



# City of Woodland

## Meeting Agenda

### Manufactured Home Fair Practices Commission

City Hall  
Council Chambers  
300 First Street  
Woodland, CA 95695

---

January 29, 2026  
6:00 PM

---

**Please Note:** The numerical order of items on this agenda is for the convenience of reference; items may be taken out of order. No new items shall begin after 10:30 pm unless unanimous consent exists to continue.

#### **A. CALL TO ORDER**

#### **B. ROLL CALL**

#### **C. STAFF AND COMMISSIONER COMMENTS**

*This is an opportunity for the Commission members and staff to make comments and announcements to express concerns, or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.*

#### **D. COMMUNICATIONS FROM THE PUBLIC**

*This is an opportunity for the public to speak to the Commission on any item other than those listed on this agenda. Speakers are requested to use the microphone in front of the Commission and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Chair may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered. The option to submit a public comment via voicemail is no longer available. Written Public Comments Members of the public are welcome to submit written comments prior to the meeting. Comments should be submitted by email to [planningcommissionmeetings@cityofwoodland.org](mailto:planningcommissionmeetings@cityofwoodland.org). Written Comments received at least two (2) hours prior to the scheduled start time of the Commission meeting will be provided to the Commissioners and posted to the City website as part of the official record of the meeting but will not be read into the record. Written Comments received within two (2) hours of the scheduled start time of the Commission meeting and during the meeting will be provided to the Commissioners the day following the Commission meeting. If you are submitting written comments on a particular item on the agenda, please identify the agenda item number and letter. If you are submitting written comments on an item not listed on the agenda, please identify your e-mail/comment as a General Public Comment. Note: Public comments at special meetings are limited to items on the agenda only.*

#### **E. APPROVAL OF MINUTES**

1. SUBJECT: Manufactured Home Fair Practices Commission Meeting Minutes of June 30, 2025

RECOMMENDATION FOR ACTION: Staff recommends that the Manufactured Home Fair Practices Commission receive and approve the Meeting Minutes of June 30, 2025.

#### **F. BUSINESS ITEMS**

2. SUBJECT: 2025 Annual Permissive Adjustment to the Space Rent Ceiling - Bell's Trailer Village (1.94% increase)

RECOMMENDATION FOR ACTION: Staff recommends that the Manufactured

Home Fair Practices Commission adopt a Resolution: 1) Approving the 2025 Annual Permissive Adjustment application to the Space Rent Ceiling for Bell's Trailer Village in the amount of 1.94%; and, 2) Approving the requested exemptions for Space Nos. 10, 13, 33, and 35 on the basis that the City's space rent provisions do not apply to recreational vehicles (RVs) parked in manufactured home spaces within the City.

3. SUBJECT: Net Operating Income (NOI) Adjustment Application for Bell's Trailer Village

RECOMMENDATION FOR ACTION: Staff recommends that the Manufactured Home Fair Practices Commission:

1. Find that Harmony Communities' Net Operating Income (NOI) Annual Adjustment Application for Bell's Trailer Village has been submitted in accordance with Chapter 5.36 of the Woodland Municipal Code and accept the application as complete;
2. Adopt a Resolution approving an NOI-based space rent ceiling adjustment of 27.55% for the 39 regulated spaces at Bell's Trailer Village, based on the finding that the park's Base Year net operating income is less than fifty percent (50%) of gross income and does not provide a just and reasonable return, and that the NOI adjustment has been calculated consistent with Chapter 5.36; and
3. Direct staff to prepare a final schedule of new space rent ceilings for each regulated space (Attachment 4 / Resolution Exhibit A) by applying the 27.55% increase to each space's December 2024 base rent, and implement the new NOI-based space rent ceilings on a date no earlier than twelve (12) months after the effective date of the most recent annual permissive adjustment for Bell's Trailer Village, consistent with Woodland Municipal Code § 5.36.080(C)(3).

4. SUBJECT: Idle Wheel Mobile Home Park – 2024 Annual Registration and 2025 Annual Permissive Adjustment to the Space Rent Ceiling (154 Spaces); Consideration of 14 Space Exemption Requests

RECOMMENDATION FOR ACTION: Staff recommends the Manufactured Home Fair Practices Commission adopt a Resolution to:

1. Receive and file the 2024 Annual Registration for Idle Wheel Mobile Home Park; and
2. Approve the 2025 Annual Permissive Adjustment to the Space Rent Ceiling for Idle Wheel Mobile Home Park applicable to the park's 154 spaces, consistent with the City's Ordinance and the park's submitted application; and
3. Deny Idle Wheel's request to exempt 14 spaces from the City's space rent ceiling provisions on the basis that the prior "long-term lease" exemption was tied to former Civil Code section 798.17, which was repealed effective January 1, 2025, and therefore there is no longer a qualifying exemption under the Ordinance; and
4. Direct staff, following Commission action, to notify Idle Wheel in writing of the denial of the 14-space exemption request and require a written response from park ownership/management identifying: (a) whether any space rent increases or rent practices since 2023 were implemented in reliance on long-term lease exemptions, (b) the spaces impacted, and

(c) a proposed remedy and timeline to cure any noncompliance with the City's Ordinance, consistent with the conclusion that long-term lease exemptions expired with the repeal of Civil Code section 798.17.

#### **G. STAFF OR COMMISSIONER COMMENTS**

#### **H. ADJOURNMENT**

**The Manufactured Home Fair Practices Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Manufactured Home Fair Practices Commission notifies the public that those materials received less than 24hours before a meeting date and time may not be able to be considered completely. Further, the Manufactured Home Fair Practices Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.**