Uniform Physical Condition Standards (UPCS)
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 into 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
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
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