



HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

SECTION 8 TENANT NEWSLETTER

January 2013

Section 8 Service Delivery

Service Delivery Offices provide a full range of services to participants and owners and perform all required Section 8 program functions including:

- 1) processing annual, interim and special reexaminations
- 2) processing rent requests
- 3) processing requests to move
- 4) processing vacates
- 5) processing abatements for failure to comply with Housing Quality Standards (HQS)
- 6) processing terminations for owner and/or tenant non-compliance with program requirements.
- 7) conducting investigations of owner/tenant program fraud and HUD OIG Hotline complaints.
- 8) preparing informal hearing files and presenting the case during the informal hearing
- 9) maintaining the integrity of the tenant files and the data base for all program participants
- 10) providing customer service for Section 8 owners and program participants.

If you have any questions related to Service Delivery functions please contact your Advisor. The Section 8 (S8) Advisor is your contact to address your questions.

The S8 Advisor's contact information can be located on letters mailed to you by the Housing Authority. If you are unable to locate the S8 Advisor's contact information, please call the Housing Authority at (213) 252-2500.

U.S. Treasury Requiring Electronic Federal Benefit Payments

The Treasury Department is phasing out paper check payments and requiring federal benefit recipients to get their money electronically. Recipients of benefits can choose to receive payments by direct deposit to a bank or credit union account or to a Direct Express Debit MasterCard card account. If federal benefit recipients do not choose an electronic payment option by March 1, 2013, payments will be issued via a Direct Express card.

If you apply for Social Security or Supplemental Security Income benefits, you must receive your payments electronically. If you did not sign up for electronic payments when you applied for benefits, you must switch to electronic payments by March 1, 2013. If you don't, the U.S. Department of the Treasury may send your benefits via the Direct Express® card program to avoid an interruption in payment.

If you are already receiving benefits, you can obtain a password and start or change Direct Deposit online. You may obtain a password online at www.ssa.gov/deposit, and select "obtain password" and "start or change direct deposit online." You can also sign up at your bank, credit union or savings and loan. Or call Social Security at 1-800-772-1213 (TTY 1-800-325-0778).

Source: Social Security Administration

Property Listings

Property listings are available online at www.hacla.org Simply click on the "Property Listings" link provided on the right-hand side of the main page. You can also call the toll free phone number at 1-866-466-7328 to receive printed listings.

The Housing Authority will be closed on:

Monday, January 21st, in observance of Martin Luther King Day

Section 8 Investigations Unit (SIU)

The Section 8 Investigations Unit (SIU) is an investigative entity charged with promoting integrity, efficiency and effectiveness of the HACLA's programs and operations. This includes preventing, detecting and prosecuting waste, fraud and abuse. With the assistance of anonymous tips and fraud referrals, SIU aims to effectively fulfill its mission.

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.

Ombudspersons

The Ombudspersons work to resolve owner and tenant problems and disputes. They also make presentations to tenant and owner groups, and may assist with requests for Reasonable Accommodations. Their contact information is as follows:

Ombudsperson	Office	Telephone Number
Christine McKinney	S8 Administration	(213) 252-5420
Lorrain Betts	Service Delivery	(213) 252-2668
Yolanda Marlowe	Service Delivery	(213) 252-2596
Serina Cannon	S8 Applications and Special Programs	(213) 252-1613

Landlord May Dispose Abandoned Personal Property Less Than \$700

Starting on January 1, 2013, the total resale value of personal property left behind by a tenant after termination of a tenancy that the landlord must sell at a public auction (rather than dispose of or retain for his or her own use), has been increased from \$300 to \$700, if certain procedures are followed. This law, however, also prohibits a landlord from assessing any storage costs if the tenant reclaims personal property within 2 days of vacating the premises. The statutory notices of Right to Reclaim Abandoned Property have been revised to reflect these changes.

Furthermore, a landlord's notices of termination of tenancy and pre-move out inspection must contain specified language that former tenants may reclaim abandoned personal property left on the premises, subject to certain conditions.

Source: California State Assembly Bill 2303

Section 8 Advisory Meeting

Section 8 Advisory Meetings are an opportunity for participants in the Section 8 program to provide the Housing Authority (HACLA) with input on Section 8 policies, procedures, and practices, as well as to learn about changes and challenges to the Section 8 program. The next meeting is scheduled as follows:

Thursday, January 17th, at 3:00pm

The meeting will be held in the Housing Authority board room at 2600 Wilshire Blvd. Los Angeles, CA 90057.

If you would like to attend, you may register online at www.hacla.org, click on "Calendar of Events" or e-mail TenantsS8@hacla.org

You can find the Tenant Newsletter online at: http://www.hacla.org/tnt_news_1/