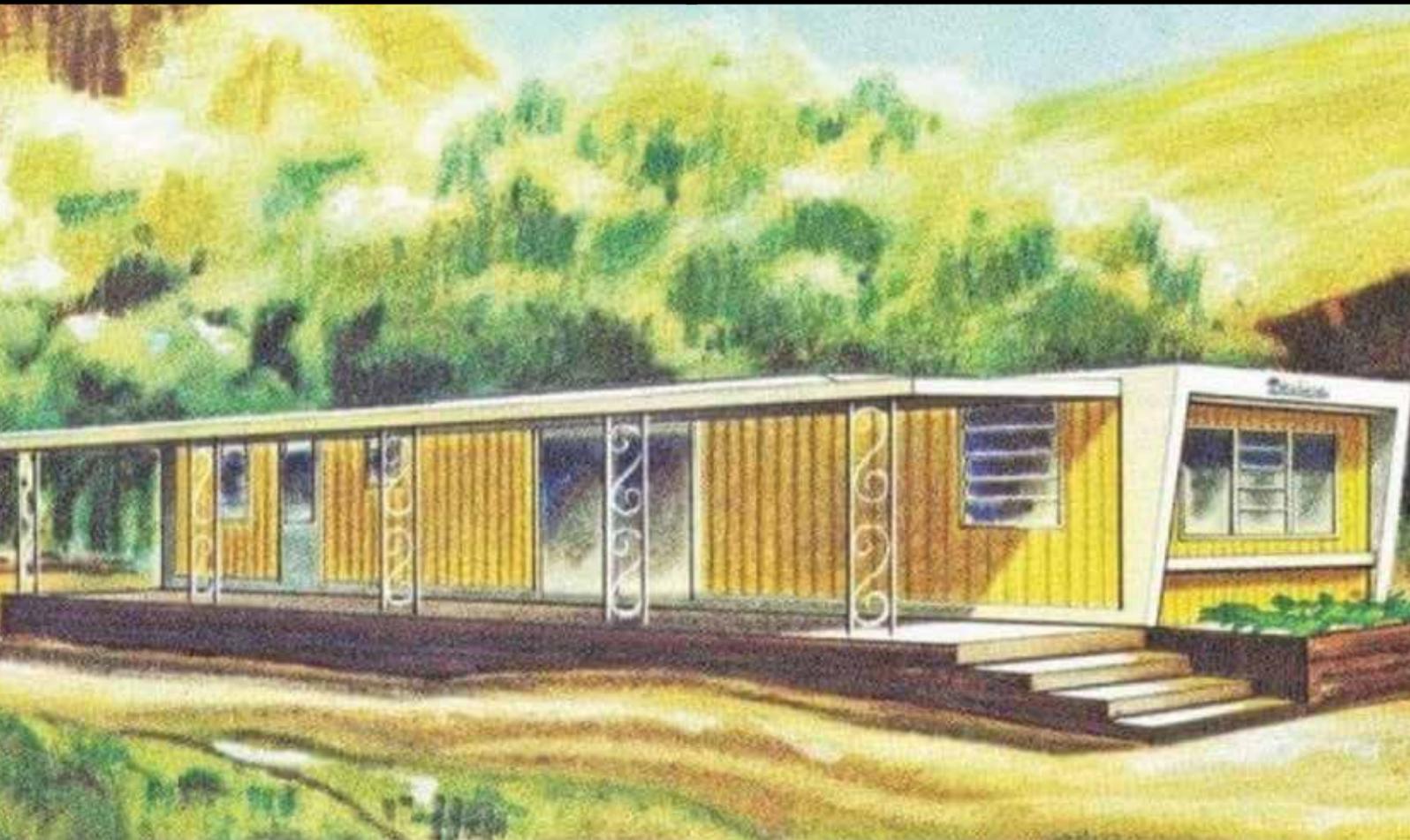


Napa/Solano
Mobilehome Owners
Magazine

Serving Vallejo,
Fairfield, Benicia, Yountville
American Canyon, and Napa

AUGUST 2020

VOLUME 3 NUMBER 8



“

Today, there are three kinds of people:
the have's, the have-not's, and the have not
paid for what they have's.

~ Earl Wilson

”

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Napa/Solano Mobilehome Owners Magazine

Serving Mobilehome Owners in American Canyon, Benicia, Napa, Vallejo, and Yountville

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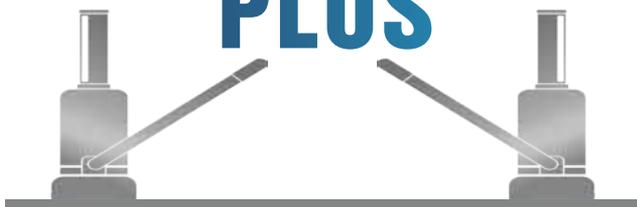
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Stay Safe - Wear A Mask



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THE NEXT MEETING IS

VALLEJO MOBILEHOME COALITION

When: Sunday, August 16, 2020

Where: Terri's House - In the Carport

173 Frieda Circle

Vallejo, CA 94590

1 to 3 P.M.

Time Change Is Due To Weather Conditions

Social Distancing Will Be In Effect

Masks, Hand Sanitizer and Wipes Will Be Available

Plenty of Guest Parking Available

Please Come Early - Rides Will Be Available To and From Guest Parking

Hope To See You There

Mark Your Calendar for Every 3rd Sunday of the Month

(Unless It Is On A "Holiday")

Come Find Out The Latest

And What Is Planned For Dates To Come

Bring Concerns and Questions to the Meeting

We Are In This Together

Light Refreshments Will Be Served

Terri is willing to meet with you and your neighbors at individual parks so that problems and concerns can be discussed

"Please Do Not Sign a Long Term Lease"

Any Questions Please Call

The VMC HOTLINE 24/7 at (707) 648-6155

For a Call Back: "Please Leave a Message"

We Will Get Back To You As Soon As Possible

NEW Website: www.vallejomobilehomecoalition.com

Protecting the Rights of Mobilehome Owners

No Park Owners or Management Allowed



VALLEJO MOBILEHOME COALITION
 173 Frieda Court - Vallejo, CA 94590 - 707-648-6155

Our Food Pantry Network

allows low-income residents of Napa County to receive an allotment of food from one of 7 locations every 30 days. Allotments are based on household size but will consist of meat, dairy, produce and dry and canned food items. Pantries are located in the City of Napa, Calistoga, St. Helena, Lake Berryessa, Pope Valley, Angwin, and American Canyon. Together they serve an average of more than 1,000 local households each month.

Food Bank Sites are:

Napa Store House

1746 Yajome Street
 Tuesday and Wednesday
 from 9:00 a.m. to 12:00 p.m.
 Thursday from 11:00 a.m. to 2:00 p.m.

Pope Valley Pantry - Pope Valley Farm Center

5800 Chiles/Pope Valley Road
 Pope Valley, CA 94567
 First Wednesday of every month
 12:00 p.m. to 2:00 p.m.

**American Canyon -
 Harvest Freewill Baptist Church**

240 Rio Del Mar
 Second and Fourth Tuesday's
 from 3:30 p.m. to 5:30 p.m.

Calistoga - Calistoga Cares

1435 Oak Street (Tubbs building)
 Second and Fourth Thursday's
 3:00 p.m. to 6:00 p.m.

Angwin Pantry

1 Angwin Avenue
 First, Third and Fifth Thursdays
 from 6:00 p.m. to 9:00 p.m.

Lake Berryessa

Capell Valley Volunteer Fire Dept.

Third Wednesday's of the month
 from 11:00 a.m. to 2:00 p.m.

North of Yountville - St. Helena Community Pantry

(for areas North of Yountville through St. Helena)
1777 Main Street (behind Seventh Day Adventist Church Hall)
 Tuesday's and Friday's from 2:30 p.m. to 4:00 p.m.

To receive services you do not need a referral. Just go to the location

www.VallejoMobilehomeCoalition.com - vallejomobilehomecoalition@yahoo.com - Miss. Terri Pohrman Executive Director
 Protecting the Rights of Mobilehome Owners - Protección de los propietarios de casas móviles

Our Opinion

All this is very true. I was in on this audit at the roundtable. I discussed and had hundreds of pictures. HCD does not do their job. I think they're in the pocket of park owners. Miss Terri, Vallejo Mobilehome Coalition

I concur with Miss Terri. Proposition Ab3066 is handing HCD a windfall of \$22,633,650 over the next five years. Just think what the Vallejo Mobilehome Coalisiton and Mobilehome Owners Magazine could do with this money. Frank A. Wodley, Mobile-home Owners Magazine.



LATIMES.COM

California mobile home parks have lax oversight and few inspections, state audit warns

HCD Audit Highlights

Our audit of HCD's mobile home park and complaint inspections highlighted the following:

- Although it regularly meets its statutory goal of performing park inspections at 5 percent of parks annually, it did not conduct park inspections at more than half of the active parks in its jurisdiction between 2010 and 2019.
- It has not visited 9 percent of its parks at all in this 10-year period.
- It has not established written policies and procedures for selecting parks for inspections.
- It has not established guidance for the brief, informal visits to mobile home parks known as field monitoring and does not require inspectors to document such visits in its database system.
- HCD can more effectively protect park residents by improving the guidance for its inspectors to address inconsistencies in how inspectors cite violations.
- HCD did not conduct all complaint inspections within required time frames and has not adequately communicated with park residents or complainants during inspections. Almost half of the complaint inspections we reviewed were late, and residents with violations often were not notified of their right to appeal.
- HCD's poor timekeeping practices have affected its ability to effectively manage the costs and resources of its parks program.

Results in Brief

The Department of Housing and Community Development (HCD) is responsible for developing regulations and enforcing specific legal requirements to ensure the health and safety of residents in mobile home parks in California. Our audit found that HCD needs to improve its inspection processes, its communication with park residents and park owners, and its oversight of inspectors' activity in order to better execute its responsibility.

In calendar year 2019 there were 3,640 active mobile home parks within HCD's jurisdiction. In addition, local enforcement agencies (LEAs) under HCD's oversight were responsible for enforcing compliance with health and safety requirements for another 860 mobile home parks in California. HCD's Mobilehome and Special Occupancy Parks Program (parks program) develops, adopts, and enforces state regulations for the construction, use, maintenance, and occupancy of privately owned mobile home parks in California. Through its two field offices, HCD conducts various types of inspections to ensure that the parks comply with health and safety requirements, including two types that are the focus of this audit: inspections of entire mobile home parks (park inspections) and inspections in response to complaints about specific issues (complaint inspections) stemming from sources such as park owners or residents. HCD inspectors may also initiate a complaint inspection about suspected violations they note while performing other duties, such as the inspection of an installation of a mobile home unit at a park or complaint inspections related to another matter. HCD maintains electronic records of these inspections in its database, the Codes and Standards Automated System (CASAS).

HCD can better protect California mobile home park residents by improving its inspection processes. Although HCD is meeting its statutory goal of performing park inspections (See page 8)

at 5 percent of parks annually, it did not conduct park inspections at more than half of the active parks in its jurisdiction between 2010 and 2019. Further, HCD's data indicate that it has not visited 9 percent of parks—330 parks, representing 5,700 mobile home units—at all in that 10-year period. State law does not mandate that HCD inspect every mobile home park, but by not carrying out park inspections at some parks over long periods, HCD risks not identifying health and safety violations at these parks that could pose a serious danger to park residents. Broadening its selection criteria for the 5 percent of park inspections it conducts annually to include some parks that HCD has not visited at all for some time will help it protect residents from unreported but serious health and safety violations. However, HCD needs to improve how it tracks inspectors' park visits in order to reliably identify which parks it has not visited in some time. Along with conducting park inspections and complaint inspections, HCD inspectors may make brief, informal visits known as field monitoring. Information gathered during these visits can be helpful in reducing health and safety risks at parks that have not had recent park inspections, complaint inspections, or other visits. However, HCD has not established guidance for field monitoring and does not require inspectors to document such visits in CASAS.

Additionally, HCD can more effectively protect park residents by improving the guidance it provides to inspectors. We identified inconsistencies in how inspectors cite violations, and HCD lacks adequate written guidance for citing certain common health and safety violations. By identifying common park conditions that constitute violations, HCD could help ensure that inspectors cite violations consistently. We also found that HCD ended some inspections we reviewed before ensuring that all violations had been corrected. In these inspections, although HCD indicated that it planned to address most of the uncorrected violations by opening new inspections, HCD did not promptly complete the new inspections to verify that the violations were corrected.

HCD also frequently failed to conduct complaint inspections within required time frames and has not adequately communicated with residents during park inspections and with individuals who have submitted complaints. Specifically, HCD conducted complaint inspections for 10 of the 24 complaints we reviewed between one and 57 days later than HCD's policy allows. Further, HCD frequently did not promptly notify residents about the violations identified during the park inspections, thus limiting the time residents had to correct the issues in some instances before inspectors returned to determine whether they had been resolved. During park inspections HCD also did not notify residents of their right to appeal violations; and for complaint inspections, it did not regularly inform the individuals who submitted complaints that they could pursue civil action to address alleged issues that inspectors determined were not violations.

Furthermore, HCD's poor timekeeping practices have affected its ability to effectively manage the costs and resources of its parks program. Because of those practices, HCD lacks the information it needs to effectively manage its inspection activities and may not be charging time to inspection activities accurately. We found that the time spent on inspection activities that HCD records in inspection reports, in CASAS, and in employee timesheets, does not always agree. As a result, HCD does not have the information necessary to adequately determine how much work related to the parks program it performs. In addition, HCD is not adequately overseeing its inspectors to ensure that they use state resources appropriately. For instance, HCD has not closely or consistently monitored inspectors' use of their state vehicles, even though some former inspectors used state vehicles for personal activities during working hours, a misuse of state time and resources. It also has not taken adequate steps to determine whether inspectors have potential conflicts of interest related to the

parks they are responsible for inspecting, and it has not reported certain complaints of inspector misconduct to its equal employment opportunity officer, as its policy requires.

Finally, although state law requires HCD to evaluate the enforcement of the parks program by the 63 LEAs that it oversees, it does not have either a formal schedule or finalized procedures for performing such evaluations, and it has not performed a sufficient number of these LEA evaluations each year. Specifically, it evaluated enforcement activities of only six LEAs from 2017 through 2019. Without regular inspections of LEAs, there is increased risk that they are not properly inspecting and enforcing compliance with health and safety standards in the mobile home parks within their jurisdictions.

Summary of Recommendations

To reduce the risk of unreported health and safety violations, HCD should by January 2021 use its existing authority to develop written policies and procedures for broadening its selection of parks for its park inspections to include some that it has not visited at all in many years.

To reduce health and safety risks in parks, HCD should by September 2020 document the dates and locations of all inspection-related activities it conducts in CASAS and develop written guidance for its field monitoring visits.

To improve consistency in its inspections, HCD should by July 2021 develop and implement guidance explaining the circumstances in which inspectors should cite common types of violations.

To ensure that complaints alleging potential health and safety violations are inspected in a timely manner, HCD should by September 2020 begin periodically monitoring its compliance with time requirements for conducting complaint inspections.

To ensure that HCD promptly communicates all required information to park owners and residents, it should by September 2020 review and revise the notices it issues to ensure that the notices comply with statutory requirements.

To prevent misuse of state time and state vehicles by inspectors, HCD should by September 2020 establish a formal process that specifies how and when managers should monitor inspectors' vehicle use.

To ensure that it evaluates LEA oversight of mobile home parks effectively, by January 2021, HCD should finalize its policies and procedures for evaluating LEAs. It should also develop a formal schedule to evaluate an adequate number of LEAs each year.

Agency Comments

HCD concurs with our recommendations and indicated that it is taking actions to implement them. HCD indicated that it will provide an update on the progress made in its 60-day response.

This information is something that I felt the need to Share with mobilehome park residents as it does concern all of you, You need to know these things.

Thank You, Miss Terri Pohrman (Executive Director VMC)



Hello Mobilehome Residents,

Well the last few months have been very busy, even though there is a virus out there, we still have a phone line that is very active and also the website at

www.vallejomobilehomecoalition.com.

Our website is put up-dated continuously and is very easy to access too, by going to google and Vallejo Mobilehome Coalition, also our number is in the magazine every month that we hope you are reading because each article is interesting and pertains to information for the residents that live in mobilehomes.

By this time I hope everybody staying home and staying safe and wearing their masks and not going anywhere near a swimming pool or thinking about having the pools open this year, in any park, because they are most likely not going to open, most club houses are also closed,

this is to protect you as well as your family as well as the owner of the park and their employees! The park owners are not trying to be mean or unkind just try to protect your health and are watching out for you and your family, you should be respectful to him or her for watching out for your health needs.

This month I have talked to many managers as well as owners of parks. A lot of us have Rent Stabilization, but in Napa County they do not have Rent Stabilization in Napa, Yountville, also none in St. Helena and that is where it is needed most because those are working people that live in those mobilehomes, those cities should go ahead and just make it an ordinance right now about Rent Stabilization. They need to put the Rent Stabilization into effect immediately. Also in the County of Napa there is a mobilehome park at the lake that is called Capella Valley Estates, which is in a dangerous fire zone and the landlord is a jerk, he is going to raise the rent \$100.00 coming up very shortly which is terrible. There are a lot of people living here that are still working hard to make a living. This park is in the process of going to court as of this date for failing to maintain, but we need the Board of Supervisors of Napa County to put a Rent Ordinance in place immediately this is a no

brainer! This is a commonsense situation for your housing element in your city, the last affordable housing in America is mobilehomes do these people a favor and pass the ordinance and put it in to affect and practicing kindness to working class people!

Once again I am going to tell you “Do Not Sign A Long-term Lease” when you apply in a park or buy a home in a park it is very important that you only sign a 12 month rental agreement at least to save you 5, 10, 15 or 25 years trouble with your rent being raised

sometimes over \$100 per year, for example my rent this year because I have a Rent Stabilization, which goes by the CPIU (consumer price index urban) is going up about

\$14 this year, however most owners and property people are not going to raise it this year because many living in mobilehomes as well as stick houses/apartments are having hardships, the seniors are not getting an increase from Social Security! Please if you are having trouble making the rent payment or making arrangements with a manager or owner of the park please give us a call at 707-648-6155, we will try to assist you remember our hotline is on seven days a week 24 hours a day.

There is a lot of mischievous behavior in parks a lot of them have had some trouble with thieves during this time of a bad economy, of course the thievery is going to go up and the mischievous behavior around parks is going to be awful please report all incidents to the owner of the park or law enforcement in your town.

I'd like to also talk to you this month about changing the park rules. We are in a pandemic this is a national declaration, if a park owner would like to change the rules they have to send you a 30 day notice and also hold a meeting with residents, but not during these times, maybe during regular times it might have been OK, but when a park owner throws out a piece of paper and tells you to do something call me if you think it's not Kosher! This last month we had a lot of phone calls pertaining to managers. A lot of these park managers make \$10 an hour, they do not understand the MRL(Mobilehome Residency Law).

They Bully and have mannerisms that are not professional, remember folks these people are just managers I personally go right to the owner the park write a letter to the owner of the park mail it and make sure you get a receipt of that letter or take a picture of that letter everything that has to go to court has to have documentation, that means you've got to keep all documentation that is between the park and you not just verbal, because conversation doesn't hold up in court, just watch Judge Judy she will tell you! In closing this letter I'd like to say to all of you please be very safe, wear your mask, wash your hands, be kind to your neighbors, you never know when you might need that neighbor! Remember folks we are going to have a meeting every third Sunday at 1 PM at my house at 173 Frieda Circle, we will be distancing between each other, there will be masks, hand sanitizers and safety precautions please call us at 707-648-6155

Miss TERRI, Vallejo Mobilehome Coalition



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David Morrison
Director

**HEALTH NOTICE FOR PUBLIC POOL AND SPA OPERATIONS
IN RESPONSE TO COVID-19
May 18, 2020**

According to Napa County's Shelter at Home Order the use of public or semi-private (i.e., home owners' associations) swimming pools are allowed subject to the rules of the facility/association, proper maintenance (including disinfection with chlorine and bromine pursuant to an established schedule), and adherence to Social Distancing Requirements set forth in Section 15A of the Health Order which can be found here: <https://www.countyofnapa.org/2813/Shelter-at-Home-Order>

Napa County Environmental Health (NCEH) regulates public pools and spas within Napa County. To protect the public from the spread of Coronavirus Disease 2019 (COVID-19), this health notice is being sent to all regulated pool and spa owners/operators to relay precautions to take during the COVID-19 pandemic.

Per the Centers for Disease Control and Prevention (CDC), there is no evidence that COVID-19 can be spread to humans by pools or spas. Proper operation, maintenance, and disinfection (e.g., with chlorine or bromine) should inactivate the virus that causes COVID-19. Currently, public pools and spas are allowed to operate; however, **indoor pools and indoor changing areas are to remain closed until further notice.** Any closed facilities, such as spas where social distancing cannot be maintained shall be properly maintained.

Before opening, operators must conduct a detailed risk assessment of the pool area and implement social and physical distancing and sanitation protocols which at a minimum shall comply with the attached checklist.

Operators should also become familiar with the guidance on how to disinfect areas due to a confirmed or suspected COVID-19 case, and how to keep areas clean and disinfected by visiting the following website:

<https://www.cdc.gov/coronavirus/2019-ncov/community/organizations/cleaning-disinfection.html>

It is the responsibility of the pool owner and operator to ensure all applicable requirements are followed to protect the safety of the pool users. If operators are unable to do so, the pool should remain closed.

NCEH continues to be open to provide public services, at this time, and can be contacted by phone at (707) 253-4471 or email at environmental@countyofnapa.org with any questions or concerns.

Planning & Conservation
(707) 253-4417

Building Division
(707) 253-4417

Engineering Division
(707) 253-4417

Environmental Health Division
(707) 253-4471

Parks & Open Space
(707) 259-5933

Next Month in Napa/Solono Mobilehome Owners Magazine

Next month we will be starting a new column in our magazine that we would like you to participate in, because we have to hear from you this month (August) by the fifth of the month each month about your park how good it is, how clean it is, how the managers are, we will publish this article and it will go out to all mobilehome residents that live in Solano County, as well as Napa County, we want to hear from you, why your park is good, why are there or why it's no good what the manager or owner is trying to do. If you've got a problem in your park with your manager, please let us know that too. Good, bad or ugly, we want to know so please call us at 707-648-6155, we would love to hear from you. We are also each month from now on we will do an article about a park which will involve the residents of that park, so we will need to hear from you this month about your park. We will write about the good parks, or the bad parks and we all kind of know which ones are the bad parks..... Remember give us a call we will not mention your name and will keep everything very private or if you would like us to use your name we can do that too, otherwise everything will be confidential....

American Canyon, CA



Napa, CA



These are some of the Mobilehome Parks in Napa County area

VALLEJO MOBILEHOME COALITION

173 Frieda Circle, Vallejo, CA 94590/ 707-648-6155 / www.vallejomobilehomecoalition.com

The Vallejo Mobilehome Coalition (VMC) is an all-volunteer, non-profit mutual benefit organization of mobilehome owner/resident's advocacy groups. Formed in 2017, our purpose is to promote, maintain and protect the best interests of all mobilehome owner/residents in the general Vallejo area. We hold monthly meetings to inform and educate mobilehome owners/residence of important issues that may concern them. We work in a collaborative manner, developing to maintain a working relationship with many organizations.

We have a "Free", informative monthly magazine that is hand delivered to 3,000 spaces in over forty mobilehome parks situated in the Solano/Napa County, where there are 7,392 park spaces not including 700 RV spaces. The Residents that we help and deliver to are seniors, veterans, disabled persons and retirees of all ages, as well as families with children. Advertising in the magazine serves two purposes. First, it allows us to continue our "Free" and informative magazine, which is delivered to Benicia, Vallejo, American Canyon, Napa and Yountville and other rural areas, as we need advertising to help offset printing and delivery costs. Secondly, it provides our readers information on companies that provide important services for the mobile/manufactured home community. If you are a reader, please tell businesses you frequent about our magazine. If you are a business, please help us and consider advertising in the Vallejo Mobilehome Magazine. Your efforts will be "Greatly Appreciated."

	VALLEJO MOBILEHOME COALITION, INC 707-648-6155 Membership Form Protecting the Rights of Mobilehome Owners Protección de los propietarios de casas móviles
<input type="checkbox"/> One Year VMC Membership \$20	
First Name _____ Initial _____ Last Name _____	<input type="checkbox"/> New Member <input type="checkbox"/> Renewing Member Check # _____ <small>You can also contribute to any of the following CSFMC dedicated fund</small> Legal Fund _____
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Park Name _____	Comments
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City _____ State _____ Zip _____	
Day Phone _____ Cell _____	
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Signature _____	
email: vallejomobilehomecoalition@gmail.com like us on Facebook @vallejomobilehomecoalition FILL OUT AND RETURN THIS FORM ALONG WITH YOUR CHECK TO VMC 173 Frieda Cir., Vallejo CA 94590	

Housing & Community Development (HCD) - A Final Word

Administration of the Mobilehome Residency Law Protection Program is funded by an annual fee charged to mobilehome park owners/operators (\$10 for each permitted mobilehome lot within each park).

Based on a total number of mobilehome spaces in California of 452,675, HCD receives \$4,526,750 per year. HCD collects for five years, a total of \$22,633,750!

The program provides complaint assistance only for 3.5 of those years. A staggering \$6,500,000 per year, or \$125,000 per week, or \$25,000 per day!

HCD, GSMOL and the Manufactured Home Senate Select Committee all were involved in passing this legislation, AB3066.

In our opinion, AB3066 gives Housing and Community Development a wind-fall of \$124,361.26 per week. That amount of revenue would allow them to hire 20 attorneys, 20 secretaries and 20 investigators! We feel that's absurd. And mobile/manufactured home owners have to pay it! We know some folks are refusing

to pay. The \$64,000 question is will this program really provide homeowners a means to enforce the MRL. Only time will tell.

So what happens after you file a complaint?

The Mobilehome Assistance Center reviews each complaint to determine if HCD has jurisdiction. If HCD has jurisdiction, the complaint will be referred for investigation. If HCD does not have jurisdiction, the Mobilehome Assistance Center will forward the complaint to the appropriate enforcement agency or refer the complainant to other assistance resources. In all cases, the complainant will be notified of the action taken. Please note: Due to the high volume of cases the Mobilehome Assistance Center receives, it may take some time to process and investigate your complaint.

In other words, your complaint may be referred to another agency (as far as we know there are NONE). In any case it will take time. We at Mobilehome Magazine are very concerned homeowners will reap the benefits of their \$22,600,000. If we had control of one-tenth of that amount, we could do miracles! Pretty sad!



THAT COULD BE HOUSING DISCRIMINATION.
The only way to stop housing discrimination is to report it, so we can investigate it.

Visit www.napafairhousing.org or call
1-707-224-9720 (Eng/Spa) **1-800-735-2922** (TTY)

DISCRIMINATION IS RARELY THIS OBVIOUS, BUT IT'S JUST AS REAL. AND JUST AS ILLEGAL.

If the landlord gives you the runaround or says:

- "We don't take kids."
- "The apartment you asked about on the phone has been rented."
- "We only take people who speak English clearly."
- "We don't take teenagers."
- "The ad was wrong – the rent is really \$50 more."
- "I can't assign you a handicap parking space."



The federal Fair Housing Act prohibits discrimination because of race, color, religion, national origin, sex, family status or disability.



W

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| <input type="checkbox"/> Smoke Damage | <input type="checkbox"/> Water Damage | <input type="checkbox"/> Workers'Comp. |
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