New Inspection Protocols for the HCV Program

Dear NAHMA Members,

Today, NAHMA received an update on new Real Estate Assessment Center (REAC) inspection protocols for the Housing Choice Voucher program, called UPCS-V or Uniform Physical Condition Standards with the “V” for “Voucher”. According to REAC, the new protocols are being developed after a 2016 Senate report challenged the validity of Housing Quality Standards (HQS) and mandated that the standards be revised to “reflect recent research on health and safety threats in the home...and that HUD move to a consistent inspection standard across housing assistance programs, as well as [for] oversight of section 8 units.”

HUD stated that UPCS-V will become required “once it has been thoroughly tested and evaluated and a Demonstration period has been implemented producing inspections that meet HUD’s targets for quality and efficiency.” The Demonstration is intended to provide adequate time for Public Housing Authorities (PHAs) to make internal adjustments to integrate UPCS-V into their existing systems. The Demonstration is expected to begin in early 2016. HUD indicated the results of the Demonstration will be evaluated frequently and the outcomes will determine future measures to be taken before a nationwide program will be implemented.

In preparation for the Demonstration, HUD is requesting feedback from technical experts on the proposed list of UPCS-V deficiencies and defects. HUD is seeking input on two items: their accuracy in classifying items that should fail a unit and whether they are using industry standard terminology that will be nationally understandable. NAHMA members can provide comments about UPCS-V to Scott Mcmillen or Larry Keys. Specifically, we are seeking comments on the attached UPCS-V deficiencies and defects classifications, which can also be found on the NAHMA website: http://www.nahma.org/wp-content/uploads/2014/04/UPCS-Decision_Trees.pdf

HUD is expected to reach out to stakeholders soon to coordinate for a technical forum discussion on UPCS-V. NAHMA will keep members updated on this discussion. For additional information, please find HUD’s announcement below or you can visit HUD’s UPCS-V webpage.

Thanks,
Larry Keys, Director of Government Affairs
National Affordable Housing Management Association

www.nahma.org

NAHMA is the leading voice for affordable housing management, advocating on behalf of multifamily property managers and owners whose mission is to provide quality affordable housing.