



AMERICAN PROPERTY CONSULTANTS PRESENTS:



UPCS-V TRAINING SEMINAR ON HUD'S NEW HQS TO UPCS-V TRANSITION

A Major Change to the HQS Inspection is HERE

APC IS READY! ARE YOU READY?

Congress directed HUD to implement the Uniform Physical Condition Standards for Vouchers (UPCS-V), an alternative approach for ensuring safe, habitable voucher-assisted housing. UPCS-V seeks to utilize well-defined and objective deficiency descriptions that can be used consistently within and across PHAs. This is currently still a demonstration project and the final rule will be published in 1 to 3 years. APC has already been tracking and studying the updates with our inspectors who are fluent and knowledgeable on all of the definition changes and updates.

APC is the leader when it comes to these **NEW CHANGES**. We have been tracking them since they were first proposed. APC has over 35 years of housing inspection experience, with both HQS and UPCS inspections. Based on our experience, APC has developed a UPCS-V inspection training which keys off of our current UPCS training. Into that UPCS training we incorporate our expertise with HQS as performed using the HUD form 52580. The resulting UPCS-V training can be used to train existing HQS or UPCS inspectors as well as new inspectors. Given APC's current knowledge on the recent changes and our extensive HQS and UPCS experience - APC is ready to be your inspection consultant and training expert!

ATTENDING TODAY CAN IMPROVE YOUR PROPERTIES & SCORES FOR TOMORROW

OUR SEMINARS ARE RECOMMENDED FOR...

- ◆ Property Managers
- ◆ Maintenance Personnel
- ◆ PHA Staff
- ◆ Maintenance Management
- ◆ Insurance Inspectors
- ◆ Contract Administrators
- ◆ Inspection Contractors
- ◆ HUD Insured & Assisted Facility Staff
- ◆ Managing Agents
- ◆ Inspection Staff (New or Veteran Inspectors)

Over 5,000 Personnel Trained
Since 2000!

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High-Level Similarities And Differences Between UPCS-V And HQS	HQS	UPCS-V
Provides standardized list of deficiencies and measurable criteria		X
Defined standardized list of Life Threatening and Emergency items		X
Up-to-date health and safety standards		X
Designed as a unit-based inspection standard for federally assisted units	X	X
Inspection standard aligned with other federally assisted programs		X
Pass/Fail results for all deficiencies	X	X
PHA ability to adopt HUD-approved variances	X	X
Uniform inspector training and registration		X
Includes guidance through the use of decision trees that lead to more consistent observations		X
Captures level of severity for line item deficiencies		X
Unit and room acceptability criteria	X	X
Standardized criteria for PHA submission of electronic inspection data to HUD		X
Customized unit condition index to provide value added analytics of inspection data to PHAs and stakeholders		X
Photo requirements for fail deficiencies		X
Allow PHAs the use photo and document evidence to ensure all fail deficiencies have been mitigated		X

SITE - Item - Defect	UPCS	UPCS-V
Walkways/Steps	✓	✓
Cracks/Settlement/Heaving	L2	P
Broken/Missing Handrail	L3	P, F
Broken/Missing Guardrail	*HQS	P, F
Broken/Missing Steps	*HQS	F, NLT
Pedestrian/Wheelchair Ramp	*CA	P, F
Spalling	L1, L2	

Comparison tables between HQS, UPCS, and UPCS-V explain the upcoming changes!

COMMON AREAS / UNIT Kitchen - Range/Stove - Missing/Damaged/Inoperable (CA 10%; U 15%)

Both Common Area & Unit:

Deficiency: The unit is missing, damaged or inoperable.

Inspection Result:

Pass: The operation of doors or drawers is impeded but the stove is functioning. On gas ranges - flames are not distributed equally, the pilot light is out on one or more burners.

Unit Only:

Note:

- If a burner) on a gas stove is not functioning and the pilot light(s) can be re-lit and all burners are operable after re-lighting the pilot, evaluate it as a pilot light is out deficiency (not an inoperable burner). If a burner) still does not function after re-lighting record a deficiency for the inoperable burner(s).
- When burners have been removed from the stove for cleaning or repair, but can be located during the inspection and reinstalled into the stovetop, the missing burners are not a deficiency. As with a gas stove, after they have been reinstalled they must be turned on and checked to determine if they are functioning.
- When control knobs have been removed from the stove, and can be located during the unit inspection and reinstalled on the stove, it is not a deficiency.

Common Area Only:

Inspection Result:

Pass: A control knob is missing and cannot be located and reinstalled.

Pass: 1 burner is not functioning.

Pass: The unit is missing.
-OR-
2 or more burners are not functioning.
-OR-
The oven is not functioning.

Inspection Result:

Fail: A control knob is missing and cannot be located and reinstalled.

Fail: The unit is missing.
-OR-
1 or more burners are not functioning.
-OR-
The oven is not functioning.
-OR-
The oven door handle is missing

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Our illustrated Field Guides are a powerful reference tool for both beginner and seasoned inspectors!



UNIFORM PHYSICAL CONDITION STANDARD VOUCHER TRAINING DISCOUNT TO SAVE YOU \$\$\$

Including the Draft UPCS-V Inspection Protocol, New UPCS-V Field Guide, & demonstration of the Decision Analysis software
UPCS-V Training Topics:

A HISTORIC PROSPECTIVE

- ✓ HISTORY OF HQS
- ✓ HISTORY OF UPCS
- ✓ PROPOSED CHANGES to UPCS-V
- ✓ COMPARISONS
- ✓ DIFFERENCES

THE INSPECTION PROTOCOL

- ✓ DRAFT DEFICIENCY DEFINITIONS
- ✓ INSPECTION RESULTS

PHYSICAL INSPECTION PROCESS

- ✓ PLANNING THE INSPECTION
- ✓ CONDUCTING THE INSPECTION

COLLECTING DATA

- ✓ HUD SOFTWARE

OBSERVING AND DOCUMENTING A DEFICIENCY

- ✓ SITE
- ✓ BUILDING EXTERIOR
- ✓ BUILDING SYSTEMS
- ✓ COMMON AREAS
- ✓ DWELLING UNITS
- ✓ HEALTH AND SAFETY

LIFE THREATENING HEATH AND SAFETY

UNIT CONDITION SCORING

- ✓ INSPECTION RESULTS
- ✓ REPORTING

PRACTICAL EXERCISES

TRANSITIONING DISCUSSION

CONFIRMATION PROFICIENCY EXAM

Become a sponsor & Train your staff for FREE!

Hosting a training session entitles you to a discounted tuition for all of your staff. Not only that, if you can recruit additional attendees from other nearby agencies, the extra revenue can be used to cover the cost of your own attendees. As a host, you provide the facility to hold the training, a projection screen, electric, and 20+ attendees from your agency or other agencies. We provide the instructor, training materials, knowledge and experience, UPCS-V Field Guide, training notebook, and Certificate of Completion.

HEAR WHAT PEOPLE ARE SAYING ABOUT OUR TRAINING

- *Thanks also for your excellent training sessions on UPCS protocol. I am still getting positive feedback from the attendees.*
- *Your training, UPCS inspections, and shadowing all were a big part of our improved scores.*
- *I received unsolicited comments from the staff regarding the effectiveness of the "feet on the ground" training. That really seemed to pull it all together for the group.*
- *I am happy to tell you we are scoring in the 90's so far at 4 of our sites.*

*Informative and Knowledgeable!
Repeat This Training Yearly!
Very Complete and Detailed!*

*Sharp, Concise & Easy to Understand!
Knowledgeable Instructor Holds Class' Attention!
Field-Guide is an Excellent Working Tool!*



Over 5,000 Personnel Trained Since 2000!

Vineland Housing Authority (4 HA's)	Housing Authority of the City of Hammond (3 HA's)
Alexandria Redevelopment and Housing Authority	Jersey City Housing Authority (4 HA's)
Housing Commission of Anne Arundel County	Housing Authority of Fort Myers
Housing Authority of the City of Omaha (3 HA's)	Housing Authority of the City of Gary (3 HA's)
Piedmont Housing Authority	Franklin County Housing Authority
Virginia Association of Housing and Community Development	
Western Pennsylvania Housing Directors Association (20 HA's)	
Maryland Association of Housing and Redevelopment Agency (20 HA's)	

THREE DAY SEMINAR FEE.....\$499.00 per attendee NUMBER OF ATTENDEES: _____
 + PROFICIENCY EXAM FEE.....\$125.00 per attendee NUMBER OF PROFICIENCY EXAMS: _____

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