

February
2009



HOUSING AUTHORITY OF THE CITY OF LOS ANGELES
Section 8 Owner News
WWW.HACLA.ORG

It's 1099 Time Again!

The IRS 1099 forms for 2008 were mailed at the end of January. Any owner who has a question about the 1099 may use the form provided on page 2 of this newsletter to receive additional information or to correct 1099 errors. *The form can also be downloaded from our website at www.hacla.org.*

For your ease and convenience, and to receive faster assistance, please mail the “**1099 Form Request**” to the address indicated on the form. Include any questions you may have, and report all errors. If you received a 1099 for the year 2008, but did not receive Housing Assistance Payments (HAP) for that year, state that no Housing Assistance Payments were received in 2008 in the area provided on the form.

Owners requesting a Payee Address Change and/or Payee Name Change must complete a *modification form*. *To request a modification form, please send an email to owner.services@hacla.org. You may also telephone your request to (213) 252-1254 or visit the Owner Services unit at 2600 Wilshire Blvd., first floor. Unfortunately, we cannot process any changes by telephone.*



Returned Mail Handling

Housing Assistance Payment (HAP) checks, Direct Deposit and 1099 Statements sent to an incorrect address will be returned to the Housing Authority. The Post Office is unable to forward Housing Authority mail. *To request a modification form to file an address change, please send an email to owner.services@hacla.org or call (213) 252-1254. You may also visit Owner Services at 2600 Wilshire Blvd., first floor to complete the form in person.*

NOTE: If you are changing your address to a P. O. Box, please include your current physical address. All mail will be addressed to the P. O. Box as requested however, HACLA must have a physical address on file for all owners.



IMPORTANT NOTICE TO OWNERS ABOUT PROPERTY FORECLOSURES

The Los Angeles City Council passed the Foreclosure Eviction Ordinance on December 17, 2008. The Ordinance provides that banks or lenders who foreclose on or after December 17, 2008 on single family homes or new multi-family properties, (those with a Certificate of Occupancy after October 1, 1978), cannot evict a tenant merely because of the property foreclosure.

To read the official City of Los Angeles memo explaining the City Ordinance visit www.lacity.org., enter keyword “LAHD” and select “Foreclosure Eviction Moratorium.” *Note: The Rent Stabilization Ordinance 12 reasons for eviction still apply. The 12 reasons can be found in the City of Los Angeles’ Rent Stabilization Ordinance (RSO) “Landlord Tenant Handbook” at www.lacity.org keyword “lahd”. Click on “Rent Stabilization” and select “Landlord Tenant Handbook.” The Housing Authority is committed to doing its part to prevent the displacement of tenants assisted by our agency due to property foreclosure.*



February Holidays

All Housing Authority offices will be closed in February for the following holidays:

Lincoln’s birthday (observed)
Friday February 13, 2009

Washington’s Birthday (observed)
Monday February 16, 2009

**Complimentary
Owner Orientation Seminar**
**For reservations please call:
(213) 252-1253**

**Hearing impaired call:
TDD# (213) 252-1639**



If you received an IRS 1099 form from the Housing Authority of the City of Los Angeles and have questions or believe there is an error, complete this form and mail it back to us at the address provided below. If you did not receive a 1099 and would like to request one, please use this form.

Please do not return the completed form via fax unless otherwise instructed. A Section 8 staff person will contact you to provide the assistance you have requested, after receipt of your form.



1099 FORM REQUEST

Name: _____

Address: _____

Daytime ph. number: _____ Alternate ph. number: _____

Client (Entity ID)#: _____ Tax ID #: _____

Use this section to briefly state your question(s), describe any errors or state your request:

Signature of Owner(s) _____

Please attach a legible copy of your Driver License or current picture ID with signature.

MAIL TO:

**Housing Authority of the City of Los Angeles
Finance Department/Section 8 Payables
2600 Wilshire Blvd., Suite 5200
Los Angeles, CA 90057**