

SILVERA'S PRIORITIES

ADVOCACY POSITIONS



Priority: Strengthening the Lodge Program

About Silvera for Seniors

Ensuring seniors in our community have a safe and affordable place to call home with the services and supports to meet their lifestyle needs and requirements matters to our Board of Directors, executives, partners, donors, employees, volunteers, residents, their families and the 900 seniors on our waiting list for affordable housing. Silvera is a trusted leader and a strong advocate for affordable (discounted) and well-priced market housing on behalf of seniors.

Silvera is a solutions-oriented community leader and a champion of seniors living in Calgary. We provide a diverse selection of housing with services and supports for independent older adults in 28 buildings in Calgary with over 1,800 residents and 400 employees.

We are proud to partner with all orders of government to deliver on our commitment, to provide policy input to all orders of government, and to tirelessly advocate for issues and solutions that allow our seniors to live their best life and age with dignity. Our collective efforts can ensure that Calgary is a great city to age for all.

Background:

- The Lodge Program consists of 775 supportive living units subsidized by the Government of Alberta (GOA) and City of Calgary in seven buildings throughout Calgary.
- Close to 85% of Silvera's 400+ employees work within this portfolio, accounting for nearly half of the portfolio's annual operating budget of \$28 million.
- Progress has been made on being able to deliver market-based compensation for employees, however this remains a challenge to ensure Silvera has stability within its workforce.
- The cost of delivering this program is ~\$3,200 per month per resident. Nearly 55% of program revenue comes from the resident with 30% coming from the City of Calgary and 15% from the GOA through the Lodge Assistance Program (LAP).
- In budget 2024-25 the GOA committed to a 50% increase in LAP funding.
- Approximately 95% of Silvera's 775 lodge program residents are eligible to receive LAP funding.
- Silvera is required to leave residents with a \$357/month of residual income. As a result, Silvera is unable to charge the full rent plus service package fee for approximately 71% of Silvera's residents (they require a discount). This has increased from only 20% in 2022.
- Occupancy levels have returned close to pre-COVID levels, however, because many residents are coming to the lodge program with complex health challenges, the portfolio turns over nearly a third of its units every year.
- A review of the lodge program was recently completed and recommendations have been delivered to the Minister.

Key Messages:

1. The Minister should accept and make public all the recommendations put forward by the Lodge Program Review Panel, as they were developed through input from a broad range of impacted stakeholders.
2. In implementing the Lodge Review Panel recommendations, it is critical to ensure Silvera (and other HMBs) are empowered to maximize rent structures, and that appropriate multi-year investments are made to support planning, workforce management, and operating maintenance to ensure the assets and services within this portfolio remain available to meet the needs of seniors that require supportive living.
3. Beyond the recommendations specific to the Lodge Program Review, supportive living lodges should play a key role in supporting Alberta seniors through the funding and implementation of 24/7 onsite home care services to effectively manage unscheduled resident needs rather than relying on calls to EMS. This would slow the rate of turnover within the Lodge Program and prevent unnecessary hospital visits or premature transfers of residents to more expensive higher levels of care.
4. Funding should be provided for tenant support workers within Silvera's independent living (IL) assets to identify and facilitate transitions of residents from IL to supportive living (SL) where appropriate.