



Why

By Denise Murphy

People always ask. Why do you do this? Why the HUD 2530?

For a decade, I worked for a mid-Atlantic affordable housing developer. Over the years, I prepared my fair share of HUD documents. I counseled our development team (owner, manager, general contractors, architects, syndicators, and non-profit partners) on the completion of HUD forms. The single most troublesome form was the dreaded HUD 2530 Previous Participation Certification. In 2005, e-filing of the 2530 in APPS was mandated by HUD. I diligently worked to set up our development and management companies to meet this requirement . . . *it nearly brought me to my knees.*

I labored for weeks. I read every page of the APPS Manual. I called the HUD Help Desk with questions. I got stuck, again and again. I thought, "I'm a smart person, why is this so difficult?" *It shouldn't be this way . . .*

Finally recognizing I needed a helping hand, I searched for training. I couldn't find any. None. The closest I came were a few HUD attorneys. They were willing to assist (for an attorney's hourly rate), but had no real experience gaining access rights, creating baselines, preparing submissions or working in the APPS system. I found well meaning DUS lenders, with years of experience on HUD forms. They had opinions on the paper 2530 (and those opinions varied), but again, no experience with APPS, no access to Flag reports to mitigate problems and no insight on HUD's internal approval processing.

I had such a headache. But I had no choice. I had to forge on. It shouldn't be this way . . .

Over time, I investigated HUD's potholes and roadblocks. I catalogued ways to avoid or prevent them. I developed ways to expedite certain pieces of the process. I prepared key strategies to prevent a 2530 from heading to PPSD for review. I dissected HUD's APPS Manual. I examined the inconsistencies that drive people crazy. I wrote my own quick-access version. I conquered the APPS system. Then, I began to receive phone calls. "I hear you know how to do this stuff. I'm tearing my hair out. Help!"

I saw a niche, a way to help others, a way to stay involved in the business of providing families with quality affordable housing and help colleagues with some of their stress and frustration, by making the complex comprehensible.

Murphy Consulting began in 2008

Now I speak to local HUD offices, HQ staff, PPSD or folks at DEC every day. Guess what? HUD is just as frustrated as industry folks. Seems incorrectly submitted 2530's drive them crazy. I understand the WASS system, APPS and 2530 approval processing from HUD's point of view.

I work with clients around the country on WASS access for all subsystems – PASS, EIV, APPS, LOCCS and more. I understand their frustrations, more than most. I identify and resolve flags and address ways to prevent them. I guide folks through correct 2530 submission preparation (paper and electronic). I focus on smooth approvals for my clients and easy review for HUD. I relieve the headaches of folks on both sides of the table.

Is the process frustrating? Are the manuals confusing? Do you have a headache?
It doesn't have to be this way and it won't for you, when you call Murphy Consulting.