

Napa/Solano
Mobilehome Owners
Magazine

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

NOVEMBER 2020

VOLUME 3 NUMBER 11



*Happy Holidays from the
Vallejo Mobilehome Coalition
Miss Terri & All the Volunteers*

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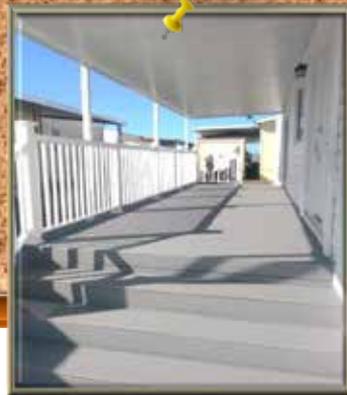
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Mobile Homes Plus Inc. dba Lap Lee CA License Number C47 & B 1035176 Main Office: 6 Downriver Court, Sacramento, CA 95831

THE NEXT MEETING IS

VALLEJO MOBILEHOME COALITION

When: Sunday, January 17, 2021

“No Meeting In November or December”

Where: “To Be Announced”

Check Your December Magazine

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



Dear Mobilehome Residents,

Can you believe it is just a few days before Thanksgiving and then it is time for Christmas? It probably will not be the best year that we celebrate, but at least we have our families, friends, and our neighbors. Perhaps you have a family that lives close to you or a single person, man or woman that you could take over a meal to them this Thanksgiving time and let them share a little bit of happiness. Be kind be thoughtful and it will come back to you 20 fold.

I recently had a lot of comments on last month's article that I wrote about the park at 260 American Canyon Road. As most of you know I've been doing this mobilehome gig for about 17 years, 10 of those years I was with GSMOL, I was the Vice President of the area from South San Jose to the Oregon border and saw lots and lots of problems in many, many parks. Three years ago we started the

Vallejo Mobilehome Coalition in Solano County as well as Napa County. I learned many years ago that when you tell the truth and you say it the way it is or how it has happened people will believe you, such as the District Attorneys, Sheriffs Department, and the City Council, and cities themselves know that I am honest. I must tell you that I do a lot of investigating when I get a complaint about a park, like for instance the park at 260 American Canyon Rd. I talked to over 60 residents in the park, throughout the park, not just a few and many said the same thing about the same issues that were ongoing, not just one or two or a few that were neighbors but many people made the same statements that were so close to the same that it is unlikely

all have the same story with the same issues and the same people involved, you tend to believe it. People at this park have called me since the article came out with more pictures and documentation.

I do not understand why a park says that the residents own the trees and then make the decision of when the trees are “trimmed”, especially during a pandemic that they charged the people some of whom are having a hell of a time making the rent space already, go on to tack onto their monthly statements a charge of \$600.00 to \$800.00 for “park owned” trees, it makes no sense to me. Outside of maybe, they want your mobilehome or force some out so as to put new units in for higher rents.

We cannot act on this at the present time as the District Attorney has contacted some of the residents, State Senators, Assembly Members, Adult Protective Service, and the City Council of American Canyon, so we have to rest on this until it is investigated further and goes through the proper channels to see who is in the right. We do not work on lies, we work on facts. We get facts from many people before we determine anything about any park problems or complaints and that is the correct way to do these things!

One of the first things I learned when at GSMOL was that State Law as in the Mobilehome Residency Laws/MRL “trumps” park rules. We work with four or five mobilehome attorneys and they will certainly tell us if we are out in the field beating our heads against the wall for nothing.

In the article that we wrote last month we did not mention anyone’s names, nor did we give any space numbers of mobilehomes that they live in! I always say a liar will always end up showing its true colors? And hope that the “truth” will eventually come out.

I am not the only one that heard some of these determining factors and facts but a City Councilmember as well as Social Workers from the County that works with adults and seniors heard the same thing I did!

We do not just pick out the parks or owners/managers to check out and put the information out there, we also check on the residents when information comes to us. In the last three years that we have put out the magazines if you noticed we have talked about the residents of parks as well as the owners/managers of the parks.

Remember always folks that you have “RIGHTS”, there is free help out there and people that care and you also have to remember that you live on private property and you do not live under a dictator. A lot of the managers of parks think they know everything and they know nothing, nothing, nothing. They get these people for \$10.00 an hour, some get a place to stay, they are put in an office and right away they start belittling people. This does not apply to all that are in the mobilehome park business, but sadly it does apply to “way too many”. There are also too many park owners that continue to “Gouge” and “Abuse” and “Bully” the elderly and anyone else they can including those who do not understand the language as good as some others do.

Well, I hope that the new bills that are in the legislature starting next year will stop this but it probably will not, the Western Manufactured Home League will try to put their biggest “Kabash” on it because it will put somebody out of work and they will “Loose” money from their “Cash Cows”.

I’m Wishing You All From Our House To Your House A Very Happy Thanksgiving.

Be kind wear your mask, practice social distancing. Let’s make it a Thanksgiving as if we were still kids when everybody was more kind and thoughtful to one another. We are all suffering hard times now, but we have to make the “Best” of it. I haven’t worked in eight months. I definitely know the feeling and can really relate.

Happy Thanksgiving to All The Vallejo Mobilehome Coalition

PS:

If you need food or any help and if you know of someone that does give us a call at 707-648-6155. We do know of lots of “resources”

September 21, 2020

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Santa Cruz, California 95063
(831) 420-1238

Fax: (831) 480-5934
wconstantinesantacruz@gmail.com

Re: The successful enactment of AB 2782 and local mobilehome park regulations that will be necessary to fully enforce it.

Dear Terri:

I want to thank you because, with your help, AB 2782 was overwhelmingly approved by the Legislature. It was passed by the Assembly on June 10, 2020 (51 in favor to 20 opposed). It was amended in the Senate and then passed by them on August 30, 2020 (28 in favor and 11 opposed). The Senate amendments were then approved by the Assembly on August 31, 2020, which was the last day of the legislative session (47 in favor and 16 opposed), and Governor Newsom then immediately signed it into law.

The final approved Senate-amended version AB 2782 will do more than any single piece of legislation that I have seen over the past 30 years to protect mobilehome owners from losing their homes either as the result of park closures or when they end up not being able to afford to pay the often unaffordable mobilehome space rents in rent control exempt mobilehome park leases, which they often were either coerced or defrauded into agreeing to.

AB 2782 Does the Following to All Mobilehome Park Closures and Conversions When it Becomes Effective on January 1, 2021:

1. Requires the payment of the in-place value of mobilehomes when they are unable to be moved into other mobilehome parks. Prior to AB 2782, Government Code § 65863.7 limited this payment to the costs a/relocation even when mobile homes could not be relocated.
2. Requires a finding on whether or not a mobilehome park closure and its conversion into its intended new use will cause or materially contribute to a shortage of low- and moderate- income affordable housing within its local jurisdiction. Prior to AB 2782, Government Code § 65863.7 did not require this finding.
3. Requires a "replacement and relocation plan" that demonstrates that, with the mitigation benefits that their park owner would be required to provide to them, the displaced mobilehome owners will be able to obtain adequate housing in other mobilehome parks. Prior to AB 2782, Government Code § 65863.7 allowed a park to be closed even if its relocation report failed to demonstrate this.

4. Allows local jurisdictions to enact more stringent local regulations Prior to AB 2782, Government Code § 65863.7 did not allow local jurisdictions to enact more stringent protections.

AB 2782 Does the Following to All Rent Control Exempt Mobilehome Park Space Leases.

5. When it becomes effective on January 1, 2021, it eliminates the rent control exemption of all rent control exempt mobilehome park space leases, which were signed after February 13,2020.

6. Effective on January 1,2015, it then also eliminates the rent control exemption of all other rent control exempt mobilehome park space leases (i.e., those that were signed before February 13, 2020) and any subsequent ones will also be invalid.

The New Provisions That Will Now Be Needed to Be Added to Local Ordinances in Order to Effectively Enforce the New Provisions of AB 2782

Because of the political landscape of the State Legislature, some compromise amendments had to be accepted in order to enact AB 2782. However, these compromises simply made several of AB2782's original provisions either discretionary on local jurisdictions or more vague than they originally were when AB 2782 was introduced.

Thankfully, they all can be fixed through amendments to local implementing ordinances since AB 2782 now allows local jurisdictions to enact more stringent local regulations.

The following is a summary of the primary local provisions that will needed to be added to your local mobile home park conversion ordinance to accomplish this, if it does not already contain them:

1. A local provision that defines what the term "adequate housing in another mobilehome park" requires the housing to be. Particularly it must at least require that housing to be in or nearby the local jurisdiction in which the park being closed is located.

2. A local provision that requires a park owner to pay the actual costs of purchasing available mobilehomes when the displaced mobilehomes cannot be relocated and when their in-place is market value is insufficient to purchase those replacement mobilehomes with. (A CRLA Foundation study of mobile home park closures in California found that the in-place value of mobilehomes in parks being closed was almost always significantly less than the price of mobilehomes that were available to the displaced homeowners to purchase for a variety of reasons, particularly, because park owners tended to close parks containing less expensive single wide and small double wide mobilehomes first in communities that contain mostly larger and much more expensive double and triple wide mobilehomes)

3. A local provision that requires a finding for the approval of a mobilehome park closure or conversion application that its required replacement and relocation plan has adequately mitigated the impact of the park closure or conversion upon the ability of the displaced mobilehome owners to obtain adequate housing in a mobilehome park or in alternative housing that is acceptable to the displaced mobilehome owners.

4. A local provision that requires the rejection of a mobilehome park closure or conversion if it results in or materially worsens a shortage of low- and moderate- income affordable housing in the local jurisdiction, without also fully mitigating the additional loss that it caused.

5. A local provision that exempts the requirements of any or all of local provisions 2 through 4 above if a park owner can demonstrate both that they cannot continue operating their park as a rental mobilehome park, while making a fair return on their investment in it, and that providing the required mitigation would cause their property to lose all reasonable economic value. (Although this exemption provision is constitutionally required it will, for a variety of reasons also be extremely hard for a park owner to meet so it will rarely be granted or result in a park being closed without the required mitigation being provided.)

6. A local provision that requires a park owner to file their mobilehome park closure or conversion application concurrently with their development application for its intended new use unless they can demonstrate that there is a reason that they cannot make a fair return while continuing their park as a rental mobilehome park during the time period before they are ready to file their development application. This is needed to effectively enforce AB 2782's required finding on the loss of low- and moderate- income affordable housing.

7. A local provision that allows a local jurisdiction to use its power of eminent domain to obtain a mobilehome park to either save its low-income housing stock or to preserve the investments of its mobilehome owners in their mobilehomes. This power will only be needed to be used in the rare circumstance that the park owner is able to meet the exemption requirements of local provision number 5 of the and, therefore, that the local jurisdiction would be required to approve of the park closure without being able to either require the park owner to pay the displaced homeowners for the loss of their mobilehomes or to mitigate the loss of the park's affordable housing or both.

The reason that all of the seven above new local provisions will be needed to be amended into your local mobile home park closure and conversion ordinance is that AB 2782 allows local jurisdictions to adopt more stringent local regulations but it does not allow them to apply the same more stringent requirements, as either reasons for denying a mobilehome park closure or conversion application or as conditions of approval, if they have not adopted those regulations beforehand.

These new local regulations should be adopted as soon as possible because once a mobile home park closure or conversion application has been "deemed complete" by the local jurisdiction, any new more stringent local regulations that are adopted cannot be applied to it since it will be considered to have already been "vested" under California law.

Accordingly, you should review your local mobilehome park conversion ordinance to see if it contains the above needed more stringent local regulations (most do not contain all of them and many do not contain any of them) and plan to approach your local city councilor board of supervisors to amend your ordinance if it does not.

With the success of AB 2782 now behind us, I am now also available to be retained by mobilehome owners associations in our area to provide them with the legal assistance

that they will need to accomplish getting their local jurisdiction to adopt these new local regulations. They will need the strong legal assistance that I can provide to them because the park owners and their attorneys will undoubtedly strongly oppose these more stringent local regulations and I have the necessary background to counter their arguments and achieve success. My expertise in this field of law comes from my extensive involvement in drafting the provisions of AB 2782, and of prior mobilehome park conversion protection statutes, in successfully countering the park owners' and developers' arguments against these statutes in order to successfully convince legislators to support them and also in successfully achieving several of the most important appellate decisions, which along with the new statutory provisions of AB 2782, have together established what local jurisdictions are now permitted to do to protect mobilehome owners from park closures and conversions.

If you or any mobilehome park homeowners' associations' leaders in your area have any questions on any of the above, particularly, on the need for the above local regulations or on the law supporting them, you or they are welcome to contact me by telephone for a free of charges telephone consultation in order to help you or them to decide on how they should proceed. We can do this using my conference telephone line if they want our discussion to include their homeowners' association's board of directors or membership. My contact information is provided in the letterhead of this letter.

I now also have the time to represent mobilehome park homeowners' associations or individual mobilehome owners in your area on other mobilehome matters and they can also reach me through my above contact information, which you are welcome to pass on to any other mobilehome park homeowners' associations or individual mobilehome owners in your area who desire my help. My initial telephone consultation, of up to a half hour's time, on these other mobilehome matters will also be free.

I am also enclosing some of my new office business cards with the US mail copy of this letter so you have them to give to anyone who is in need of my help.

Thank you so very much for your help on AB 2782

Sincerely, Will Constantine

This very important information was sent directly to me so that I could share it with all of you that receive this magazine. This correspondence has been edited by me to remove some spacing but not any of the contents, this was done to condense it down to fewer pages only. Please feel free to share with any and all that may need this information. This has been a long time coming and it just goes to show that you don't give up when it comes to important issues. I too want to "Thank All of You" that worked so long to achieve AB 2782. It will be well worth the wait and effort of those who accomplished this. Thank You, Miss Terri Pohrman



REQUEST FOR ASSISTANCE—Mobilehome Parks

HCD MAC 419 (Rev. 08/20)

Complete sections 1, 2, and 3 and submit the completed form to the address listed above. If you have any questions, contact the Department of Housing and Community Development at (800) 952-8356. Submit the completed form to HCD—Mobilehome Assistance Center, PO Box 278690, Sacramento, CA 95727.

SECTION 1: GENERAL INFORMATION

NAME: _____
Last First M. I.

MAILING ADDRESS: _____
P.O. Box or Number and Street City County State Zip

PHYSICAL LOCATION OF HOME: _____
(if different from your mailing address) *Number and Street City County Zip*

TELEPHONE NUMBER(S): _____

PARK NAME: _____

PARK MANAGER/OWNER NAME: _____ TELEPHONE: _____

PARK ADDRESS: _____
(if different from your mailing address) *Number and Street City County Zip*

SECTION 2: BRIEF DESCRIPTION OF THE COMPLAINT(S) as it relates to PARK OPERATION or MAINTENANCE, ALTERATIONS, ACCESSORY STRUCTURES, or the MOBILEHOME RESIDENCY LAW.

Attach copies of documents, letters, pictures, etc. that demonstrate the nature of the complaint(s).

Continued on reverse side.

Department Use Only:



ADULT DAY CARE

Adult Day services Network of Contra Costa.....(925) 682-1000
 Mt. Diablo Center for Adult Day Health Care
 - Choice in Aging.....(925) 682-6330
 Solano Adult Day Health Care.....(707) 642- 6811

ALZHEIMER'S SERVICES

Mt. Diablo Center for Adult Day Health Care/
 Alzheimer's Day Care Resource Center.....(925) 682-6330
 Alzheimer's Respite and Adult Day Care Services
 Of West Contra Costa.....(510) 235-6276
 Martinez Respite Group.....(925) 370-8772
 Alzheimer's Association of Northern California
 and Northern Nevada.....(925) 284-7942

CASE MANAGEMENT

California Community Transitions
 Choice in Aging (CTT).....(925) 682-6330
 Case Management Program.....(925) 313-6887
 The Arc Solano.....(707) 552-2935

CONSUMER INFORMATION

Napa/Solano Area Agency on Aging.....(707) 784-8960
 Contra Costa Area Agency on Aging.....(925) 229-8434
 AARP.....(866) 448-3614
 California State Retirees.....(916) 326-4292
 Diablo Valley Foundation for the Aging.....(925) 945-8040
 Ombudsman Services of Contra Costa and Solano.....(925) 685-2070
 Solano Older and Disabled Adult Services.....(707) 784-8259

CRISIS SUPPORT SERVICES

Emergency Assistance..... Dial: 911
 CRISISline Hotline.....(888) 881-4881
 American Red Cross.....(800) 272-2237
 CA Office of Emergency Services,
 Senior Emergency Services Coordinator Acosta, Jim....(562) 795-2939
 Contra Costa Crisis Center..... Dial: 211
 Personal Emergency Response Systems (PERS).....(800) 510- 2020
 Veteran Crisis Hotline.....(800) 799- 7233

DENTAL

Dept. Health Human Services.....(916) 875-5947
 Denti-Cal/Medi-Cal Dental Pgm.....(800) 322-6384

DISABLED SERVICES

Area Agency on Aging.....(800) 510-2020
 Resources for Independent Living.....(916) 446-3074

Disability Rights California.....(916) 504-5800
 CA Department of Rehabilitation.....(925) 754-7700
 Hearing Loss Association of America.....(925) 264-1199

ELDER ABUSE

Adult Protective Services, Solano County.....(707) 784-8259
 Adult Protective Services, CCC.....(925) 602-4179

FINANCIAL ASSISTANCE

U.S. Social Security Office Hotline.....(800) 772-1213
 CalFresh (Food Stamps)
 Central Contra Costa County.....(925) 602-9379
 CalWorks General Assistance (Individual).....(877) 505-4630
 Contra Costa County Employment
 and Human Services Dept.....(877) 505-4630
 Solano County Employment Services.....(707) 553-5000
 AARP Tax Aide Tax Assistance for the Elderly.....(800) 510-2020
 The Salvation Army.....(925) 676-6180

FOOD AND NUTRITION

Meals on Wheels Diablo Region.....(925) 937-8311
 Meals on Wheels Solano.....(707) 426-3079
 Senior Nutrition Program.....925-335-3350
 Loaves and Fishes of Contra Costa.....(925) 293-4792
 Food Bank of Contra Costa and Solano.....(925) 676-7543
 Salvation Army.....(925) 676-6180
 Faith Food Fridays.....(707) 557-7933

HOUSING ASSISTANCE

Housing Authority of the County of Contra Costa.....(925) 957- 8000
 California Department of Aging.....(916) 419-7500
 Neighborhood Assistance Corporation
 of America (NACA).....(510) 652-6622

IN-HOME SERVICES

In-Home Support services for Contra Costa County.....(925) 229-8434
 In-Home Supportive Services for Solano County.....(707) 784-8259
 Independent Living Resource of Solano
 and Contra Costa Counties.....(925) 636- 7293
 Home Hospice.....(800) 853-7454

LGBT FRIENDLY RESOURCES

Rainbow Community Center - Senior Program.....(925) 692-0900 x 337
 LGBT National Senior hotline.....(888) 234-7243

LEGAL SERVICES

Legal Services of Northern California.....(916) 551-2150

Mobile Home Parks With 50 + Spaces, Onsite Park Manager Required

Do you live in a mobile home park with 50 or more spaces?

Are you without a trained and qualified Park Manager?

Do you know what to do in case of an emergency?

Have you tested the Mobilehome park emergency contact number and/or pager number?

Who do you call in case of a utility emergency e.g. electrical, gas, sewage?

Who is responsible for executing the Emergency Preparedness Plans for the park e.g. a natural disaster?

California Health and Safety Code Section 18603.(a)

In every park there shall be a person available by telephonic or like means, including telephones, cellular phones, telephone answering machines, answering services or pagers, or in person who shall be responsible for, and who shall reasonably respond in a timely manner to emergencies concerning, the operation and maintenance of the park.

In every park with 50 or more units, that person or his or her designee shall reside in the park, have knowledge of emergency procedures relative to utility systems and common facilities under the ownership and control of the owner of the park, and shall be familiar with the emergency preparedness plans for the park.

California Health and Safety Code Section 18603

If you live in a mobile home park with 50 or more spaces, and you are without a Park Manager, you should file an online complaint or a written complaint today with the California Department of Housing and Community Development (HCD). Not having a qualified Park Manager is a risk to the health and safety of the residents.

Please Note The Complaint Form In This Issue For:

The OFFICE OF THE MOBILEHOME OMBUDSMAN

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 _____
Spouse/Second Occupant _____	
Park Name _____	Comments
Street Address _____	
City _____ State _____ Zip _____	
Day Phone _____ Cell _____	
Email Address _____	
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	

Napa/Solano Mobilehome Owners Magazine

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

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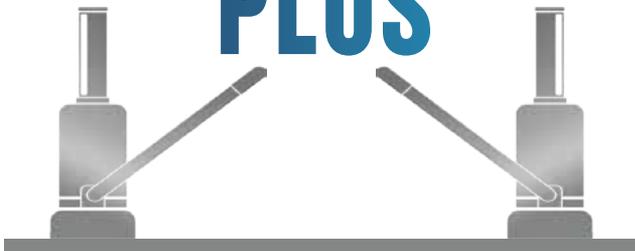
www.mobilehomemagazine.org

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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.”



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W

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

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