Average Monthly Accommodation Rate:

- Single: \$1,798.15
- Couples: \$2,574.10

Please note accommodation rates vary across organizations.

Most respondents (90.9%) believe a shared municipal and provincial funding model should continue.

Average municipal operating contribution:

\$827.85 per unit per month.

Increased capital maintenance and operating costs are not adequately covered by current accommodation rates. This shortfall will continue contributing to deteriorating buildings and inadequate service delivery, impacting residents' quality of life.

Lodges receive various levels of municipal funding for operating deficits, future budgeted deficits, and flat-rate contributions.

Operating Reserve Fund:

65.9% (29 organizations) have a reserve fund

For Operating Reserve Funds, the Average per unit for those who have reserve funds is \$4,907.55

Capital Reserve Funds:

Of the 13 who responded that they have capital reserves for existing buildings, they have an average of \$19,348.97 per unit

Operating Costs Based on Age of Lodges

(1958 - 1980)

Average Operating Monthly Cost:

\$2,500.63

(1981-2022)

Average Operating Monthly Cost:

\$2,703.27

Larger buildings with larger rooms can be more costly, and more amenities and the increasing building costs and debt (including mortgages) can explain the higher operating costs for new buildings.



OUR CALL FOR ACTION

Increased Funding:

There is a need for increased funding to address rising operating and capital maintenance costs.

Investment in Infrastructure:

Investment in new and existing infrastructure (inclusive of both the physical buildings and technologies required to make lives easier) to meet the projected growth in demand and ensure seniors living in all Lodges have high-quality living conditions

Policy Support:

We need supportive policies that address the unique needs of communities, especially smaller municipalities

Enhanced Services:

Expansion of services to include more personalized care options, improved food quality, and access to recreational activities and 24/7 home care.

