

\*\*\*\*\* SPECIAL ISSUE \*\*\*\*\*

# APPS & REAC News and Notes

*courtesy of* **Murphy Consulting**  
your HUD Secure System Specialist

Making the *Complex* Comprehensible

Volume 2 Issue 20

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## Why Use EIV?

Does your property have project-based Section 8? Do you have HUD insured debt? Are you a 202, 811 or other HUD subsidized community? [Then you must use EIV.](#)

Use of EIV to verify Income and Employment data at HUD Multifamily properties becomes **[MANDATORY](#)** as of September 30, 2009.

If you have not yet applied to HUD for access to this system, do not delay. Full access can take up to 4 weeks to obtain.

[Murphy Consulting](#) can help. [Contact us today.](#)

## What is EIV?

The Enterprise Income Verification System (EIV) is a database available on the HUD Secure System (WASS) to assist multifamily housing owners and agents with verifying tenant income and employment at re-certification.

HUD makes monthly Social Security (SS) and Supplemental Security Income (SSI) benefits and monthly employer new hires (W-4), quarterly wage statements, and quarterly unemployment data from the Department of Health and Human Services' National Directory of New Hires (NDNH) available in EIV.

## HUD Asks for Patience

HUD is experiencing an extremely high volume of EIV Coordinator applications at this time. They ask for your patience as they process CAAF's.

Applicants should allow [several weeks](#) for receipt of an approval on the first step to EIV access - CAAF sign off.

Coordinators should not delay in submitting their CAAF.

## Dates to Remember

Next PIH REAC System Upgrade

**Sept 11, 2009**

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HUD PIH EIV System User Training

**Sept 24, 2009**

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EIV Mandatory Use Implementation Deadline

**Sept 30, 2009**

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The EIV System has already proven to be instrumental in reducing income and rent determination errors and improper payments due to unreported and underreported family household income.

## How Do I Gain Access to EIV?

Access begins with a Coordinator application to HUD Multi-family (sent via fax or pdf), Security Awareness Training and an owner letter of approval. It continues with property assignments in WASS and an on-line electronic application for certification.

Once a Coordinator has access, then the Users may begin the application process.

While this multi-tiered approach to access was designed by HUD to ensure the safety and security of the information available in EIV, many owners and managers find it confusing.

**Murphy Consulting** has designed a 2-hour Webinar to walk Coordinators through EIV access steps, troubleshoot problems and provide guidance which will allow Coordinators to properly instruct their Users on access. Register **HERE** today.

## EIV Training: Convenient & Cost Effective

### Unlock your access to the EIV System now!

Our 2 hour interactive webinar on EIV, designed specifically for Coordinators, includes forms, handouts, links, and follow-up Q & A with the instructor.

**5 Easy Steps to EIV Access** is being offered:

**Wednesday, September 2nd** 11:00 AM - 1:00 PM (Eastern Daylight Time)

Register **HERE** today! Pay on-line by credit card or print your order and mail a check. Call 410-821-6953 with any registration questions.

**Murphy Consulting** helps make the *complex* comprehensible and achievable.

## About Us

Murphy Consulting 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, PASS and more) and assistance with REAC inspections, appeals and Flag resolution.

For more information, visit our web site today:  
[www.murphyconsultingsvs.com](http://www.murphyconsultingsvs.com)

Denise Murphy is a certified [NeighborWorks® America](#) Instructor

## Archives: APPS & REAC News and Notes

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### Register Here

Forward **APPS & REAC News and Notes** to colleagues and clients.

They can register **HERE** to receive our e-news directly.

*Murphy Consulting does not sell or share our mailing lists.*

### 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 price on:

**Preparing for REAC Inspections©**

**Appealing a REAC Score©**

**Inside HUD Inspector Training©**

and much more.

### Helpful Links

New from HUD:

[EIV Resident Rights Brochure](#)

*Murphy Consulting provides links to help businesses succeed!*

### You Ask , We Deliver

Tell us a topic you would like covered in a future issue of **APPS & REAC News and Notes**.

[Click here to E-mail us today](#)

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