



# 2011 UPCS (REAC) UPDATE TRAINING

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- *the Interim PHAS Rule is in place effective March 25, 2011*
  - *Are you DUE for a REAC inspection soon?*
  - *There have been DOZENS of changes in the last year.*
  - *Effective with FYE 31 March 2011 your physical inspection is now worth FORTY (40) points*
  - *this is a critical update*
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***Then THIS class is critical!***

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**Date:** Thursday, April 7, 2011  
**Time:** Registration: 8:30am-9:00am  
Class: 9:00am-4:00pm  
**Place:** St. Mary's Housing Authority Conference Room  
501 W. Church St. St. Marys, GA 31558  
**Price:** \$150.00

*Class size limited to the first 20 registered and paid persons*

**Build a Strategy to High Performer status IN CLASS customized to your Agency**  
**Here are some things you will learn**

1. Did you know that we start a BASE year with the interim PHAS rule on March 31st, this means everyone gets inspected (according to REAC) regardless of what they scored last time.
2. The Overall Physical Condition indicator score has increased from 30 to 40 points.
3. The frequency of inspections will now be based upon individual AMP scores not the overall PHA score.
4. There are many new inspectors and many new issues.....

**LEARN ALL THIS AND MORE.....**

**This course is taught by a Senior Professional Housing Manager (SPHM) and Certified REAC Inspector with years of both management experience and has been with the REAC program since its inception**

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## YOUR TRAINER

### **Bernard J. Morosco, SPHM,PHM,CMH,CMM,COS, CIE**

Mr. Morosco brings to class over 20 years experience in the housing field in both the Public and Private sectors. He has served as an Executive Director of two non-profit housing organizations managing low income housing and homeownership. His housing related certifications including SPHM, PHM, CMH, CMM and COS.

Mr. Morosco has been a certified inspector since the start of the program in September 1998 he has performed over 2500 official REAC inspections. Mr. Morosco was certified by REAC as a UPCS trainer in December 1999. Since then Mr. Morosco has trained over 300 UPCS classes all over the country. Mr. Morosco also conducts UPCS annual inspection to meet PHA annual requirements and since September 2000 has performed Annual UPCS inspections in over 100 PHA's totaling over 150,000 units. Mr. Morosco was also Licensed by the US EPA as a Lead Based Paint Risk Assessor and Inspector in NY, FL, SC and NV. Mr. Morosco is also certified by the Indoor Air Quality Association as a Certified Indoor Environmentalist.



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## DIRECTIONS TO ST. MARY'S GEORGIA

I-95 EXIT 2 (Kingsland)

Take 40 East

501 W. Church St. St. Marys, GA

31558 (912) 882-5705

### Hotel List

**Peachtree Inn (912) 882-8200**

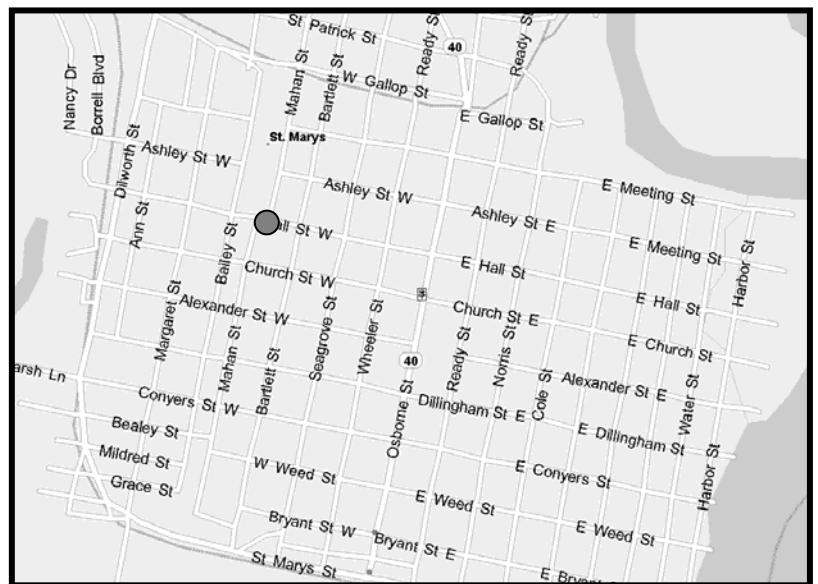
1375 Hospitality Ave.  
Kingsland, GA

**Country Inn & Suites (912) 576-1616**

135 The Lakes Blvd.  
Kingsland, GA

**Hampton Inn (912) 729-1900**

Hwy 40 East  
Kingsland, GA



# ALL ATTENDEES WILL RECEIVE.....

**A Printed Handout and CD with information that  
includes  
Regulations, Software and Samples**

**REGISTRATION FORM**  
**ONE DAY UPCS (REAC) UPDATE TRAINING**

Location: **St. Mary's, Georgia**  
Dates: **April 7, 2011**  
Trainer: **Bernard J. Morosco**

Please Print or Type your name

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Mr./Mrs. \_\_\_\_\_

Title: \_\_\_\_\_

Agency: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Ext: \_\_\_\_\_

E-mail address: \_\_\_\_\_

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Phone: \_\_\_\_\_ Ext: \_\_\_\_\_

E-mail address: \_\_\_\_\_

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PAYMENT MUST BE MADE PRIOR TO CLASS START DATE UNLESS SPECIAL  
ARRANGEMENTS ARE MADE WITH TRAINER.  
MAKE CHECKS PAYABLE TO BERNARD J. MOROSCO