



SOCIÉTÉ IMMOBILIÈRE
REGROUPEMENT
DES CENTRES D'AMITIÉ
AUTOCHTONES DU QUÉBEC

FREQUENTLY ASKED QUESTIONS

HOUSING APPLICANTS



Who can live in these low-cost rental living environments?

These are living environments for members of the First Nations and Inuit, who are post-secondary or mature students, and their spouses and children (immediate family). They must be enrolled in Adult General Education (AGE), vocational training (VT), CEGEP (ACS/DCS) or university.

How are the units allocated?

The Société immobilière du Regroupement des centres d'amitié autochtones du Québec (SIRCAAQ) has a clear and rigorous policy to ensure the housing applications are processed fairly. Each application is reviewed by a selection committee based on an allocation process approved by the Société d'habitation du Québec. Housing assignments are made on the basis of the following criteria:

1. A member of the First Nations or Inuit (required)
2. A mature student enrolled in a post-secondary program (required)
3. Income
4. Family situation
5. Quality of the contribution to community life
6. Origin
7. Date of the request (seniority)

Q: What are the steps and required documents for submitting an application?

A: The housing allocation process consists of five steps

Step 1: Complete your online housing application. Only complete applications that meet the eligibility criteria can be processed.

Step 2: Contact and selection interview with your leasing agent—Tenant Experience Manager.

Documents to be provided: those of the applicant and all adults who will be living in the accommodation.

- Proof of enrollment and/or school attendance
- Proof of Indian status
- Previous year's income tax return
- Previous year's notice of assessment
- T4 slip and other income from the previous year
- Children's birth certificates
- If applicable, child custody order or affidavit

Step 3 :Your application will be presented to the selection committee. An analysis will be conducted to determine your eligibility for housing.

Step 4 : If you are eligible, you will receive a letter indicating your ranking on the eligibility list. If you are ineligible, you will receive a letter informing you of the reasons for this decision.

Step 5 :When a unit becomes available, you will receive a housing offer and will have 7 days to accept or decline it. After this period, the offer will be presented to the next applicant on the waiting list.

What is the monthly cost of a unit?

If you qualify for the PSL, the rent is affordable and is below the median rents for each region. The price of rent can vary according to the tenant's family situation and income. You may be eligible for rent supplement assistance if you meet specific criteria. Here is a table of the anticipated rent prices for the Sept-Îles and Trois-Rivières living environments.

RENT PRICES: NUTSHTIMIT (SÎ) LIVING ENVIRONMENT

Types of units	Rent/month including services and without taking into account possible PSL assistance
Studio	\$ 748
3½	\$ 953
4½	\$ 1159
5½	\$ 1225
6½	\$ 1335

RENT PRICES: WASKA WITCHIHTOWIN (TR) LIVING ENVIRONMENT

Types of units	Rent/month including services and without taking into account possible PSL assistance
Studio	N/A
3½	\$ 815
4½	\$ 1059
5½	\$ 1107
6½	\$ 1382



The amounts in the tables are estimates only. The actual, applicable amounts may vary depending on your personal situation and will be adjusted annually.

RENT PRICES: YAHNDAWA (QC) LIVING ENVIRONMENT

Type of accommodation	Estimated monthly rate excluding utilities and PSL
Studio	429 \$
3 ½	546 \$
4 ½	635 \$
5 ½	735 \$
6 ½	998 \$

RENT PRICES: MAAMU PIMUTETAAU LIVING ENVIRONMENT

Type of accommodation	Estimated monthly rate excluding utilities and PSL
Room	420\$
5 ½	874 \$



Les montants reflétés dans ces tableaux ne sont qu'une estimation. Les montants véritables et applicables peuvent varier selon votre situation personnelle et seront réajustés annuellement.

What is the Rent Supplement Program (RSP)?

This program provides financial assistance and allows for lower-cost living, i.e. rent costs 25% or less of your monthly income. Several criteria, including income, are used to determine eligibility. Additional amounts may be added to cover electricity, parking and internet costs.



For more information about the RSP, please visit the following link:

<https://www.legisquebec.gouv.qc.ca/en/document/cr/S-8,%20r.%201>



How much does a unit cost if the tenant is eligible for the Rent Supplement Program (RSP)?

The cost of rent is determined by the number of people in the household, their respective incomes and the services provided. Generally, priority is given to low-income households with dependent children. However, some people with exceptional circumstances may be given priority on waiting lists. These include victims of domestic violence or those whose homes have been destroyed by natural disaster.

Here are a few fictitious examples to illustrate how the RSP applies to rent prices in SIRCAAQ living environments:

1. Sora is the single mother of a young child. She recently enrolled in the pre-university visual arts program at the Cégep de Sept-Îles. Her monthly income is \$1,250 (\$15,000/year). For a 4½, she would pay around \$360 per month. Estimated cost of rent for Sora: $(\$1,250 \times 25\%) + \48 (additional charges) = \$360.50 per month
2. Jolan, is single and recently lost his home in a natural disaster. He will continue his university studies at UQTR in September. He estimates his income to be \$1400 per month (\$16,800/year) and so he would have to pay about \$400 per month for his 3½. Estimated cost of rent for Jolan: $(\$1400 \times 25\%) + \44 (expenses) = \$394 per month (Jolan has access to the RSP, as he is in one of the exceptional circumstances listed above).
3. Abby is finishing her nursing assistant program. She will be moving to the CEGEP with her husband Adam and their two little girls. Abby's monthly income is \$1,600 and Adam's is \$900. The couple therefore has $(\$1,600 + \$900)$ income per month. Their 5½ will cost them approximately \$678 per month. Estimated cost of rent for Abby (household income): $(\$2,500 \times 25\%) + \53 (expenses) = \$678 per month



Please note that these examples are fictitious, and that the amounts are approximate and may vary depending on each tenant's personal situation.

Can a tenant move in with extended family members (e.g. sister, mother, cousin)?

Yes. The selection committee assesses the apartment units application according to the student's household (spouse and dependent children). It may grant a larger unit under certain conditions. However, this request will not take precedence over another household in the selection process. Larger accommodations may be assigned based on availability.

Can a tenant move in with their pet?

No. It is not possible to live in a SIRCAAQ unit with a pet. However, service animals with certification from a recognized organization, such as Mira, are accepted.

By definition, service animals must have been trained to perform specific tasks, such as:

- A guide dog, specifically trained to help a visually impaired person avoid obstacles while moving about.



The SIRCAAQ will require proof of liability insurance. Emotional support animals are not accepted.

What is included with the unit?

All apartments are furnished and the following items provided in most of our accommodations

- Appliances: electric stove, refrigerator, washer and dryer, microwave oven
- Kitchen furniture: table and chairs (size and number of chairs depend on the unit size)
- Living room: sectional sofa, TV stand, curtains
- Bedroom: bed frame (double or queen size for adults and twin for children), desk, bureau
- Bathroom: shower curtain
- Utilities electricity, heating and basic internet (Wi-Fi)

***You will be provided with the exact details of your accommodation when it is allocated to you.**



Please note that the mattress and bedding are not provided.



Can we bring our own furniture?

No. All furniture is provided and listed in the "What is included with the unit?" section. It is however possible to bring decorations and small complementary furniture, with authorization from the SIRCAAQ.

Is there a storage unit?

Yes, storage space is available at the entrance of each apartment. Additional space may be allocated, depending on your living environment.

Are parking and bike racks available?

Each unit has one clearly identified parking space assigned to it. Guests can park in the nearby streets. Bike racks are located near the parking lot.

Are there any rules to follow in the living environment?

Yes. Tenants are provided with a Tenant handbook, a Code of Conduct, rules for the building and common areas, and a Contract of Conduct that they are required to sign and are expected to abide by.

Is there a charge for replacing broken furniture or items?

SIRCAAQ staff will assess each case individually. Fees may be charged, depending on the circumstances.

What services will be offered in the living environment?

Child and family services: access to an early childhood education centre (CPE) or 4-year-old daycare (at the Trois-Rivières living environment)

Health, social and academic services: academic assistance, clinical services, support in adapting to urban life, mutual aid, etc.

Community activities: training and popular education, multipurpose room, collaborative work spaces, recreational activities and outdoor play areas, support for integration and retention in employment or training, collective kitchen, cultural activities, training and educational activities, etc.

How do I register for the daycare?

Upon assignment of a unit, tenants who wish to enroll their child(ren) in day care will be put in contact with the person responsible for the partner CPE.

What are the options if a tenant needs housing before the living environment opens?

The tenant can live temporarily with a friend or family member. They can also contact the regional Native Friendship Centre for help in their search.

What if you receive confirmation of your unit in a SIRCAAQ living environment after you have signed another lease?

If you are granted housing in a living environment, it is possible to terminate your current lease. Here are the steps to follow:

1. Send your landlord a written notice that you are terminating the lease.
2. Send with this notice proof of your need to relocate.
3. Pay your rent until the end of the notice period.



For more information on how to proceed:

<https://educaloi.qc.ca/en/capsules/cancelling-a-lease-because-of-special-needs/>

Is there a minimum and maximum length of time you can reside in the living environment?

A tenant may remain in the living environment as long as the original terms of the agreement are met. The length of time the student can stay in the apartment depends on the length of time student's studies.

Is subletting possible?

No, you cannot sublet or transfer your contract with the living environment. However, you may cancel the contract by giving the SIRCAAQ one month's written notice.

Are payment arrangements available for special situations?

Rent is due on the first day of the month. If a tenant believes that their financial situation will prevent them from fulfilling their obligations on time, they must inform their SIRCAAQ renting officer.