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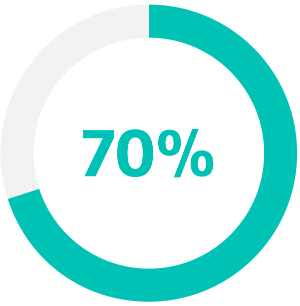
The senior living capital planning playbook

From reactive repairs to resident-centered investment strategy

A strategic guide for senior living leaders looking to modernize operations, reduce deferred maintenance, improve compliance readiness and create long-term capital plans using connected asset lifecycle management.

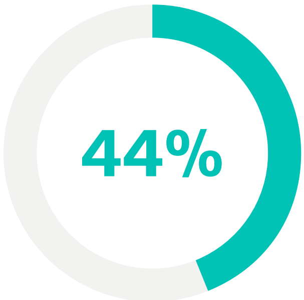
Reactive planning is putting communities under pressure



Nearly 70% of people turning 65 will require some form of long-term care during their lifetime.

one million+

Senior living employment is approaching **one million workers**, yet workforce shortages remain a major operational challenge.



44% of senior housing employees surveyed report they cannot afford housing within 10 miles of their workplace.

200,000+

Compliance remains a critical priority, with CMS maintaining records of **more than 200,000** fire-safety deficiency citations for nursing facilities.

Rethinking capital planning for senior living

- CMMS work order history
- Asset condition assessments
- Resident comfort and service requests
- Capital forecasting tools

Bringing facility, asset and operational data together creates the visibility needed for smarter investment decisions.

- Risk and criticality scoring
- Compliance and life-safety records
- Energy and utility performance data
- Multi-site portfolio data

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Four pillars of smarter senior living capital planning

1
Resident-centered prioritization

Identify assets that most directly impact resident comfort, safety and quality of life.

2
Asset lifecycle forecasting

Understand future repair, replacement and funding requirements before failures occur.

3
Scenario-based investment planning

Model funding strategies and evaluate the operational impact of investment decisions.

4
Connected decision-making

Align operations, maintenance, finance, compliance and executive leadership around one source of truth.

The value of proactive capital planning

Reduced deferred maintenance

Address risks before they become costly failures.

Enhance resident experience

Support comfort, safety and reliability.

Support lean teams

Help staff focus on what matters most.

Extend asset life

Get more value from existing assets.

Improve compliance readiness

Stay prepared for inspections and audits.

Optimize capital investments

Prioritize funding with greater confidence.

From reactive to resident-centered

A proactive approach helps communities make informed decisions that support residents, staff and long-term sustainability.

Reactive	Preventive	Predictive	Strategic	Resident-centered
Emergency repairs and recurring asset failures	Planned maintenance and improved asset reliability	Condition-based decisions informed by asset data	Long-term lifecycle forecasting and capital planning	Investment decisions aligned with resident comfort, safety and community goals

Turn asset data into smarter capital decisions

Our asset management software helps senior living leaders transform facility and asset data into actionable planning insights. **With Siemens, organizations can:**

- Gain visibility into asset health, risk and funding needs
- Connect maintenance, compliance and capital planning data
- Prioritize investments based on condition and criticality
- Improve staff efficiency with better decision support
- Forecast future capital requirements with confidence
- Balance resident experience, operational performance and financial stewardship

Sources

1. https://www.zippia.com/advice/nursing-home-statistics/
2. https://www.argentum.org/forecast_report/
3. https://usbusinessnews.com/senior-housing-operators-tackle-workforce-crisis-for-2025-beyond/
4. https://data.cms.gov/provider-data/dataset/ifjz-ge4w

Ready to build a more resilient community?

Learn how Siemens can help you modernize asset management, strengthen capital planning and create a safer, more comfortable environment for residents and staff.

Explore Siemens solutions for senior living.