



**HOUSING AUTHORITY OF THE  
CITY OF LIVERMORE**  
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April 30, 2024

On January 1, 2020, Assembly Bill No. 1482 (Bill), also known as the Tenant Protection Act of 2019, went into effect and imposed caps on contract rent increases for properties within the State of California.

On June 29, 2023, all Public Housing Authorities (PHAs) within the State of California were informed by Attorney General Rob Bonta that while PBV units are exempt, HCV units that are not subject to a regulatory agreement with a government agency are not exempted from this Bill since HCV units are not restricted as affordable units (link to the Attorney General's website: <https://oag.ca.gov/home>). Prior to this, Housing Authorities did not enforce these rent restrictions per a February 11, 2020 position statement by the Legislative Counsel Bureau.

Further, on February 9, 2024, the Livermore Housing Authority along with other Housing Authorities in California received a letter from HUD Principal Deputy Assistant Secretary Monocchio in which HUD agreed with the Attorney General that HCV units that are not subject to a regulatory agreement with a government agency are not automatically excluded from the Bill due to the nature of the HCV program. The letter from HUD advises PHAs to implement this Bill and alert HCV owners when a rent increase is received that violates the Bill's requirements.

Therefore, the Livermore Housing Authority is required to reject contract rent increases for private market landlords that exceed the current maximum under AB1482. The current maximum is 9.2% for the City of Livermore and will be adjusted as required per the Bill.

If you have any questions about your specific housing units or how the Livermore Housing Authority is proceeding with rent increases, you may contact the Housing Specialist assigned to your tenant by last name.

A-L: Scott Nesbit [snesbit@livermoreha.org](mailto:snesbit@livermoreha.org)

M-Z: Valentina Byrum [vbyrum@livermoreha.org](mailto:vbyrum@livermoreha.org)

If you have any questions regarding the application of Assembly Bill No. 1482 itself, please contact the Attorney General's Office (link to the Attorney General's contact information found on their website: <https://oag.ca.gov/contact>).

We appreciate your cooperation and continued participation in the Housing Choice Voucher program.

Sincerely,

Sarah Ramler

Executive Director