

APPS & REAC News and Notes

courtesy of **Murphy Consulting**

your HUD Secure System Specialist

providing TRAINING, RESOURCES & GUIDANCE to affordable housing professionals

Volume 2 Issue 11

April 27, 2009

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What's New!

HUD has asked industry leaders to remind owners and managers that the extension date to file Fiscal Year End 12/31 financials is fast approaching.

As you may recall, the filing date for FYE 12/31 financial statements was extended to April 30th due to HUD infrastructure problems. As of late last week, HUD announced that almost 40 percent of those required to file have not filed their financial statements. **HUD wants to make it clear - they have no reason to extend the deadline further.**

Always file well in advance of your deadline. This allows time for corrections should an error or transmission problem occur.

If you are experiencing difficulties assigning rights to your accounting team to file financials - remember, troubleshooting issues with access in the HUD Secure System is our Specialty.

Contact Murphy Consulting at 410-821-6953.

HUD System Tip of the Week

Did you know?

HUD has 2 different servers that handle TRACS file transmissions through iMAX. Sometimes, these two servers do not communicate properly with each other.

Important Dates

to Remember

April 30, 2009

Deadline to file fiscal year end 12/31 financials. This is the end of extension period.

April 30, 2009

Deadline to recertify EIV Users in WASS for 2nd quarter 2009

Looking Ahead

EIV Mandatory Use Implementation Deadline remains at **Sept 30, 2009**

Follow-Up

Still having problems with the TRACS to iMAX Transition?

The problem could be your WASS Access.

Troubleshooting issues with access in the HUD Secure System is our specialty!

[Murphy Consulting](#) can help you today!

Call us at
410-821-6953

This was a major source of delays last month. New or changed TRACSMail ID and passwords took a while to be recognized by both servers.

This begs an important reminder to all: **Plan ahead** for HUD system changes!

The next major change is EIV!

REAC Tip of the Week

Did you know?

UPCS protocols require the REAC Inspector come prepared for your inspection, but it also requires owners and managers to be prepared. On inspection day, be prepared to provide the inspector with:

- Rent rolls (dated and current as of inspection day)
- Escort for inspector (with a Key to every door)
- Certificates for boilers, fire alarms, elevators, sprinkler systems, as appropriate (and a lead paint report if built prior to 1978)
- Area measurements (Square Footage of parking lot, driveway, road, walkway, steps)
- Site Map, if available

If you need more information on being prepared, Murphy Consulting offers a CD-Rom Resource Package: [Preparing for REAC Inspections©](#)

Check it out at www.MurphyConsultingSvs.com/Resources

EIV Training: Convenient & Cost-Effective

Be prepared for the upcoming change!

Murphy Consulting offers a 2 hour interactive webinar on EIV designed specifically for Coordinators. You can access this web based training from the convenience of your desk. For only \$75, the training includes forms, handouts, links, and Q & A. Instructor available for follow-up questions on training content - FREE.

Web-based training features interactive PowerPoint with Chat Box and tele-conference features.

[5 Easy Steps to EIV Access for Coordinators](#) is being offered:

Tuesday, April 28th 12:00 noon - 2:00 PM (Eastern Daylight Time)

Wednesday, May 13th 3:00 PM - 5:00 PM (Eastern Daylight Time)

Thursday, May 21st 12:00 noon - 2:00 PM (Eastern Daylight Time)

Tuesday, June 16th 9:00 AM - 11:00 AM (Eastern Daylight Time)

Wednesday, June 24th 11:00 AM - 1:00 PM (Eastern Daylight Time)

Register today at www.MurphyConsultingSvs.com/Training

What Equipment do you need for web-based training?

a computer with access to the internet and a telephone

OR a computer with access to the internet and speakers to hear sound

[Join Our Mailing List!](#)

CD-Rom Resources

Valuable resources, at a reasonable price, conveniently compiled on CD-Rom, are just one way Murphy Consulting helps businesses succeed.

[Click here](#) to check out our reasonable price!

Helpful Links

National Leased Housing Association

www.hudnlha.com

National Affordable Housing Management Association

www.nahma.org

National Association of Housing and Redevelopment Officials

www.nahro.org

American Association of Homes & Services for the Aging

www2.aahsa.org

Local Initiatives Support Corporation

www.lisc.org

NeighborWorks America

www.nw.org

The Affordable Housing Tax Credit Coalition

<http://taxcreditcoalition.org>

Murphy Consulting provides links to help businesses succeed!

Share your Stories

Share Your REAC Inspection Stories

We would like to hear from you. Tell us about a recent or past REAC inspection problem.

We may publish your story in this space. (Names and properties will remain anonymous.)

This EIV Coordinator training covers:

- HUD Registration
- Specifics of Role Activation
- EIV Access Application (including common errors and the HUD approval process)
- Security Awareness Training (and correct completion of the questionnaire)
- MOR documentation required for EIV Coordinators and Users
- Contract Assignment in EIV
- EIV Coordinator Certification and HUD approval
- PLUS: How to get your Users up and running

At each step, we include:

- information to have on hand before you begin
- how long each step takes to complete
- typical HUD turnaround times
- problems you may encounter and the solutions

Reasonably priced for today's strapped economy.
Limit of 15 attendees per class.

Register today on the [Murphy Consulting](http://www.murphyconsultingsvs.com) web site.

Tight Budget? No Problem!

Budgets are tight, but training needs still exist. We will work with you, and within your budget, to deliver the training you need. Whether a web-based training with interactive presentation and tele-conference or an on-site class, training with Murphy Consulting includes a comprehensive PowerPoint presentation, hand-outs, troubleshooting recommendations and links to valuable resources.

Topics include:

- HUD Secure System Set-Up (for access to APPS, PASS, iMAX and more)
- Creating and Submitting an electronic HUD 2530
- EIV: 5 Easy Steps to Access - A Training for Coordinators
- REAC Inspections and Appeals (for site staff or Corporate staff)
- Tax Credit Application Basics (not just for Developers!)
- Special Topic trainings as you Request

Save time and money. Schedule a web-based or on-site training for your group or join with others to host a personalized training session. (One-on-one sessions also available.)

Contact [Murphy Consulting](http://www.murphyconsultingsvs.com)

Denise Murphy is a certified [NeighborWorks® America](http://www.neighborworks.org) Instructor

Be sure to include the city and state of the property, number of units, number of buildings and any associated point deductions.

Compliments or praise for a specific Inspector or local HUD office are encouraged as well.

E-mail denise@murphyconsultingsvs.com

Free Web Training Trial Run

See if a web-based training is right for you. Join a 10 minute test run of a web training.

**Tuesday, May 12th
11:30 AM**
Eastern Daylight Time

Limited Space Available

Sign up to reserve your spot. Simply e-mail denise@murphyconsultingsvs.com

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