

APPS & REAC News and Notes

courtesy of **Murphy Consulting**

providing TRAINING, RESOURCES & GUIDANCE to affordable housing professionals

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What's New! - EIV Use Mandatory

HUD has determined that a further delay in the **mandatory use of EIV** beyond September 30, 2009, by multifamily owners and management agents is not necessary.

One of the provisions in the Final Rule published in the Federal Register on January 27, 2009, is making use of the Enterprise Income Verification (EIV) system mandatory. (This subsystem is accessed through HUD's Web Access Secure System - also home to APPS, TRACS, FASS, iMAX and other HUD systems.)

While all other provisions of the Final Rule were to be effective on March 30, 2009, multifamily owners and management agents were provided an additional six months, to implement use of the EIV system.

Last week, the Department delayed the effective date of the "Refinement of Income and Rent Determination Requirements" from March 30, 2009 to September 30, 2009, but they did not subsequently extend the deadline for the mandatory use of EIV any further out.

If you are having issues with access to EIV, Murphy Consulting can help. Call us today at 410-821-6953.

Important Dates to Remember

April 15, 2009

IRS Tax Returns due. Don't forget to file your 2008 tax returns or an extension request by midnight on the 15th.

April 17, 2009

The next PIH REAC System Upgrade Release is scheduled

April 30, 2009

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

Join Our Mailing List!

Resource Highlight

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

Resource Highlight:

[HUD Occupancy Handbook 4350.3 Rev1 with Change 2](#)

HUD System Tip of the Week - EIV Manual

Did you know?

HUD's EIV Manual does not include the WASS Access steps necessary before Coordinators and Users can begin the EIV application process. Additionally, be aware that the manual's first step (Validation) has three requirements and includes a waiting period for processing before you can continue to step 2.

Start now on gaining access to EIV. During the recent transition from TRACS to iMax, the REAC and MF Help Desks were swamped. Users experienced delays and frustrations with turnaround times from HUD. Gaining access now to EIV will allow you to skip the rush that is sure to ensue in a few short months.

Murphy Consulting has scheduled web based training:

[5 Easy Steps to EIV Access](#) which you can join from the comfort of your desk. Training includes interactive PowerPoint with chat box and teleconference. You need no special equipment except a computer with access to the internet. This Coordinator training covers registration, activation, application, assignment and certification, plus how to get your Users up and running.

At each step, we cover:

- 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.
Only three sessions being offered in April.
Limit of 15 attendees per class.

Register today! at www.MurphyConsultingSvs.com/training

REAC Tip of the Week - Vegetation

Did you know?

An Overgrown/Penetrating Vegetation finding can be a subjective REAC inspection item. Properties have been cited for vegetation growing "too close" to the building, gutters, roof or mechanical units. This alone can result in a Level 2 deficiency. If it is windy on your inspection day, you may have even more cause for concern. When branches make contact with the building, roof or HVAC units - winning an appeal on this deficiency can be difficult.

Spring is the prime time for tree growth. Watch for areas on your grounds that could cause problems during your next REAC inspection. Points lost on this easily preventable deficiency can mean the difference between a return inspection next year or one a few years down the road.

Be sure you are using a comprehensive pre-inspection checklist so you can catch these easy items. If you don't have a good checklist, Murphy Consulting does. See the [Resource Packages](#) section of our web site.

Get your electronic copy of the HUD Occupancy Handbook, conveniently sorted and indexed for easy access to the information you need every day!

Go to:

www.murphyconsultingsvs.com/resources to check out our reasonable price!

Helpful Links

Now is a good time to Plant a Tree!

Many local programs are in place to encourage and assist you. DNR, here in Maryland, offers a \$25 coupon toward the purchase of a \$50 tree this spring. Check this site: www.trees.maryland.gov

Look for local programs in your area. Check with your state DNR, county agency or local gardening center. Programs are out there. Now is the time.

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Access the new Income Limits at:

www.huduser.org/datasets

[Section 8 Income Limits](#)

[Multifamily Tax Subsidy Income Limits](#)

Murphy Consulting provides links to help businesses succeed!

Follow-Up

Still having TRACS Transmission Issues?

Troubleshooting issues with the HUD Secure System is our specialty!

At [Murphy Consulting](#) we can help you today.

Call us at
410-821-6953

Training: 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. Murphy Consulting now offers affordable web-based training, complete with interactive PowerPoint and tele-conference.

New trainings are scheduled monthly, but on-demand trainings are available as well.

Topics include:

- 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)
- HUD Secure System Set-Up (for access to all systems)
- and much more . . .

Save time and money. See [Murphy Consulting](#) for personalized training and assistance.

About Us

Murphy Consulting Services provides Training, Resources and Guidance to affordable housing professionals in the areas of HUD Previous Participation Reporting, 2530 Submissions, set-up in the HUD Secure System (WASS, APPS, EIV, TRACS, FASS & iMAX), navigating APPS & PASS, and REAC Inspections and Appeals. We also provide assistance with state tax credit application processes.

For more information, [Visit our web site today!](#)

www.MurphyConsultingSvs.com

Share your Stories

Share Your REAC Inspection Horror Stories

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

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

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

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

E-mail your story to us today:

[news@
murphyconsultingsvs.com](mailto:news@murphyconsultingsvs.com)

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