



UPCS-V

A Reliable, Consistent, and Objective Inspection Standard

Deck Current as of: 4/18/2016



Background

Housing Quality Standards (HQS)

- Developed in the 1970's
- Does not produce consistent and accurate results
- Not reflective of current health and safety standards
- Does not include advances in technology



The Need for a New Standard

- **2008** OIG finding: HUD lacked controls and oversight of the HCV inspection process
- **2014** REAC completed 27,000 quality control inspections:
 - Inconsistency pervasive throughout the HQS process
 - QC under HQS is resource intensive; unable to realize efficiencies of scale or technology
 - HQS not accommodating of an electronic data model
- **2016** Senate Appropriations Explanatory Statement: “...directs HUD to implement a single inspection protocol for public housing and voucher units in FY2016.”



Sample HQS Inspection Reports

Inspection Checklist

Item No.	1. Living Room	Yes Pass	No Fail	In-Conc.	Comment
1.1	Living Room Present				
1.2	Electricity				
1.3	Electrical Hazards				
1.4	Security		✓		RECAULK SLIDING DOOR FRAME

Which one?
What's the security impact?



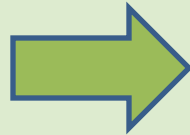
Transitioning to a New Standard

- Maintain the core concepts of an HCV inspection
- Clarify and streamline the inspection processes
- Include value-added features to help PHAs
- Address shortcomings of HQS
- Provide owners' and tenants' access to detailed information about their homes

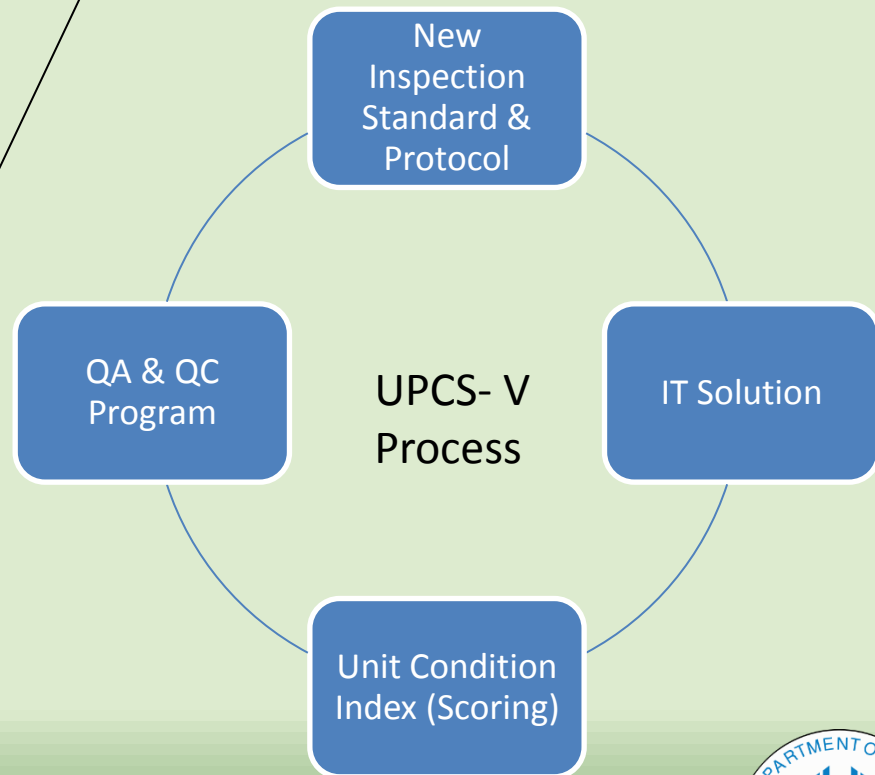


HCV Physical Inspection and Oversight Program

Current State:



Future State:



UPCS-V Deficiencies

Deficiencies

Fail Conditions that
Must be
Fixed/Addressed

HQS

Fail

- 24 Hour Fail
- Regular (30 day) Fail

UPCS-V

Fail

- 24 Hour Fail
 - Life Threatening
 - Emergency
- Regular (30 day) Fail

Observations

Items Noted, but Pass the
Inspection

Pass

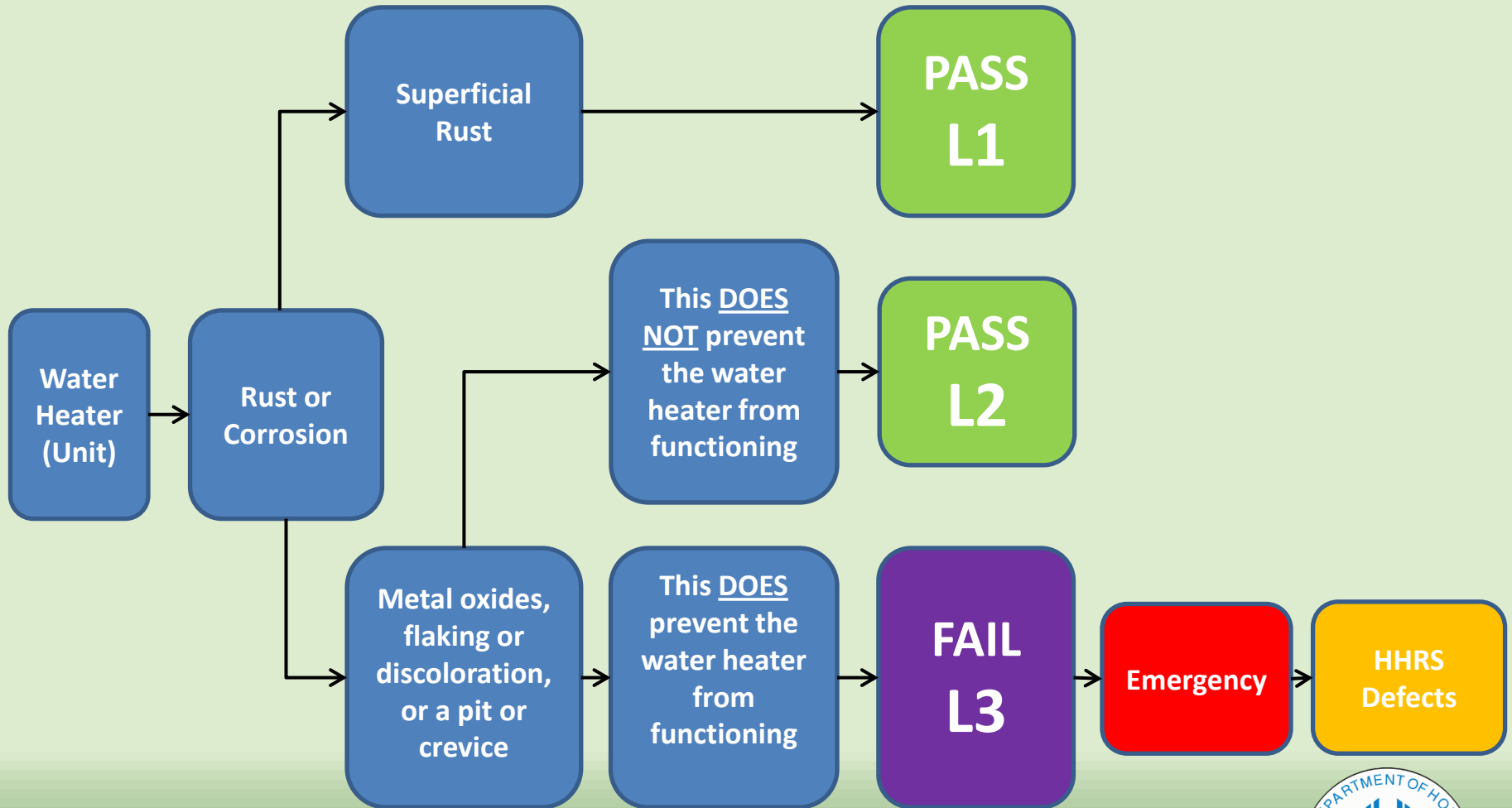
- No Comment
- Inspector Discretion
- Comment Per Guidance

Pass

- No Defects
- L1 Minor Defect
- L2 Major Defect
- L3 Significant Defect



Sample Decision Tree



Sample UPCS-V Inspection Reports

Item	Location	Result	Decisions	Healthy Homes#	Photo#
Deficiencies					
Toilet	Bath1 Floor1	Fail L3 Emergency (Owner)	-The shut-off valve of supply line leaks -A steady leak -Unable to control the flow of water	1,18	<u>1</u>
Defects					
Windows	BR1 Floor2 LftFrnt	Pass L3 (Owner)	-Caulking, Seals, or Glazing Compound -There is condensation or discoloration between the glass panes of a thermal pane	2, 3	n/a



UPCS-V Enhancements

- Clear deficiency criteria and better defined protocol.
 - Decision trees
 - 24 hour life threatening and emergency items
 - Healthy Home Rating System (HHRIS) Indicators
- Fully Electronic Inspection & Data Sharing Capabilities
- Risk Modeling



Unit Condition Index

Provides objectively measured condition of the unit based on a standardized criteria.

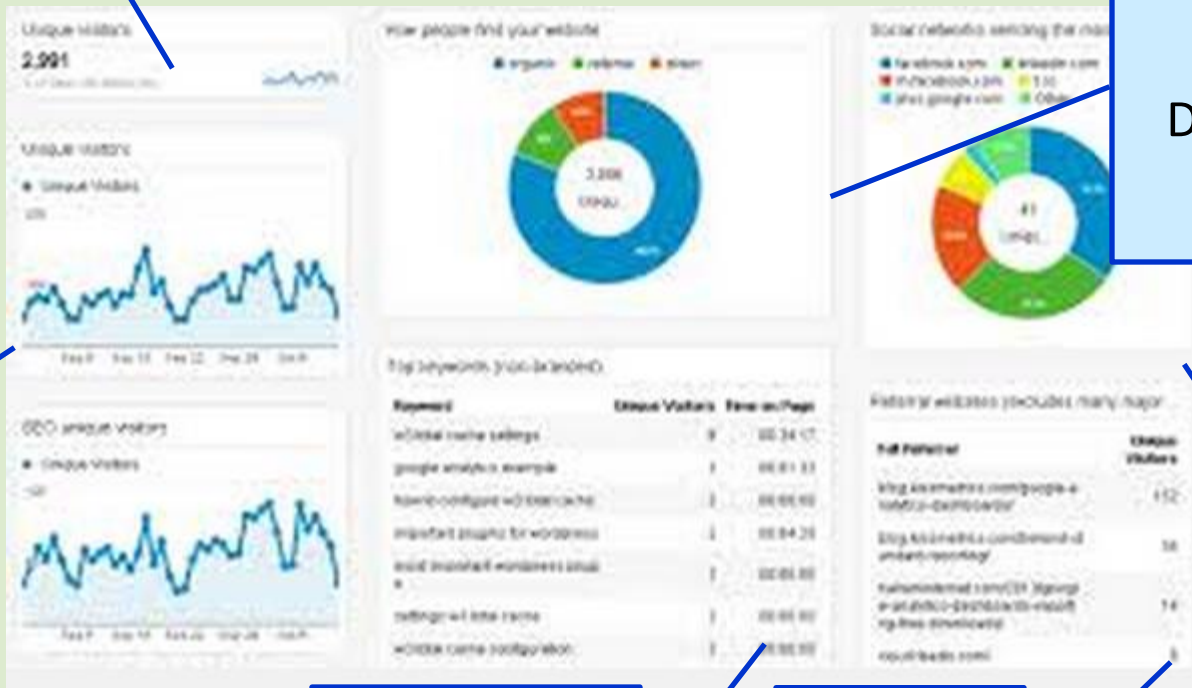


- Deficiencies would be classified on an escalating scale:
 - From minor (L1) to significant (L3), and
 - Critical deficiencies may be further classified as life threatening (LT) or emergency (E).
- Score does not decide if a unit passes or fails, it is used only to inform on the condition of the unit. Only the deficiencies that will directly impact habitability will fail the inspection.



Unit Condition Index

Lease Rent vs. Average Rent



LTEs and Deficiencies by Category

Scores and Fails Last 7 Days

Most Common Fails for Like Housing Types

Deficiencies by Category

HHRS Defects



Benefits of UPCS-V for PHAs

- Clearer understanding of Pass/Fail items
- Higher Quality, more Consistent and Accurate Inspection
- Electronic Inspection
- Enable risk-based decision making and work planning
- Increased visibility on Housing Portfolio



Benefits for Landlords & Tenants

Tenants

- Protection from potential uninhabitable living conditions
- Informed decision making based on detailed reports with deficiencies and levels of severity

Landlords

- Predictable and consistent inspection requirements
- Detailed records of units' conditions



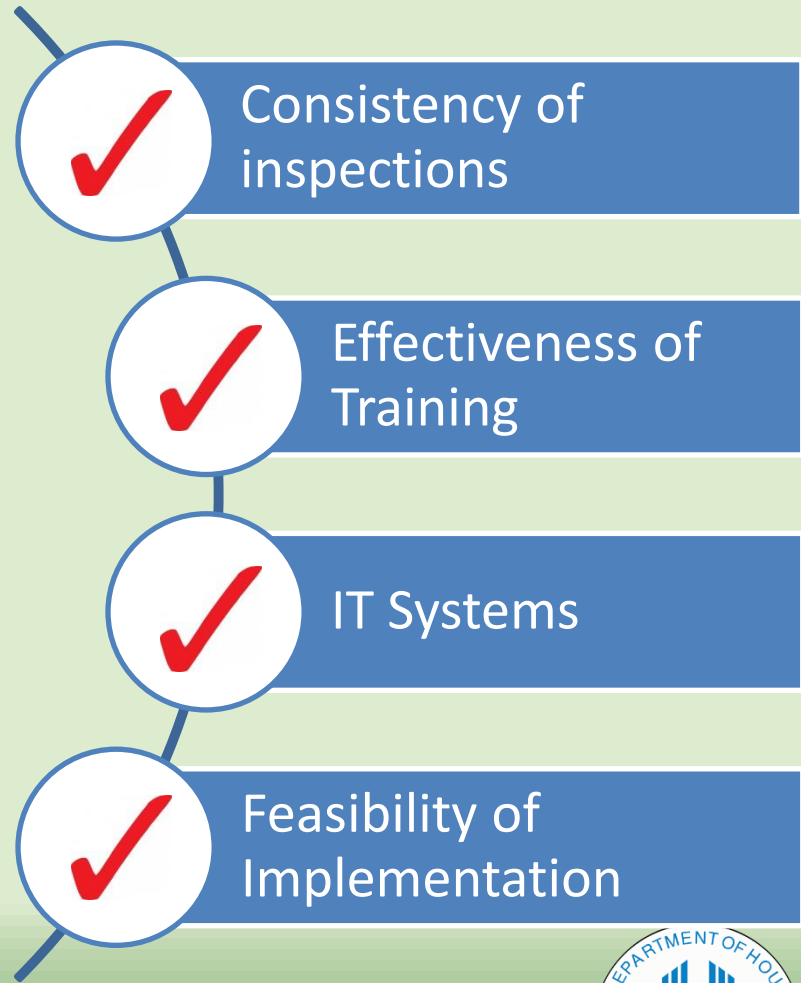
Where are we now?

- **Demonstration Notice** to be published in Federal Register for 60 days
- Launch of Demonstration to test UPCS-V with PHAs by Summer 2016
- **Demonstration Notice** will provide detailed criteria for participation
- Agencies that are interested in participating should follow the instructions in the notice once published



The Next Steps

Components of the
UPCS-V Demonstration:



Questions?

**For further information, questions or
concerns please contact:**

**HUD / REAC
Oversight and Evaluation Division (OED)**

Email: OED@hud.gov

