

VIRGINIA ASSOCIATION OF HOUSING AND COMMUNITY DEVELOPMENT
OFFICIALS AND
AMERICAN PROPERTY CONSULTANTS, INC. INVITES YOU TO ATTEND THE
**2-DAY HUD REAC PHYSICAL ASSESSMENT SUBSYSTEM (PASS) UNIFORM
PHYSICAL CONDITION STANDARDS (UPCS) AND NSPIRE PROGRAM TRAINING
(W/TRAINER DENNIS DIBELLO)**

May 18 – 19, 2020

Embassy Suites by Hilton
1700 Coliseum Drive
Hampton, VA 23666
(757) 827-8200

HOTEL INFORMATION: Reserve room at embassysuiteshampton.com
or call 757-827-8200 for rates.

SCHEDULE:

| | |
|-----------|------------------------------------|
| 8:00 a.m. | Registration/Continental Breakfast |
| 8:30 a.m. | Seminar begins |
| 9:45 a.m. | Morning break |
| 12 noon | Lunch, on your own |
| 1:00 p.m. | Afternoon session |
| 2:30 p.m. | Afternoon break |
| 4:30 p.m. | Seminar ends |

Registration Fee: **\$445.00**
Examination Fee: **\$125.00 (optional)**

A Major Change to the REAC Inspection is COMING - APC is ready! - ARE YOU NSPIRED? Effective 3/25/2019 HUD implemented the following changes and *more* in 2019. HUD employees and contract inspectors acting on behalf of HUD shall provide 14 calendar days' notice for a REAC inspection. If you decline to accept the first inspection date, a second date within 7 calendar days is offered, if you decline both dates for inspection, a presumptive score of "0" (zero) will be recorded. HUD also released its plan to change the Unit scoring value to 50% of the property score; then Inside and Outside (25% each) and the registration for the pilot demonstration is currently open. HUD's new NSPIRE model focuses on inspections that protect families and reflect the property's true physical condition. This represents a major change in HUD's attitude toward the inspection approach and these changes will affect your properties. APC is the leader when it comes to these *NEW CHANGES and NSPIRE*. Our inspectors are fluent and knowledgeable on all of the definition changes and updates and our *NEWLY Updated Field Guide* includes *NIS/Compilation Bulletin References*.

Please make checks payable to: VAHCDO, Attn: Valerie Hill Neal, Post Office Box 797, Newport News, VA 23607. *Please submit registration forms and payment no later than April 27, 2020.* On-site registration accepted. For the 2-day seminars each trainee will receive a 9 tab, 75+ page, training seminar manual and the NEWLY Updated, one-of-a-kind 150 page, detailed Field Guide defining the defects and deficiencies that are inspected with color pictures and the updated Compilation Bulletins, and inspection preparation tools. All attendees will also receive a certificate of participation in the training seminar and those taking and passing the optional separate proficiency examination will be certified by APC as a **UPCS Inspector**.

THIS IS A GREAT CROSS TRAINING OPPORTUNITY!!!!

CONTACT: Valerie Hill Neal or Carl V. Williamson
Telephone: 757-928-2620 Fax: 757-247-6535
SPECIAL NOTE: Please, no taping or video recording.

SEMINAR REGISTRATION FORM
HUD REAC Physical Assessment Subsystem (PASS) Uniform Physical Condition Standards (UPCS) Training

May 18 – 19, 2020

Please complete this form and return along with payment by **April 27, 2020** to:

VAHCDO
Attention: Valerie Hill Neal
Post Office Box 797, Newport News, VA 23607

Please complete a separate form for each participant:

Name _____ Title _____
Organization _____
Street Address (*no P.O. boxes*) _____
City _____ State _____ Zip Code _____
Phone _____ Fax _____
E-mail address _____

Exam: Yes No

If you need a reasonable accommodation or require the features of a reasonable accommodation, please contact Valerie Hill Neal at 757-928-2620 or vneal@nnrha.org.

