



WHAT'S NEW: Guidance on PHAS Appeal Process

As part of the Public Housing Assessment System (PHAS) process, a Public Housing Agency (PHA) is given the opportunity to appeal its PHAS score, indicator score, or designation status. If a PHA believes an error has occurred it can submit an appeal in accordance with [PHAS Final Rule 24 CFR § 902.69](#).

APPEALS

A PHA may appeal its PHAS score, indicator score, or designation if it believes an objectively verifiable error has occurred in accordance with [PHAS Final Rule 24 CFR § 902.69](#).

Examples of appeal requests include:

- Error has occurred in scoring due to the PHA submitting incorrect PHAS or indicator data.
- Error has occurred in scoring due to a PHAS score being miscalculated by REAC.
- Error in assessment of late penalty points that were due to circumstances beyond the HA's control such as, documented and verifiable computer/system failures.

The following specifications must be met to submit an appeal request:

- The PHA **must** submit a request in writing to the Director of the Public and Indian Housing Real Estate Assessment Center (PIH-REAC) no later than 30 days following the issuance of the PHAS score to the PHA.
- The appeal **must** result in a change of the designation status for the PHA.
- The appeal request **must** include supporting documentation.
- The PHA **must** send a copy of the appeal request to the Field Office.
- The appeal can be for one or more indicators of the overall PHAS score, or its designation.
- An appeal **CANNOT** be submitted for a Late Presumptive Failure (LPF) score of zero (0), as it **does not** constitute an objectively verifiable error.

* *Please note that it is the responsibility of the PHA's Executive Director to submit PHAS data in an accurate and timely manner.*

For more information on appeal requests please see PHAS; [Final Rule 24 CFR § 902.69](#) (<http://www.hud.gov/offices/reac/pdf/591.pdf>).

Appeal Requests Submittal

The PIH-REAC has developed a PHAS Appeal Submission Form located at:

http://www.hud.gov/utilities/intercept.cfm?offices/reac/pdf/appeals_form.pdf

Please complete this form and forward it along with supporting documentation to the Director of PIH-REAC at the following address:

U.S. Department of HUD

Office of Public and Indian Housing Real Estate Assessment Center (PIH-REAC)

Attention: The PIH-REAC Director – PHAS Appeal

1280 Maryland Avenue, SW Suite 800

Washington, DC 20024-2135