

U.S. Department of Housing and Urban Development

OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Dear Housing Partners,

HUD believes that all housing assisted under its programs should be subject to consistent physical standards, regardless of the source of subsidy. Just as the uniform physical condition standards (UPCS) were built upon the then-existing housing quality standards (HQS), UPCS-V incorporates the best concepts from both predecessor standards. Feedback from over 250,000 UPCS inspections, as well as advances in modern building science have been synthesized into a new UPCS-aligned model that will better evaluate housing leased by voucher-assisted families. While UPCS-V follows the UPCS protocol, UPCS-V has been tailored to match the goals and objectives of the HCV program, namely providing low-income families with informed access to the private housing market and ensuring that housing assisted by HUD is safe and habitable.

In the Joint Explanatory Statement accompanying the FY16 Appropriations Act, Congress has directed HUD to implement this aligned model in FY16. HUD will be evaluating UPCS-V by using the formal Demonstration mechanism instead of a limited pilot. This approach should be more open and inclusive and allow for greater PHA input. As one of the first steps of preparing for the Demonstration, HUD seeks feedback from your technical experts on the proposed list of UPCS-V deficiencies and defects attached to this letter, specifically whether HUD has accurately identified those items that should fail a unit and whether HUD has used industry standard terminology that will be understandable in all the geographic regions we serve.

UPCS-V incorporates well-defined deficiency criteria that capture the overall condition of the unit. The unit condition information included in UPCS-V inspections will assist tenants during their housing search by identifying not only units that are not currently habitable (those which have traditionally failed an HQS inspection) but by also identifying those non-fail conditions that could impact housing quality. As the UPCS-V scoring model will be developed based on the data collected during the Demonstration, specific scoring weights are not within the attached deficiency document. For more information about potential uses of UPCS-V inspection information, visit the REAC Oversight and Evaluation Division's website at:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/reac/oed

Thank you in advance for reviewing the attached information. We will be reaching out shortly to coordinate a date and time for a technical forum discussion with representatives and members from your organization. You also will receive correspondence from Lourdes Castro Ramírez, the PIH Principal Deputy Assistant Secretary on this subject.

Until then, if you have other questions or comments about the UPCS-V standard, please email us at: UPCSV@HUD.GOV.

Sincerely,

/s/

Dan Williams
Director, Oversight and Evaluation Division