

Housing: An Area for Development in the Pontiac

Summary

Outaouais Community Profiles

Community 2: Rapides-des-Joachims, Sheenboro, Chichester, Waltham, L'Isle-aux-allumettes

Community 3: Mansfield-et-Pontefract, Fort-Coulonge

Community 4: Litchfield, L'Île-du-Grand-Calumet, Campbell's Bay, Bryson

Community 5: Thorne, Otter Lake

Community 6: Shawville, Portage-du-Fort, Clarendon

Community 26: Pontiac (Sault-des-chats, Quyon), Bristol.

In light of the deprivation in the MRC Pontiac, the Pontiac Housing Office and the CDC Pontiac have identified housing as a possible solution to support vulnerable populations. This study takes a look at six communities and their housing situation, and identifies social or adapted housing options for certain populations.

Socio-economic indicators show an ageing population (1 in 4 people are over 65 years old) and social and economic deprivation that requires many households to cope with limited incomes, forcing them to spend more than 30% of their income on housing, and as much as 50% in some cases.

In a region where the majority of people are home owners (78.7%), people who do not have access to ownership, or who choose to rent, are faced with a very low supply of rental units. In addition, given that buildings are on average 50 years old and in need of major repairs, available housing is not always in good condition.

Single people of all ages and single-parent families are those households most in need of safe and affordable housing. However, there are few options available to them.

For seniors, the Pontiac Housing Office buildings offer 121 units in 7 municipalities. There are also 5 senior residences and transitional accommodations offering only 63 places for people with a loss of autonomy. Although there is a dedicated offering for seniors, it is insufficient for the MRC's ageing population.

For the adult population, there is only one housing cooperative, the BENFRAC Housing Cooperative, which has four units for independent persons. For those in need of housing with community support, the Kogaluk Centre offers small houses in the municipality of Pontiac for singles and families.

There is insufficient rental housing for the low-income population, as well as for people who wish to settle in the MRC. How can we develop a housing stock that meets the multiple needs of the population while the ageing of the population changes the demand? Housing can be an opportunity not only to support the current population by providing affordable housing, but to attract and retain new residents as well.

Percentage of households spending more than 30% and more than 50% of their income on housing		
	30% +	50% +
Outaouais	19.5%	7.8%
MRC Pontiac	16.0%	7.2%
Rapides-des-Joachims, Sheenboro, Chichester, Waltham, L'Isle-aux-allumettes	14.7%	8.3%
Mansfield-et-Pontefract, Fort-Coulonge	15.2%	6.7%
Litchfield, L'Île-du-Grand-Calumet, Campbell's Bay, Bryson	12.1%	5.3%
Thorne, Otter Lake	18.5%	8.4%
Shawville, Portage-du-Fort, Clarendon	18.5%	6.4%

Communities	Number of dwellings in need of major repairs	% of dwellings in need of major repairs
Outaouais	11,680	6.9%
MRC Pontiac	781	11.9%