

March
2009



HOUSING AUTHORITY OF THE CITY OF LOS ANGELES
WWW.HACLA.ORG

Section 8 Owner News

Wells Fargo Bank to Issue Monthly Payments

The Housing Authority of the City of Los Angeles has contracted with Wells Fargo Bank to begin issuing the monthly Housing Assistance Payment (HAP) checks and Direct Deposit to all Section 8 owners effective February 2009.

Check Appearance

The new check is blue-green in color and bears the name "Wells Fargo Bank" on the face of the check; the check stub is white. Nothing will change regarding the way in which each owner has chosen to receive payment. In other words, if you have Direct Deposit, that arrangement will continue without the Housing Authority requiring additional information from you. If you receive a physical check, that will continue each month without interruption.

All Direct Deposit statements and physical checks will be mailed to the address we currently have on file. Please notify the Owner Services Unit IMMEDIATELY if you have an address or ownership change. To contact Owner Services, send an email message to Owner.Services@hacla.org, or call (213) 252-1254 and request a modification form. You may also visit Owner Services at 2600 Wilshire Blvd., first floor to complete the form in person.

Check Detail

The check stub will contain the following information:

- Tenant name
- Unit Address
- Payment Amount
- Adjustment Reason (if applicable)
- Adjustment period (if applicable)

Direct Deposit

We invite you to enroll in our Direct Deposit program if you are not a current participant. The Housing Assistance Payment (HAP) will be deposited into the account you designate at 12:01 A.M. on the first of each month. You no longer have to rely on mail delivery to receive a physical check. The Housing Authority will mail a Direct Deposit Statement to you or your designee for each deposit that is made.

To apply for Direct Deposit you may download an application from our website at www.hacla.org, or call (213) 252-6189 and request an application. When requesting an application by telephone, please be sure to provide a current mailing address and allow 7-10 business days to receive the application in the mail.



Important 1099 Reminder

In the February 2009 newsletter, the Housing Authority provided information to owners who need to request either a corrected or duplicate IRS 1099 statement. In an effort to remain sensitive to your tax-filing needs, here is a friendly reminder about the process put in place to assist you. The newsletter is also on our website.

- To request information or to report errors, please **mail** the “1099 Request Form” on Page 2 of the newsletter to the address provided on the form. You may also download the form on our website.
- Request a modification form to report all payee address or name changes from the Owner Services Unit by calling (213) 252-1254, via email at owner.services@hacla.org or in person at 2600 Wilshire Blvd., 1st floor. Due to staffing constraints, we are unable to confirm receipt of your request.
- Please notify us immediately if you received a 1099 and DID NOT receive any payments from the Housing Authority for 2008.



HACLA Redesigns Website

The Housing Authority is constantly working to improve communications with our partners. We have added a special section on our website to make it convenient for owners to get up-to-date information without searching through the entire website. Visit the website at www.hacla.org. Click on the “Section 8” button and select “Owner Information.”



Section 8 Owner Orientation

Each month the Housing Authority offers three complimentary Owner Orientation seminars. These sessions are designed to explain how the Section 8 Program works from the property owner’s perspective. All sessions include an overview of the leasing, contracting and inspection processes.

The dates are posted on our website at www.hacla.org. You must reserve a seat to attend one of the March 2009 sessions by calling (213) 252-1253. **NOTE: This line is set up to take messages only.** You will not receive a return call. **Please leave a contact number since the schedule is subject to change without advance notice.**

Persons with a hearing impairment who require a translator should call the TDD line at (213) 252-1639.



List Your Vacancies with Section 8



- Listing service is available **at no charge**
- Hundreds of renters checking listings every month
- Clients checking listings have current vouchers
- The listings are maintained on our website at www.hacla.org and are updated weekly

We offer three convenient ways to list your property vacancies with Section 8:

Fax:
(213) 252-4231

Telephone:
(213) 252-4227

Mail:
HACLA
2600 Wilshire Blvd.
Owner Services, 1st Fl.
Los Angeles, CA 90057

Persons with hearing impairment call
(213) 252-1639

Need a Listing form?
Visit www.hacla.org to download a form



Helpful Hints for Listings:

If you fax your listing, please print legibly to minimize data entry errors. Please notify when the unit is rented.

When calling in a listing, avoid background noises and other “non-conversational sounds” that can interfere with the conveyance of information.

The Fair Housing act prohibits housing discrimination on the basis of race, color, religion, sex, disability, familial status and national origin. When completing the listing form, please do not specify a preference for a particular type of tenant. For more on fair housing go to www.hud.gov. Use keyword “fair housing”.