



Mobile Home Rental Hearing Panel

Minutes

MOHAMMAD HABIB - PLANNING COMMISSIONER
DAVID LAVATO - PLANNING COMMISSIONER
JOSEPH MUELLER - PLANNING COMMISSIONER
LIAM DOWNEY - PLANNING COMMISSIONER
ROBYN CARRILLO - LIBRARY, CULTURE, & ARTS
COMMISSIONER

Thursday, August 28, 2025
7:00 PM

Council Chamber Building
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

Housing and Economic Mobility Director John Lang called the meeting to order at 7:00 p.m. and declared the posting of the agenda.

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the roll at 7:01 p.m.

PRESENT	Commissioners Habib, Commissioners Mueller, Commissioner Lovato, Commissioner Downey, Commissioner Carillo
ABSENT	None

PUBLIC COMMENT

Housing and Economic Mobility Director John Lang opened the Public Comment Period for non-agendized items at 7:02 p.m. Hearing no requests to speak, the Public Comment Period was closed.

OTHER BUSINESS

1. Selection of Hearing Panel Chair

Recommendation:

Panel to select a Chairperson to conduct the proceeding

MOTION:

The Panel selected Commissioner Downey as the Chairperson.

RESULT:	Passed
MOVER:	Commissioner Mueller
SECONDER:	Commissioner Lovato
AYES:	Commissioner Habib, Commissioner Mueller, Commissioner Lovato, Commissioner Downey, Commissioner Carillo
NAYS:	None
ABSTAIN:	None
ABSENT:	None

2. Windmill Estates Request for Hearing- Petition for Rent Adjustment

Recommendation:

1. Accept Owner's Petition for Rent Increase for Windmill Mobile Estates;
and
2. Open/close the public hearing; and
3. Provide direction on the Petition for Rent Adjustment

Housing and Economic Mobility Director John Lang presented the staff report at 7:07 p.m.

The Commissioners asked clarifying questions of staff at 7:17 p.m.

The meeting recessed at 7:57 p.m. to address a technical issue.

The meeting reconvened at 8:16 p.m.

At 8:18 p.m. the Windmill Estates property owner's legal representation, Dan Rudderow, presented the financial analysis that was drafted by Brian Eid with Level Advisors at 8:18 p.m. While presenting, Mr. Rudderow, on behalf of the Windmill Estates park owner (Peter Wang), proposed a new rent increase of \$384.90 per month to be phased in over an eight-year period that includes a 6 percent interest charge.

The Commissioners asked questions of the property owner, Peter Wang, legal representation, Dan Rudderow, and expert witness, Brian Eid, at 8:41 p.m.

At 9:39 p.m., the Windmill Estates Mobile Homeowners' legal representation,

Bruce Stanton, and expert witness Dr. Ken Baar presented findings from Dr. Baar's summary report related to the financial analysis conducted by Brian Eid of Level Advisors.

The Commissioners asked clarifying questions of the Windmill Estates Mobile Homeowners' legal representation, Bruce Stanton, and expert witness, Dr. Baar, at 10:07 p.m.

Chair Downey opened the Public Comment at 10:16 p.m. The following individuals were called to speak:

- Clara Woods
- Mark Moore
- David Rios
- Charles Beecroft
- Elana Miles
- Carrie Martinez

Hearing no further requests to speak, the Public Comment was closed at 10:33 p.m.

At 10:36 p.m. Windmill Estates Mobile Homeowners' legal representation, Bruce Stanton, and expert witness Dr. Ken Baar provided their rebuttal and clarifying comments.

At 10:38 p.m. Windmill Estates property owner's legal representation, Dan Rudderow, provided a rebuttal and clarifying comments.

MOTION:

Deny the owner's petition for a rent increase.

RESULT:	Failed
MOVER:	Commissioner Carillo
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None
ABSENT:	None

The motion failed due to lack of a second.

MOTION:

Continue the item to an uncertain date. Staff will work within a reasonable time to

bring this item back to be reviewed by the panel. The Commissioners would like to see the following:

- Obtain a formal written copy of the proposal made by the ownership group
- Request that homeowner representatives engage in more in-depth discussions to clarify key issues, including capital improvements and the handling of utility expenses,
- Retain an independent consultant to conduct a comprehensive analysis, and
- Collect all relevant receipts and verifiable documentation to substantiate the expenses incurred by the property owner.

RESULT:	Passed
MOVER:	Mueller
SECONDER:	Habib
AYES:	Commissioner Habib, Commissioner Mueller, Commissioner Lovato, Commissioner Downey, Commissioner Carillo
NAYS:	None
ABSTAIN:	None
ABSENT:	None

ADJOURNMENT

There being no further business to discuss, Chair Downey adjourned the meeting at 11:09 p.m.

MINUTES PREPARED BY:

John Lang, Housing and Economic Mobility Director