



Section 8 Owner Newsletter

DECEMBER 2009

Housing Authority of the City of Los Angeles

www.hacla.org

The Request for Tenancy Approval and Inspection

Housing Authority of the City of Los Angeles (HACLA) must conduct an initial inspection prior to the approval of the lease. Once the family submits a Request for Tenancy Approval (RFTA), Section 8 staff has three business days to schedule an initial inspection. The timeframe to complete the inspection with a "PASS" result must be within fifteen business days. The RFTA must be submitted when the unit is ready for inspection.

HACLA will schedule no more than three inspections during the fifteen days timeframe. If the inspector cannot gain entry to the unit to conduct the inspection, also known as No Entry, at the scheduled inspection date and time, this is considered an inspection attempt and will count toward the three inspections during the fifteen days timeframe.

If the inspection is not completed within this timeframe, the RFTA is cancelled as a failed inspection. The S8 Eligibility Interviewer will attempt to contact you before the RFTA is cancelled.

Direct Deposit

If you have not already signed up for direct deposit please sign up today. It is a secure way to receive your money, and no checks are lost or stolen.

Payments are available at 12:01 A.M. on the first of each month unless the first falls on a weekend or holiday in which case payments will be available at 12:01 A.M. of the next business day.

To apply for direct deposit you may download an application from our website at:

<http://www.hacla.org/owner-info/>

Please keep in mind that the processing of direct deposit generally takes between 90 to 120 days.

All ownership information needs to be current and all documents complete with the required signatures to ensure the timely arrival of your direct deposit.

Housing Outreach Assistance Program

HACLA has created the Housing Outreach Assistance Program to assist families impacted by the recent Occupancy Standard and Voucher Payment Standard changes discussed in the November issue of the Owner Newsletter.

The program will provide information to Section 8 participants about property listings of rental units throughout the City which are available for families receiving housing assistance. The listings will provide information on the location, size, and amenities of the units and accessibility for disabled.

The program will also assist participants if the family wants to negotiate a lower rent amount for their current unit due to the new Occupancy and Voucher Payment Standards.

The unit will assist participants with housing search techniques such as the use of classified ads, telephone rental lines, and other means of locating units.

The Housing Authority will be closed on the following dates:

December 24-25, 31 and January 1, 2010

in observance of the holidays

**Housing Outreach
Assistance
Program**

**List your vacancies
with us**

**Attend our free
Owner Orientation
Seminars to receive
valuable information
about the Section 8
Program**

Backup Withholdings

Banks and other businesses, such as HACLA that pay you certain kinds of income must file Form 1099, an information return, with the Internal Revenue Service. Under the backup withholding rules, the business or bank must withhold on a payment if:

1. A taxpayer identification number (TIN) has not been provided to HACLA.
2. The IRS has notified HACLA that the TIN provided is incorrect.
3. The IRS has notified HACLA to start withholding due to unreported interest or dividend income prior years to the IRS.
4. You have not certified that you were not subject to backup withholding on interest and dividends.

To correct the backup withholdings the legal property owner needs to provide a corrected W9 to HACLA.

For more information regarding backup withholding please visit www.irs.gov publication 1281, page 18 and 19.

List Your Vacancies With Us

HACLA has launched a FREE rental listing service to help our Housing Choice Voucher Holders quickly find and fill your vacancies. The new service is available online, at www.hacla.org, Under Section 8, "Property Listings." You can also register for free by phone (toll free) at 1-877-428-8844.

You will now be able to list properties in detail, add up to 10 photos to each listing, enjoy toll-free call center support, and many other benefits.

The new service works in collaboration with Housing.LACounty.gov, which averages 4,000 - 5,000 searches for housing every day. If you are already registered to list with Housing.LACounty.gov, you do not have to register again. Your properties will already be available through the new HACLA system, and the Housing Authority of the County of Los Angeles also uses this service. List your properties on one service and enjoy visibility from all sites!

Section 8 Owner Orientation Seminars

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

December 2009 Orientation Schedule

Thursday, December 3, 2009

Tuesday, December 15, 2009

The dates are also posted on our website at www.hacla.org. You must reserve a seat to attend one of the December 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 may be subject to change.

Persons with a hearing impairment should call the TDD Line at (213) 252-1639.