

HOWELL HOUSE

44 SEWALL STREET



AUGUSTA, ME 04330

FREQUENTLY ASKED QUESTIONS

Welcome to Howell House located at 44 Sewall Street, Augusta, Maine 04330. Learn more about Howell House by reading Frequently Asked Questions below. For more information or to schedule a visit to Howell House, call, email, or submit a request via our website contact page. All contact information is shown at the bottom of this page.

Is Howell House just an apartment building?

No. Howell House provides more than housing. It is designed to provide additional service to those who can no longer manage fully in an independent setting, but do not require full time attendant services.

Howell House will complete a tenant assessment upon admission to determine individual needs and how those needs will be met. Each tenant will have an individual service plan based on this assessment. Howell House may assist the tenant to find services that it does not provide.

See photos of the Howell House common areas and apartments on the Photo Gallery page of our website.

Why would I choose Howell House?

The Board of Directors wants Howell House to be your home, a place where you can be helped as you age. Visit our website home page or read below for a list of amenities.

Tenants may have their own cars. Adequate parking is available.

What is a Howell House apartment like?

Howell House consists of ten (10) private apartments (582 square feet each) with the following features:

- Kitchen with appliances
- Living and dining area
- One bedroom
- Bathroom
- Closet/storage space

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Additionally, the facility features:

- Common dining room/kitchen with main meal included seven (7) days a week.
- Common living room for socialization, activities, or receiving visitors.
- Sprinkler and security systems and Lifeline (if needed).
- On-site parking for one car per unit.
- Staff to provide assistance with laundry, housekeeping, and main meal.
- Property management including grounds maintenance and trash removal.

Tenants are welcome to use the common areas for special occasions, with advance notice to the Manager. See photos of the Howell House common areas and apartments on the Photo Gallery page of our website.

Howell House is a non-smoking facility. Resident activities promote wellness. Pets, except for service animals, are not allowed.

Who is eligible to live at Howell House?

Howell House will give priority for residency based on the following criteria:

1. All tenants must be 55 years of age.
2. The tenant may occasionally require assistance with some of the following activities: main meal preparation, laundry, and housekeeping.
3. Tenants must be able to pay the monthly fee from their income and/or assets.
4. Tenants must be able to maintain the apartment with the services provided in a manner that does not render the apartment uninhabitable or interfere with the operation of the assisted-living services program.
5. Tenants must agree to disclose relevant health information to enable Howell House to offer appropriate service. Howell House does not provide any medical services.

What is the cost?

Howell House is not organized to profit from the fees it collects. All fees will be used to offer tenants as complete a range of services as possible.

The rent varies based upon the number of occupants (one or two). Contact us for current pricing. The rent includes the following:

- Kitchen equipped with stove, refrigerator, and microwave
 - Carpeted living room and bedroom
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- Blinds/shades for windows
- Cable TV hook-up
- Parking for one car per unit
- Heat (individual climate control)
- Main meal
- Light housekeeping and trash removal
- Laundry
- Lifeline Emergency Response System (as needed)
- On-site property management including all year ground maintenance
- Access to common areas

Tenants will pay for their own electricity, telephone, and cable TV. Tenants will furnish their own apartments. Blinds or shades for windows will be provided. Pictures may be hung on walls as long as no large holes are made and the holes can be easily repaired. Tenants will be responsible for maintenance and housekeeping for all common areas. Basic housekeeping services consisting of vacuuming, dusting, emptying of trash, and cleaning the bathroom will be provided weekly in each unit.

Staff may use cleaning supplies provided by the tenant. Acquiring replacement items such as light bulbs will be the tenant's responsibility. If help is needed in replacing an item, this will be made available. Scheduled laundry service will be provided.

Is a contract required?

No long-term leases will be required. However, each tenant must sign a contract agreeing to the terms and conditions of occupancy in Howell House. Apartments are rented by the month with payment due on the first of each month. A security deposit in the amount of one month's rent is due with the first month's rental payment. The tenant must give a thirty (30) day notice of plans to vacate the apartment. Refund of the security deposit is contingent upon the condition of the apartment and the 30-day notice.

Would I ever be asked to leave Howell House?

You may remain a tenant of Howell House as long as you have a valid contract. Howell House will follow all applicable state and federal laws in this regard. You may be asked to leave in the following circumstances: (continued on next page)

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- You do not abide by the contract, even if Howell House has made reasonable attempts at problem resolution;
- You are a threat to the health and safety of others;
- You cause substantial physical damage to the property of Howell House, its staff, or property of its other tenants;
- You or your sponsor do not pay in accordance with the contract; or
- Your continued stay would require Howell House to modify the essential nature of its program.

If you are asked to leave for any of the above reasons, Howell House will provide you with a written notice that will include the reason for the contract termination, the effective date, and mailing address and telephone number of the Maine Long-Term Ombudsman.

Is there a waiting list?

If all apartments are full, a waiting list will be established. In general, the applicant's name will be placed on the waiting list according to the date the Tenant Application was received.

To download and complete the Tenant Application, visit the Application page of our website, or request a copy directly from Howell House.

Does Howell House have staff?

Howell House employs staff that will be available seven (7) days a week to fulfill the terms of its agreement with the tenants. One individual will be designated as the facilities manager and will be the primary liaison with the tenants. There will be no staffing during the evening or nighttime hours.