



RENTAL INTEGRITY MONITORING (RIM) REVIEW DISPUTE PROCESS

PHAs may dispute RIM review report findings, errors, corrective actions, observations, and recommendations identified and prescribed by the HUD Field Office, in writing, to the jurisdictional Office of Public Housing within thirty (30) calendar days from the receipt of the PHA Review Summary Report. PHAs must clearly state the nature of the dispute and provide material evidence or justification of any arguments or additional facts and data that support the PHA's position. PHAs may submit only one dispute per RIM review that includes all findings, errors, corrective actions, etc. PHAs are not required to address findings, errors, or corrective actions, etc., in dispute at the Field Office, until the dispute is resolved (i.e., retracted or upheld). However, PHAs must address those findings, errors, corrective actions, etc., that are not in dispute, within the required timeframes prescribed by the Field Office.

The Field Office has thirty (30) calendar days, from the receipt of the PHA dispute, to retract or uphold its RIM review report determinations. If the Field Office fails to make a decision, during this time, the dispute will be automatically decided in favor of the PHA. If the Field Office retracts any element (i.e., finding, error, corrective action, etc.) of the PHA Review Summary Report, it must make the appropriate corrections or adjustments to the report and notify the PHA accordingly. If the Field Office upholds its original determination, it must provide the PHA with the reason(s) for its decision. The PHA may submit a written appeal to Headquarters, within fifteen (15) calendar days, from the receipt of the Field Office's written decision, if the PHA disagrees with the Field Office's decision. The appeal should be submitted via certified mail to:

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
451 7th St., SW, Room 4224
Washington, DC 20410
Attention: Ada Holloway

RIM review dispute appeals to Headquarters must include all original material evidence and information submitted to the Field Office, as well as the Field Office's written decision for upholding the finding, etc. Additional information not submitted to the Field Office will not be considered by Headquarters. PHAs may submit only one appeal to Headquarters for each RIM review. Headquarters will have thirty (30) calendar days from the receipt of the PHA's appeal to uphold or overturn the Field Office's decision. The decision made by Headquarters shall be final.

Note: PHAs are advised to review Notice PIH 2003-34, *Rental Integrity Monitoring (RIM) Disallowed Costs and Sanctions under the Rental Housing Integrity Improvement Project (RHIIP) Initiative*, as RIM review disputes involving findings, errors, corrective actions, etc., that are upheld may potentially lead to disallowed costs and sanctions if not corrected as prescribed.

Please contact Ada Holloway at (202) 708-0614, ext. 2530 for more information on the RIM Review Dispute Process.