



Section 8 Landlord Newsletter

FEBRUARY 2019

Owner and Payee Documentation

The Housing Authority requires certain documentation to insure that owners and payees have a legal right to housing assistance payments and that correct information is provided to the Internal Revenue Service. Documentation is maintained on all owners and payees participating in assisted housing programs.

The Housing Authority verifies property ownership by researching property vesting information contained in public records prior to authorizing any Housing Assistance Payment (HAP) contract and requires the following documentation:

Corporation: A copy of the filed Certified Statement of Corporation (S-0 200) or a copy of the Corporate Resolution, with all the officers listed (only the title page, the page identifying officers, and the signature page are required).

Limited Partnership (LP): A copy of the filed Certified Statement of Limited Partnership (LP-1), which must be signed and dated by a verified general partner.

Limited Liability Company (LLC): A copy of the filed Statement of Information of Liability Company (LLC-12) that names the LLC manager(s) or a copy of the Operating Agreement.

Lead Hazard Remediation Program

The Lead Hazard Remediation Program (LHRP) available at the Housing Community and Investment Department of Los Angeles (HCIDLA) provides grants to landlords to make their properties lead-safe and to eliminate health and safety hazards.

If you would like to apply for this program you can complete an application available online at: <https://hcidla.lacity.org/home-safe-lead-paint>.

If you would like to speak to HCIDLA about this program you can call at (213) 808-8935 or the toll-free hotline at: (866) 557-RENT (7368).

Form 1099

You can access the IRS Form 1099 for 2018 after logging into your Owners Portal account and clicking on "My 1099s." Select the appropriate "Payment Year," click on Expand Group arrow, click on the green down arrow button. Check mark the consent box and click on "Download." Click on "Open" to view your 1099 statement as PDF. Adobe Reader is required to view the statements.

If you do not have an active username and password you may register by going to <https://owners.hacla.org/View/Security/Login.aspx> and by clicking on "Create an Account" link.

The Housing Authority will be closed to the public on:
Thursday, February 7th from 11am to 4pm due to an Agency Wide Meeting

The Housing Authority will be closed on:
Monday, February 18th In Observance of Presidents' Day

Rent Stabilization Ordinance (RSO) Workshops

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO). The February workshops will cover: "RSO Basics and Updates for Landlords." Below is the schedule of the upcoming workshops. To RSVP, call the Housing + Community Investment Department (HCID) at (213) 928-9075. You must reserve in advance. Reservations must be received one day prior to the session.

Location	Date(s)	Time
690 Knox St. Suite 125 Los Angeles, CA 90502	Tuesday, February 12, 2019	10:00am
3550 Wilshire Blvd. 15th Flr. Los Angeles, CA 90010	Wednesday, February 13, 2019	10:00am
2130 East 1st Street., Ste. 2600 Los Angeles, CA 90033	Thursday, February 14, 2019	10:00am (Spanish)
1200 W. 7th St., Rm. 100 Los Angeles, CA 90017	Wednesday, February 20, 2019	6:30pm
6400 Laurel Canyon Blvd., Ste 610 North Hollywood, CA 91606	Thursday, February 21, 2019	10:30am
1645 Corinth Ave., Ste. 104 Los Angeles, CA 90025	Wednesday, February 27, 2019	10:30am
1200 W. 7th St., Rm. 100 Los Angeles, CA 90017	Thursday, February 28, 2019	6:30pm (Spanish)

HACLA does not endorse this service

2019 Landlord Seminars

The Landlord Seminars are designed to explain how the Section 8 Program works from the landlord's perspective. The schedule of the 2019 seminars is listed below (please note this year's schedule includes Saturday sessions).

Dates	Time	Location
Thursday, February 7th	10am	South Office: 19600 Hamilton Ave. Torrance, CA 90502
Saturday, March 16th	9am	2600 Wilshire Blvd. Board Room Los Angeles, CA 90057
Wednesday, April 10th	10am	Valley Office: 6946 Van Nuys Blvd. Ste 100 Van Nuys, CA 91405

The dates of the Landlord Orientation are also posted on our website at:

<http://www.hacla.org/ownerorientation>

You must reserve a seat to attend one of the seminars by calling (213) 252-4249. When calling, please leave a contact phone number. The schedule is subject to change.

You must report address and telephone number changes even if you are receiving your Housing Assistance Payments (HAP) via direct deposit by calling (213) 252-8708

Comply with Fair Housing Laws. Owners can visit the Office of Fair Housing and Equal Opportunity (FHEO) website at the U.S. Department of Housing and Urban Development (HUD): www.hud.gov

Property listing service is available online at:

<http://www.hacla.org/propertylistings>. Basic property listing service is free of charge. Monitor your listings and remove any outdated listings that are unavailable. Login regularly to update or list new vacancies.

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