



Section 8 Owner Newsletter

FEBRUARY 2011

Housing Authority of the City of Los Angeles

www.hacla.org

Direct Deposit

Many Housing Authorities nationwide have mandated enrollment of vendors/owners in direct deposit, including the Housing Authority of the County of Los Angeles. For several years the Housing Authority of the City of Los Angeles (HACLA) has offered the benefits of enrolling in direct deposit. On January 1, 2011 HACLA began requiring new owners contracting with the HACLA for Section 8 rental assistance, or owners with a change in ownership to enroll in direct deposit by completing and submitting the direct deposit enrollment form.

Housing Assistance Payment (HAP) checks are postmarked on the **first business day of the month**. However, if you are a landlord enrolled in direct deposit you will receive payment safely and securely earlier than those receiving a paper check. Sign up now to enjoy the benefits of direct deposit! You can download the application for direct deposit online at: www.hacla.org, click on "Owner Direct Deposit Enrollment Form."

Form 1099

The IRS Form 1099 for 2010 was mailed at the end of January. If you 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. If you received Form 1099 for the year 2010, but did not receive Housing Assistance Payments (HAP) for that year please state that no HAP was received for 2010 in the area provided on the Form 1099 Request.

Report Ownership Changes and/or Payee Changes

If you are a new owner of a property rented by a Section 8 tenant please go to <http://www.hacla.org/owner-info/> and click on the "Report Ownership Change." Complete and submit the form according to the instructions provided. The HAP to the previous owner will be placed on hold when we receive the completed form.

If you would like to request a payee change, please go to <http://www.hacla.org/owner-info/> and click on the "Report Payee Change" download and complete the Modification of Housing Assistance Payment Contract, and submit the form according to the instructions provided.

Invalid TIN or EIN

In order to comply with the IRS requirements, in January the Housing Authority mailed letters to owners with invalid Taxpayer Identification Number (TIN) or Employer Identification Number (EIN). If you receive the letter, complete and return the W-9 included with the letter. Effective April 1st, the Housing Authority will place a hold on the account of owners with invalid TIN or EIN, which will prevent owners from receiving HAP checks or direct deposits on behalf of Section 8 tenants. In order to prevent any lapse in payment, the Housing Authority must receive a valid TIN or EIN on or before March 1st, 2011. W-9s must be completed by the individual with the assigned TIN or by the business with the assigned EIN.

The Housing Authority will be closed on:
February 11th in celebration of Lincoln's Birthday
February 21st in celebration of Washington's Birthday

Rent Stabilization Update

The Los Angeles Housing Department (LAHD) has released updates on Rent Stabilization. Landlords can now view billing statements online, make payments, and print a 2011 registration certificate, apply for exemptions, and register to receive online e-mail notifications.

Landlords may also download the following forms from the LAHD website: Request for Penalty Fee Waiver, New Ownership Registration/Exemption Application, and Refund Requests. The new payments portal link is: <http://lahd.lacity.org/lahdinternet/>

The interest rate for tenant security deposits in 2011 is .29%. Alternatively, the landlord may provide the tenant a copy of the bank statement and pay the actual rate of interest earned.

LAHD also offers free workshops to assist landlords, tenants, property manager, realtors and other interested parties in understanding their roles and responsibilities with regard to the Los Angeles Rent Stabilization Ordinance (RSO) and Code Enforcement Programs.

To ensure adequate seating, participants should reserve a space at least one week in advance by calling (213) 928-9075.

Request for rent increase/decreases can be submitted online at www.hacla.org

Owner Portal

The Housing Authority has released its Owner Portal. The Owners Portal is an online tool that will enable you to review Section 8 information pertaining to you and your tenant(s).

You will be able to access your S8 subsidized units anytime with your login credentials, which will be mailed to you.

Contact Owner Portal if:

- 1) You do not receive your login credentials by February 1st.
- 2) You are the owner/management company managing a significant number of units under the Section 8 Program.
- 3) You experience problems logging in.

E-mail Address: Owners.Portal@hacla.org
Website Address: <https://owners.hacla.org>
Telephone Number: (213) 252-7414.

Section 8 Owner Orientation Seminars

These sessions are designed to explain how the Section 8 Program works from the property owner's perspective.

February 2011 Orientation Schedule

Saturday, February 5, 2011

Tuesday, February 15, 2011

Thursday, February 24, 2011

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 February 2011 sessions by calling (213) 252-1253. Please leave a contact number.

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

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.

Property listing service is available online at www.hacla.org under Section 8, "Property Listings."

You can also register by phone at 1-877-428-8844.

HACLA's 2600 on Wilshire Boulevard building is undergoing renovations. There are scaffolds and special lighting with a direct pathway from the front doors to the elevators and main stairwell. Please be careful when entering and exiting the main lobby.