

Olympia Mobilodge Rent Increase Notice

Napa OML MHP 101, LLC

6653 Embarcadero Drive, Ste C, Stockton, CA 95219 • (209) 932-8747 • info@HarmonyCom.com

May 28, 2026

Brent Cooper, AICP
Community Development Director, as Mobile Home Rent Stabilization Administrator
City of American Canyon
4381 Broadway, Suite 201
American Canyon, CA 94503

RECEIVED

MAY 29 2026

CITY OF AMERICAN CANYON
COMMUNITY DEVELOPMENT DEPARTMENT

Re: Notice of Rent Increase — Olympia Mobilodge of Napa — Filing under AMC § 15.04.090(D)

Dear Mr. Cooper:

Pursuant to American Canyon Municipal Code §§ 15.04.070(G) and 15.04.090(B)–(E), Napa OML MHP 101, LLC, as owner of Olympia Mobilodge of Napa (the “Park”), hereby submits notice of a proposed space rent increase and the supporting documentation required by Chapter 15.04. The proposed increase exceeds the permissible CPI adjustment under § 15.04.070(A), and the above-CPI notice procedure applies.

Summary of proposed increase

Park: Olympia Mobilodge of Napa (244 American Canyon Rd, American Canyon, CA 94503).

Number of affected (non-exempt) spaces: 200. Space 105 is a park-owned rental unit and is excluded under AMC § 15.04.020.

Date of notice to residents: May 28, 2026; served by mail May 29, 2026.

Proposed effective date: September 1, 2026 (the Park’s anniversary date).

Current average space rent: \$720.69/month across the 200 non-exempt spaces.

Component A — Annual CPI (§ 15.04.070(A)): 1.5% of each resident’s current rent, applied per the City Administrator’s confirmed methodology for the 2026 cycle (BLS Series CUURA422SA0, June 2025 vs. June 2024).

Component B — Fair-return (MNOI, § 15.04.120(C)): \$278.80 per space per month, uniform across all 200 non-exempt spaces. Derived from the enclosed MNOI Fair-Return Analysis.

Component C — Rent stabilization fee allocation (§ 15.04.200(E)): \$1.00 per space per month, continuing per the City’s FY 2025/2026 Mobilehome Park Rent Stabilization Program Annual Registration Form. This is a separate-line item on residents’ monthly statements and is not part of base space rent.

Enclosures

This filing is enclosed in a single bookmarked PDF binder. This cover letter is Tab 1; the supporting documents are organized by tab as follows:

Tab 2: Resident Notice Package — the full envelope served on each affected resident, comprising:

- a. Notice of Rent Increase (template form; per-resident dollar amounts appear at Tab 3).
- b. Resident Companion Letter (supplemental letter from the Park).
- c. Supporting Documentation Package (the five summaries required by AMC § 15.04.090(C)(1)).
- d. Owner Declaration of Esther Ubaldi verifying financial information under penalty of perjury (AMC § 15.04.090(E)).
- e. Roster of all affected residents identified by space number (AMC § 15.04.090(C)(2)).

f. City Mobilehome Rent Petition Form (Revised 5.22.26).

g. City FY 2025/2026 Mobilehome Park Rent Stabilization Program Annual Registration Form (Component C supporting document).

Tab 3: Per-Resident Rent Increase Calculation Exhibit — shows Components A, B, and total dollar amount for each of the 199 occupied non-exempt spaces.

Tab 4: MNOI Fair-Return Analysis — Exhibit 1 (Fair Return Analysis) and Exhibit 2 (Net Operating Income Build), per AMC § 15.04.120(C).

Tab 5: 2010 base-year profit-and-loss statement.

Tab 6: 2024 twelve-month profit-and-loss statement.

Tab 7: 2025 twelve-month profit-and-loss statement.

Tab 8: 2025 general ledger.

Tab 9: 2025 balance sheet.

Verification. The financial information accompanying this filing is verified by separate Owner Declaration of Esther Ubaldi (Manager of MHC Manager 2, LLC, which is the Manager of Napa OML MHP 101, LLC), executed under penalty of perjury at Stockton, California, on May 28, 2026, as required by AMC § 15.04.090(E).

Please contact the undersigned at (209) 932-8747 / info@HarmonyCom.com with any questions or to schedule a meeting.

Very truly yours,



Sherrie Johnston, on behalf of Napa OML MHP 101, LLC
Authorized Representative

cc: Resident Representative (when designated); file

Napa OML MHP 101, LLC
6653 Embarcadero Drive, Ste C, Stockton, CA 95219
Phone (209) 932-8747 Email info@HarmonyCom.com

Olympia Mobilodge of Napa
NINETY (90) DAY NOTICE OF SPACE RENT INCREASE
American Canyon Municipal Code Chapter 15.04
TEMPLATE — for City filing under § 15.04.090(D)

May 28, 2026

[Resident Name] — see Roster of Affected Residents (Doc 8)

244 American Canyon Rd, Space [#]

American Canyon, CA 94503

Dear [Resident Name],

PLEASE TAKE NOTICE that effective **September 1, 2026**, or ninety (90) days after you have been served with this rent increase notice, whichever is later, your monthly space rent at Olympia Mobilodge of Napa (“Olympia”) will be increased to **[New Rent]** (your new total monthly space rent). Napa OML MHP 101, LLC, the owner of Olympia, is implementing a rent increase that combines the annual Consumer Price Index (CPI) adjustment permitted by AMC § 15.04.070(A) with an additional fair-return rent adjustment based on the Maintenance of Net Operating Income (MNOI) standard under AMC §§ 15.04.120(C), 15.04.130, 15.04.140, and 15.04.150. Because the proposed increase exceeds 100% of the annual change in CPI, the alternative dispute resolution procedures of § 15.04.100 (mandatory mediation and, if necessary, arbitration) are available with respect to this increase.

The components of the proposed increase are itemized below. Per-resident dollar amounts are computed individually from each resident’s current rent and are listed in the per-resident calculation exhibit.

Component	Basis	% of Current Rent	Dollar Amount
Current monthly space rent	—	—	[Current Rent]
A. Annual CPI increase	§ 15.04.070(A)	1.5%	[1.5% × Current Rent]
B. Fair-return (MNOI) increase	§ 15.04.120(C)	[B%]	\$278.80
Total monthly increase (A + B)		[Total %]	[A + 278.80]
New monthly space rent	—	—	[New Rent]

Supporting documentation. Documentation supporting the level of increase — summary of operating-expense increases, affirmative statements regarding capital improvements and debt service, the preceding 24 months of net operating income, the MNOI fair-return analysis, and CPI calculation — is enclosed and is on file with the Administrator for inspection during normal business hours.

Other affected residents. This rent increase affects all 200 non-exempt mobilehome spaces at Olympia. A roster identifying each affected resident by space number is enclosed.

Administrator. You are encouraged to contact the Administrator for an explanation of the provisions of Chapter 15.04: City Manager, City of American Canyon, 4381 Broadway St., Suite 201, American Canyon, CA 94503, (707) 647-4360.

Petition for mediation. The petition form provided by the Administrator to initiate mandatory mediation is enclosed.

Rent stabilization fee allocation. Per American Canyon Municipal Code Section 15.04.200(E), Allocation of Fee, the Park bills each resident a \$1.00 per month per space rent stabilization fee. (200 spaces × \$24.00 × 50% allowed to pass through to residents = \$2,400 divided by 200 spaces divided by 12 months = \$1.00 per month per space.) This charge is billed on your monthly statement as a separate line item and is not a part of, or an increase in, your base space rent. The City of American Canyon Mobilehome Park Rent Stabilization Program Annual Registration Form, Fiscal Year 2025/2026, is enclosed.

PLEASE TAKE FURTHER NOTICE: MANDATORY MEDIATION AND, IF NECESSARY, ARBITRATION OF THE PROPOSED INCREASE ARE AVAILABLE AS ALTERNATIVE DISPUTE RESOLUTION REMEDIES IN THIS MATTER BY OPERATION OF LAW.

Napa OML MHP 101, LLC

A handwritten signature in blue ink, consisting of several overlapping loops and lines, positioned above the name Sherrie Johnston.

By:

Sherrie Johnston, Authorized Representative

Olympia Mobilodge of Napa

244 American Canyon Rd • American Canyon, CA 94503

May 28, 2026

Dear Olympia Mobilodge of Napa Resident,

You have just received a formal 90-Day Notice of Space Rent Increase required by the American Canyon Mobilehome Park Rent Stabilization Ordinance. This letter explains, in plain language, what the Notice says and what comes next. We know that opening a notice like this can be unsettling, and we want to speak with you directly — not just in the language of the ordinance — about what it means and what comes next.

What the notice says, and why. Like every mobilehome park, Olympia Mobilodge of Napa is required to keep up with the rising real costs of operating the community — insurance, property taxes, water and sewer, maintenance, ground lease obligations, and many other expenses that have grown significantly since the ordinance's 2010 base year. Under the City's Maintenance of Net Operating Income ("MNOI") formula, the park has documented a fair-return entitlement of approximately \$278.80 per space per month.

What we want you to know. We understand that an increase of that size would be a real burden on many of our neighbors here. Olympia Mobilodge of Napa is your community and your home, and we want it to stay that way. While the law entitles the park to seek the full amount, we are committed to working toward an increase that gives the park the room it needs to keep operating responsibly and is reasonable for the residents who live here. We expect that the actual increase implemented will be significantly less than the \$278.80 formally noticed.

Resident meeting — please join us by videoconference

We are holding a virtual resident meeting to talk this through together, hear from you, and answer your questions. Because of scheduling constraints with our on-site availability, the meeting will be held by videoconference (with a phone-in option for those without internet access). To keep the conversation productive, we are inviting up to five (5) residents to participate on behalf of the community.

- **Date:** June 14, 2026
- **Time:** 2:00 p.m.
- **Format:** Videoconference — link and call-in details will be sent to participating residents in advance.

How to participate. If you would like to be one of the five residents at the videoconference, please contact the office at (209) 932-8747 / info@harmonycom.com by 6/10/2026 with your name and preferred contact method. If more than five residents respond, we will work with the group to identify five who can speak to the range of concerns in the community.

At the meeting we will:

- Walk through, in plain language, why the law requires the notice you received.
- Share the reduced rent increase the park is prepared to implement, and explain how we arrived at it.
- Describe the financial-hardship assistance available to qualifying residents.
- Answer your questions, listen to your concerns, and take notes so we can follow-up individually.

If you are unable to attend or are not one of the five participating residents, please send any questions or concerns to the office at (209) 932-8747 / info@harmonycom.com and we will respond individually.



Nick Ubaldi, on behalf of Napa OML MHP 101, LLC

Authorized Representative

Olympia Mobilodge of Napa (the "Park")
Supporting Documentation for 90-Day Notice of Space Rent Increase
Furnished pursuant to AMC § 15.04.090(C)(1)

1. Summary of unavoidable increases in maintenance and operating expenses

The table below summarizes the principal operating-expense categories for the Park, comparing the 2010 base year to the 2025 comparison year. All figures are stated on the operating-expense basis used in the Maintenance of Net Operating Income (MNOI) Fair-Return Analysis. Underlying P&L statements are on file with the Administrator.

Expense category	2010 (Base)	2025 (Comp.)	Δ (\$)
Property taxes	\$24,049	\$124,097	\$100,048
Property & liability insurance	\$13,314	\$112,646	\$99,332
Repairs & maintenance (net)	\$22,520	\$27,352	\$4,832
Management fees	\$0	\$99,465	\$99,465
Wages, payroll taxes, WC ins.	\$47,656	\$90,976	\$43,320
Ground rent (land lease)	\$120,927	\$711,886	\$590,959
Accounting, legal, outside svc	\$42,634	\$22,242	-\$20,392
Other operating (postage, supplies, telephone, etc.)	\$33,409	\$15,571	-\$17,838
Total operating expenses (NOI basis)	\$295,610	\$1,276,079	\$980,469

Key drivers of the 2010-to-2025 change include: a roughly five-fold increase in property taxes; an approximately eight-fold increase in property and liability insurance premiums; addition of third-party professional management (with no comparable line item in 2010); and ground rent paid to underlying landowners growing from \$120,927 in 2010 to \$711,886 in 2025, an increase of approximately six-fold. These increases substantially exceed cumulative CPI growth for the SF-Oakland-Hayward area over the same period (approximately 62%).

2. Statement regarding substantial rehabilitation and capital improvements

No capital-improvement or substantial-rehabilitation costs are being charged through to residents in connection with this rent adjustment. No cost, amortization, or per-space allocation under AMC §§ 15.04.020 (definition of "Capital improvements" / "Substantial rehabilitation") or 15.04.120(D) is being claimed against residents in this filing.

3. Statement regarding debt service and any sale or refinancing transaction

No increase in debt service cost is being charged through to residents in connection with this rent adjustment. Mortgage interest is excluded from net operating income under AMC § 15.04.150(B)(1) and has not been included in the MNOI fair-return calculation. No sale of the Park has occurred giving rise to increased debt service costs to be passed through. No refinancing transaction has occurred that meets the criteria of AMC § 15.04.150(A)(11) (refinancing mandated by a financing transaction entered into prior to July 1, 2010, or increased interest under a pre-July-1-2010 variable-rate loan).

4. Summary of net operating income — preceding 24 months

The following summarizes the Park's net operating income for the two most recent fiscal years on a book basis. All amounts are rounded to the nearest dollar; underlying P&Ls are on file with the Administrator.

Line	2024 (12 mo.)	2025 (12 mo.)
Total income (book)	\$2,309,489	\$2,377,171
Operating expenses (book)	(\$1,877,083)	(\$2,066,977)
Net operating income (book)	\$432,406	\$310,194
Year-over-year change		(\$122,212) / -28%

The 2025 NOI shown above (\$310,194) is the book figure required under § 15.04.090(C)(1)(iv). For Maintenance of Net Operating Income (MNOI) fair-return purposes, 2025 NOI is calculated as \$444,367 after the methodology adjustments required by AMC §§ 15.04.130–150 (principally the conversion of cash-paid ground rent to recurring contract rate, plus depreciation and non-recurring item adjustments). The full reconciliation is on file with the Administrator and available for inspection during normal business hours.

5. Other relevant information supporting the level of increase desired

The full Maintenance of Net Operating Income (MNOI) Fair-Return Analysis — including the base-year and comparison-year build, the 75% CPI indexing computation per AMC § 15.04.120(C)(1), the application to all 200 non-exempt mobilehome spaces, and the resulting per-space monthly increase of \$278.80 — is on file with the Administrator and available for inspection during normal business hours. The CPI figure applied to Component A (1.5%) is the City Administrator-confirmed value for the 2026 anniversary cycle (BLS Series CUURA422SA0, June 2025 vs. June 2024).

Verification

The financial information in this Supporting Documentation is verified by separate Owner Declaration of Esther Ubaldi, Manager of MHC Manager 2, LLC (Manager of Napa OML MHP 101, LLC), executed under penalty of perjury pursuant to AMC § 15.04.090(E) and provided as a separate enclosure.

Napa OML MHP 101, LLC

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DECLARATION OF OWNER UNDER PENALTY OF PERJURY

Verification of Financial Information Pursuant to AMC § 15.04.090(E)

Re: Olympia Mobilodge of Napa — 90-Day Notice of Space Rent Increase, effective September 1, 2026

I, Esther Ubaldi, declare as follows:

1. I am the Manager of MHC Manager 2, LLC, a California limited liability company. MHC Manager 2, LLC is the Manager of Napa OML MHP 101, LLC, a California limited liability company, which is the owner of Olympia Mobilodge of Napa, a mobilehome park located at 244 American Canyon Rd, American Canyon, CA 94503 (the "Park"). I am authorized to make this Declaration on behalf of Napa OML MHP 101, LLC by virtue of my position as Manager of MHC Manager 2, LLC.

2. This Declaration is given to verify the financial information accompanying the 90-Day Notice of Space Rent Increase served upon residents of the Park and concurrently filed with the City Manager of the City of American Canyon (the "Administrator"), as required by American Canyon Municipal Code § 15.04.090(E).

3. The financial information accompanying the Notice consists of (i) the Supporting Documentation Package furnished pursuant to AMC § 15.04.090(C)(1); (ii) the Maintenance of Net Operating Income (MNOI) Fair-Return Analysis (Olympia MNOI Analysis v5); (iii) the 2010 base-year profit-and-loss statement, the 2024 and 2025 twelve-month profit-and-loss statements, the 2025 general ledger, and the 2025 balance sheet of the Park; and (iv) the Consumer Price Index calculation worksheet derived from BLS Series CUURA422SA0 (San Francisco-Oakland-Hayward).

4. I have reviewed the foregoing financial information, and based on my personal knowledge and the books and records of the Park and of Napa OML MHP 101, LLC, I declare that such financial information is true and correct to the best of my knowledge.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed at Stockton, California, on May 28, 2026.



Esther Ubaldi

Manager, MHC Manager 2, LLC

Manager of Napa OML MHP 101, LLC, owner of Olympia Mobilodge of Napa

City of American Canyon

Mobilehome Rent Petition Form - For Rent Increases that are NOT the standard CPI increase (ACMC 15.04.070(A)) *(Per ACMC Section 15.04.090(C))*

1. Park Information

Park Name:

Park Address:

Date Notice Received:

2. Rent Increase (Park Owner Proposal)

Effective Date:

Increase (\$):

Increase (%):

3. Petitioners' Proposed Rent Adjustment (Optional)

Proposed Increase (\$):

Proposed Increase (%):

Explanation / Basis (attach additional pages if needed):

4. Resident Signatures (Requires Signatures of 51% of Affected Spaces – Add Additional Petition Sheets as Necessary)

Space #	Name	Signature	Date
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5. Contact Representative (Optional)

Name:

Phone:

Park Management: Submit to City of American Canyon Ordinance Administrator