



Section 8 Owner Newsletter

FEBRUARY 2013

Housing Authority of the City of Los Angeles

www.hacla.org

Remove Bulky Items

The Department of Public Works Bureau of Sanitation provides for the removal of bulky items for its residents and owners of apartment complexes comprised of five or more units through its Bulky Item Collection Program. If you have any bulky item(s) that you need to dispose of, all you need to do is make an appointment to have your bulky item(s) picked up.

To make an appointment send an email to SAN.CallCenter@LACity.org or call 3-1-1 hotline number or 800-773-2489, Monday through Friday, between 7:30 a.m. and 4:45 p.m. When making an appointment have a ready list of items to be collected.

Items that are collected include:

Household furniture/Bulky Items: Wood cabinets, dressers, carpets, mattresses, toilets

Appliances: Washer/dryer, water heaters, bike parts, iron tubs, stoves

E-waste: Television sets, stereos, computers, cell phones, microwaves

Call before you put out the items on the curb. Items can be set out no earlier than 6:00 p.m. the evening before the collection day, and no later than 6:00 a.m. on the day of the appointment.

Items that will not be collected include: Automotive parts, used tires, construction debris, commercial appliances and/or furnishings, cardboard, yard trimmings and household hazardous waste such as paint, lawn/garden care, beauty products, medicine, fluorescent lights, construction debris, etc. For information on how to dispose of these items, call 3-1-1 hotline number or go to www.lacity.org/SAN/index.htm

There is no up-front fee for this service. This service is funded via a nominal fee included on your Los Angeles Department of Water and Power (LADWP) bill.

Note: Certain large apartment complexes may qualify for an exemption of the fees.

It is illegal to abandon bulky items on the sidewalk or street. The fine for illegal dumping is \$1,000.

HACLA does not endorse this service

Form 1099

The IRS Form 1099 for 2012 was mailed at the end of January to the registered Housing Assistance Payment (HAP) payee. If you are the registered HAP payee and have not received the form please go to our website at: <http://www.hacla.org/owner-info/> and download the "Form 1099 Request," include any questions you may have, and report any discrepancies if applicable, and mail the form to the address provided.

If you have received Form 1099 for the year 2012, but did not receive HAP for that year please state that no HAP was received for 2012 in the area provided on the Form 1099 Request.

**The Housing Authority will be closed on:
February 12th in observance of Lincoln's Birthday
February 18th in observance of Washington's Birthday**

The Owner Newsletter is available online at: <http://www.hacla.org/ownrnwsltr/>

Carbon Monoxide Poisoning Prevention Requirements

The Carbon Monoxide (CO) Poisoning Prevention Act of 2010 requires owners to install carbon monoxide (CO) devices in homes that have fuel heaters or appliances, fireplace, or attached garages in compliance with the following dates:

- On or before July 1, 2011, for single-family dwellings; and
- On or before January 1, 2013, for all other dwelling units

The installed devices must be certified by the Office of the State Fire Marshal (SFM). To obtain a list of certified alarms and detectors visit the California Department of Forestry and Fire Protection website at: <http://osfm.fire.ca.gov/>

Termination of Assistance Due to “No Entry” Inspection Results

The S8 Family Obligations form signed by all household members of the participant family 18 years or older states that the family must allow the Housing Authority to inspect the unit at reasonable times after reasonable notice. If the Housing Authority Inspector is not able to enter the unit two times to complete the inspection, the family will receive a notice of termination due to non-compliance with program regulations.

Section 8 Owner Orientation Seminars

These seminars are designed to explain how the Section 8 Program works from the landlord’s perspective. The next seminars are scheduled as follows:

Thursday, February 21, 2013

Saturday, February 23, 2013

Sessions are scheduled from 10am-12:30pm. The dates are also posted on our website at www.hacla.org. You must reserve a seat to attend one of the seminars by registering online at <http://www.hacla.org> (Click on “Calendar of Events” and select the date you’d like to attend) or by calling (213) 252-4249. When calling please leave a contact phone number.

The schedule is subject to change. Persons with a hearing impairment should call the TDD Line at (213) 252-1639.

Property Listings

Property listing service is available online at www.hacla.org under Section 8, Property Listings. You can also register by phone at 1-866-466-7328.

Owners Portal

Enjoy the many benefits of the Owners Portal. Contact Owners Portal to obtain your login credentials.

E-mail Address: Owners.Portal@hacla.org

Website Address: <https://owners.hacla.org>

If you suspect anyone of committing fraud, you can call, (800) 461-9330, or file a report online at: www.mysafeworkplace.com. Your name will remain anonymous.

Enroll for Direct Deposit. The Enrollment form can be downloaded online at: www.hacla.org

Owners are no longer able to pre-register to become a Section 8 owner. The pilot project has been discontinued.

Rent Change Requests can be submitted online at www.hacla.org Click on the Section 8 Housing link, and then on the Owner Information link.

Keep your units lead free. The City of Los Angeles provides free lead hazard remediation. Call: (213) 808-8935 or (213) 808-8678 for more information.