

The Right **Housing**, The Right **Supports**, The Right **Time**.

A prevention-focused agenda for Alberta's
housing and supports system

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Housing is the foundation upon which all other quality of life measures rely on.

Having the right housing and supports in place enable Albertans of all ages to live well in their chosen community. They help families remain stable during periods of change, and support people before changing needs become a crisis. Investments in housing are investments in prevention and can save communities and governments costly expenditures across various systems. Prevention is proactive and has the ability to change and improve outcomes for Albertans.

When housing options and supports are missing from a community, or are unsteady due to funding uncertainty, pressures across various systems do not disappear – they move. Albertans wait in settings that do not match their needs and their capacity deteriorates. In fact, their needs multiply. Families and caregivers are carrying more responsibility than they can sustainably manage. Providers are asked to maintain resident/tenant stability beyond the requirements of a typical property manager, and do so despite not having the tools,

funding, and policy frameworks that exist in other systems. They typically offer more tenant supports and services than required of their mandate, because of local community need and individual demand. Ultimately, these pressures are borne by individuals, families, providers, and public systems that are already under increasing strain.

Housing issues are often discussed in terms of supply. Public discourse focuses on the lack of housing, or the lack of options. While increasing supply remains essential, meeting housing demand requires a more holistic approach to individual and community wellness. Alberta's housing challenge calls for more than just building additional homes. Solutions require a housing and supports system that reflects how people actually live: one that helps keep people stable, supports them as their needs change, and makes better use of the homes, providers, infrastructure, and public investments already in place.

What We Are Seeing Across Alberta

Communities across Alberta are experiencing growing housing demand, an aging population, increasing affordability pressures, changing community demographics, and more complex support needs. At the same time, many seniors and community housing providers are managing aging assets, constrained funding models, fragmented supports, and policy frameworks that have not kept pace with current needs.

The impacts to the housing sector are increasingly visible: people are reluctant to move into more adequate housing due to a perceived loss of independence; housing instability is increasing with inflationary pressures and reductions to social supports; providers are supporting tenants/residents with more complex needs without properly aligned resources; maintenance and repairs are delayed until units are at risk, or reputational credibility is in jeopardy; and more of our finite public dollars are spent responding to crises that could have been prevented if earlier support options were identified, available, and implemented.

These are not isolated challenges, but indicators of a housing and supports system that requires stronger coordination and better alignment. Now, more than ever, housing requires policy frameworks that reflect and respond to how Albertans move through the housing and support continuum over time.

Alberta has an opportunity to invest earlier and more proactively in housing and supports, infrastructure, and strengthen provider capacity that is essential to helping people remain stable in their communities.

WHAT THE SYSTEM IS ALREADY SHOWING US

- By **2046**, Alberta's 65+ population is projected to exceed **1.2 million people**, or **one in five Albertans**ⁱ.
- 20.7% of renter households in Alberta were in core housing need in 2021ⁱⁱ.*
- In 2022-23, operators submitted more than 3,400 capital maintenance requests totaling \$333 millionⁱⁱⁱ.
- Canada will need nearly 200,000 new seniors housing rental units in the next decade to keep a balanced market^{iv}.
- Less than 4% of housing in Alberta is community housing. The sector is advocating for a national benchmark of 20%.

* Pandemic supports during the last Census likely underrepresented core housing needs. Census 2026 will be very important for updated information.

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- i. [Government of Alberta, Populations Projections – Alberta and local geographic areas, 2025-2051](#)
 - ii. [Statistics Canada, Table 6 Percent of households in core housing need by tenure, 2016 and 2021](#)
 - iii. [Alberta Auditor General, Processes to Assess and Manage the Condition of Affordable Housing, November 2024](#)
 - iv. [Cushman & Wakefield, Seniors Housing Market Overview Canada – February 2026](#)



Why **ASCHA**

Housing providers are truly the core partners in systems reform. They are not adjacent to the larger transformations that must occur across various systems. Rather, they focus on housing solutions to ensure that health, social services, community safety, economic development, employment, education, and other system objectives can be met so that Albertans can succeed and thrive.

ASCHA's membership represents a variety of options across Alberta's housing continuum. Members provide community housing, seniors housing, rent assistance, supports, home and community care, and continuing care, serving older Albertans, families, individuals, and communities across the province. Their day-to-day experiences provide a practical understanding of how policy intent is operationalized and implemented in communities. Members can see where gaps exist across various systems and

where pressures are emerging. It is why the housing sector is so complex, as it relies on the success of all other systems working well and in tandem with one another. Housing providers can also identify where funding, regulation, and system design impede desired outcomes for individuals and communities as a whole.

This reality allows ASCHA to identify practical opportunities to strengthen implementation and improve system performance to the ultimate benefit of the Albertans our members serve. ASCHA's advocacy priorities offer a prevention-focused approach to make Alberta's housing and supports system work better: improving pathways for people, aligning housing, care and supports, improving communication and information sharing across systems, protecting essential infrastructure, and modernizing the conditions providers need to deliver housing and care.



ASCHA's Advocacy Priorities

Each priority addresses a different pressure point in the current system:

Priority I. Optimization of Alberta's Housing Continuum and Stock, focuses on making better use of Alberta's existing housing, while improving an individual's ability to access the right type of housing and supports across the continuum. Members have emphasized that Alberta's housing challenge is not only about creating new supply. It is also about addressing vacancies, transition delays, limited support options, inconsistent access to information, and unresponsive eligibility criteria that prevent people from accessing the right housing with the right supports at the right time. This priority is about improving coordination, navigation, and flexibility so existing homes and supports are more appropriately utilized for Albertans and the providers that serve them.

Priority II. Influencing Continuing Care Transformation focuses on ensuring Alberta's continuing care reforms are grounded in the realities of residents, providers, and communities. Seniors independent living, lodges, supportive living, home care, community care, and contracted continuing care providers already play an essential role in preventing Albertans from seeking help from hospitals and higher-costs care settings. To succeed, policy reform must strengthen the relationship between health and housing to give providers a stronger role in

assessment, care coordination, transition planning, workforce stability, funding design, and approach implementation. Fundamentally, this priority emphasizes the importance of building a true partnership that is more flexible, responsive, and sustainable continuing care system that supports Albertans in the right setting as their needs change.

Priority III. Capital Investment, Planning and Renewal focuses on building the right housing to meet demand, protecting our existing housing stock, renewing aging infrastructure, supporting redevelopment, innovative land acquisition approaches, and modernization of development practices across the entire continuum. Members have been clear that delayed repairs, restrictive Capital Maintenance and Renewal processes, aging buildings, and limited pre-development support are putting homes, residents and tenants, and long-term sustainability at risk. Alberta must fix what it has while building what it needs, with capital tools that help providers plan ahead, access appropriate capital funding, and move viable projects forward.

Priority IV. Organizational Funding Models, Regulation, and Policy Reform focuses on the policy and operating environment that supports providers to deliver sustainable services. Administrative burden, outdated rent and income

thresholds, inconsistent program rules, rising costs, rural pressures, annual re-approvals, and limited flexibility reduce providers' ability to respond to changing community needs. Modernizing these conditions allows organizations to devote more time and resources to the people they serve.

These priorities are not a list of disconnected asks. They are four interconnected parts that, if addressed concurrently, will create a stronger housing and supports system that can prevent pressures from building and moving into other overextended areas such as hospitals, shelters, and long-term care, and help stabilize families and communities.

What Albertans Gain

A stronger housing and supports system would help Alberta act earlier, before instability becomes crisis.

It would help more Albertans remain stable, connected, and supported in the places they choose to call home. It would make better use of existing housing, infrastructure, providers, and public investment. The value is not only in solving individual housing and support challenges; it is in preventing pressure from moving across connected systems where Albertans and communities would suffer.

ASCHA is ready to work with government and system partners to strengthen the housing and supports system Alberta needs now and into the future.

