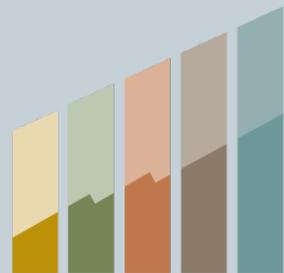


Uniform Physical Condition Standards (UPCS)



MONTANA
DEPARTMENT OF COMMERCE

COMMUNITY DEVELOPMENT DIVISION

**MONTANA HOME INVESTMENT PARTNERSHIPS
PROGRAM**

UPCS Refresher



- Uniform Physical Conditions Standards
- Replaces HQS
- Adopted by the Montana HOME Program
- Evaluate the condition of properties receiving HOME assistance
- Ensures HOME-assisted housing is decent, safe, sanitary, and in good repair
- Any projects with HOME funds committed **after** August 23, 2013 (as established in the HOME Final Rule)

UPCS Inspector Certification



- **Two levels of UPCS Certifications:**
 - **Level I: UPCS Training Certification**
 - ✦ **Required by MDOC HOME Program**
 - **Level II: HUD/REAC Certified Inspector**
 - ✦ **Encouraged by MDOC HOME Program**

Level I: The Who, When, What



- **WHO:**

- Performed by PHAs, CHDOs, Local Governments, and Non-Profits who have State HOME-assisted projects/properties. Entities may hire UPCS certified inspectors to conduct inspections on their behalf.

- **WHEN:**

- Before commitment of homebuyer assistance, or
- At the completion of HOME-assisted projects and yearly during the Period of Affordability.

- **WHAT:**

- Using the UPCS checklist and the knowledge from the UPCS training course and exam
 - ✦ 100% of the property
 - ✦ All identified deficiencies must be corrected

Obtaining Level I Certification



- **Several organizations offer UPCS trainings which culminate in an exam and certification**
- **Multi-day training includes:**
 - UPCS requirements
 - Definitions of deficiencies
 - Inspection exercises
- **Several of the trainings utilize REAC certified inspectors as the trainers**

Obtaining Level I Certification, con't



- **Sign up for training through an agency such as:**
 - The Inspection Group, Inc.
 - NAHRO
- **Montana Department of Commerce will offer Level I trainings every 3-5 years**
- **MDOC will sponsor a training in the late fall/early winter of 2015**

Level II: The Who, When, What



- **WHO: HUD/REAC UPCS Inspectors**
 - Independently certified/licensed inspectors who complete advanced training
- **WHEN: A small sample of HOME-assisted projects are selected at random each year**
- **WHAT: HUD Quality Assurance Reviewers/Inspectors then monitor the certified inspector's performance, by reviewing a sample of those inspections**

Level II Certification



- Designed for inspectors to become certified and conduct REAC inspections
- If accepted in to the program by HUD REAC, there are multiple steps:
 - Verify questionnaire from PIH-REAC
 - 5-day in class training
 - REAC Inspection assignment
 - Quality Assurance staff monitor inspections for 2 days
 - Quality Assurance staff monitor a 3rd inspection
 - Quality Assurance staff recommends or denies full certification
- Submit an application to http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/reac/products/prodpass_iaform

MDOC Sponsored Training



- If interested in attending send email to DOCHOME@mt.gov by October 1, 2015 and include:
 - Name of participant
 - Participant's title
 - Participant's organization
 - Type of inspection(s) participant conducts
- Date/Time/Location yet to be determined

Questions?



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