

PHA Presentation for UPCS-V



**U.S. DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT**

October 2016



FY16 – Accomplishments to Date

- Developed initial draft of the UPCS-V Standard
- Conducted field testing of the software
- Published Demonstration Notice: 220+ PHAs, over 40% of the portfolio
- Brought on 23 new staff
- Field tested initial training approach with 11 PHAs

Background

“As part of the Demonstration, HUD will conduct extensive field tests of the standards and protocol with a representative sample of HCV [Housing Choice Vouchers] units to verify that the UPCS-V [Uniform Physical Conditions Standard for Vouchers] model *consistently*, *accurately*, and *objectively* evaluates housing conditions.”*

- UPCS-V Demonstration Notice, 81 FR 26759

1

Objectivity

Ability for inspectors to conduct UPCS-V inspections without bias or subjectivity.

2

Accuracy

Ability to correctly pass or fail a unit according to federal guidelines or industry best-practices and safety, health, and habitability standards.

3

Consistency

Ability to produce similar, reliable, and repeatable inspection outcomes using the UPCS-V Protocol and Decision Trees.

**In addition to these core components, the Test Plan also encompasses broader goal statements contained in the Notice of the Demonstration such as IT process development and audit and oversight activities.*

Test Plan Validation Timeline



Concurrent Activities

- Validating and updating Protocol in stages
- Conducting Inspections of record
- Mapping data infrastructure and acquisition
- Testing Decision Tree
- Testing App and interface

O1: Protocol Objectivity Validation

O2: Protocol and D.T. Compatibility Analysis

Objectivity Overview

The Objectivity component of the UPCS-V Test Plan will allow HUD to validate the use of neutral language throughout the Protocol and ensure fidelity between the Protocol and Decision Trees. This component is critical to ensure that PHAs and inspectors will not make subjective interpretations of Protocol language during inspections.

Definition

Objectivity refers to the use of neutral language throughout the Protocol which prevents inspectors from making biased or subjective decisions. Objectivity also refers to the compatibility analysis between the Protocol and Decision Trees to ensure fidelity between the two documents.

Intended Outcomes

The Objectivity component of the Test Plan will enable HUD to establish Objectivity in Protocol language and Decision Tree to reduce subjectivity in inspection outcomes.

Scope

The scope of Objectivity Test Plan activities is limited to the language within the UPCS-V Protocol.

Activity O1: Assumptions and Constraints

In order for successful completion of Activity O1: Protocol Objectivity Validation, the following criteria and constraints are assumed:

Objectives:

- Validate Protocol is void of subjective language to the extent feasible.

Tools:

- Linguistic specialists developing word bank
- Dragon-like approach
- Alternative objective language sets

Activity O2: Assumptions and Constraints

In order for successful completion of Activity 2 of the Protocol Validation, the following criteria are assumed:

Objectives:

- Validate translation of Protocol to Decision Trees maintains objectivity.

Tools

- Conduct a compatibility analysis of the UPCS-V Protocol, specifically the Defect Dictionary, to the Decision Trees.
- Statistical variance analysis from Consistency Test Plan activities used for validating and potential retesting for Objectivity

Accuracy Overview

The Accuracy component of the UPCS-V Test Plan will allow HUD to validate that the pass/fail outcomes are in line with industry best practices and Federal safe housing guidelines. This Test Plan component is critical to ensure that UPCS-V inspections result in properly diagnosed at-risk housing conditions and comprehensive reports.

Definition

Accuracy refers to inspection pass/fail outcomes an inspection level reflecting actual housing conditions which meet established definitions obtained from industry best practices and Federal Safe Housing guidelines.

Intended Outcomes

The Accuracy component of the Test Plan will enable HUD to establish a logical framework and supporting language to assist PHAs and inspectors in both understanding and selecting appropriate pass/fail decisions.

Scope

Accuracy Test Plan activities are limited to the verifying pass/fail outcomes and accompanying UPCS-V Protocol logic based on industry best practices and Federal Safe Housing guidelines rationale.

Accuracy A1: Objectives, Assumptions and Constraints

In order for successful completion of Activity A1: Protocol Accuracy Validation, the following criteria are assumed:

Objectives and Assumptions

Objectives:

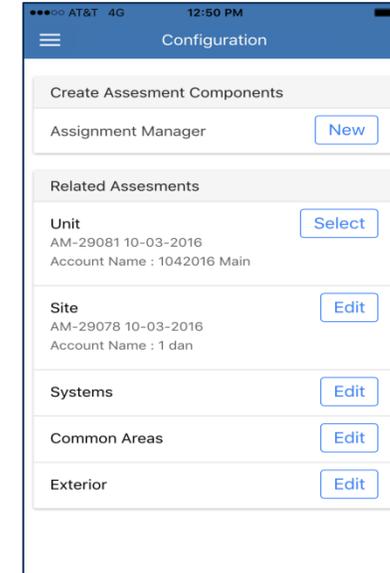
- Validate the UPCS-V Protocol meets acceptable industry best practices and Federal Safe Housing guidelines.
- Develop supplemental language providing rationale for Protocol pass/fail outcomes.

Tools:

- OED rationale and supporting documentation from program & policy analysts for each pass/fail
- OED Construction Analyst/Engineer to compare pass/fail with industry best practices and Federal Safe Housing guidelines
- External industry experts to review pass/fail criteria and rationale

Technology and Use Validation

- Side-by-sides validating differences between HQS and UPCS-V
- App added to app store
- Initial testing for app infrastructure
- API being developing



Consulting Firms Providing UPCS-V Training

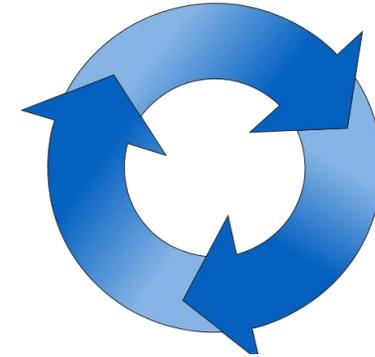
- Several consultants have developed training materials and seminars on UPCS-V.
- These training seminars are not accredited by HUD.
- These trainings are not a formal mechanism to participate in the UPCS-V Demonstration.
- Formal way to participate is to respond to OED directly through oad@hud.gov mailbox.
- The protocol document and decision trees are the basis for the new Standard and have been made public; though the final state of this new Standard has still not yet been determined.
- The software application that has been developed for UPCS-V is also under development and we are incorporating these PHAs into the iterative process to provide input to finalizing it as well.
- We strongly recommend that PHAs use caution when attending these training seminars; as we, the creators, are still working diligently to finalize the training.

Answers to current questions

- Administrative Fee Consideration
- Simplified or reduced observations irrelevant to pass/fail criteria
- Landlord participation
- Comparative analysis is more for audit and oversight period

PHA's Role

- Asking questions & feedback
- Helping to test the app
- Insight into our process and protocol
- Volunteers who are paper based are wanted, e-mail [oed@hud.gov]



Questions?