



March 25, 2024

RAD PROGRAM NEWS

HUD Posts 2022 RAD Rents Updated with FY 2023 and FY 2024 OCAFs

On the Rental Assistance Demonstration ([RAD](#)) website, the Department of Housing and Urban Development ([HUD](#)) has posted the updated [2022 RAD Rents](#), which incorporate the FY 2023 and FY 2024 operating cost adjustment factors (OCAFs). The Excel sheet also includes comparisons to the FY 2024 fair market rents ([FMRs](#)).

GENERAL NEWS

Resource on Tenants Rights Related to Background Checks is Now Available

In a [press release](#) last week, the Department of Justice ([DOJ](#)) announced that, in conjunction with the Federal Trade Commission (FTC), the Consumer Financial Protection Bureau (CFPB), and the Department of Housing and Urban Development ([HUD](#)), it has published a [resource](#) for rental housing applicants and tenants about their rights under federal laws related to background checks, also referred to as screening reports. The Justice Department and HUD enforce the [Fair Housing Act](#) and other civil rights statutes, and the FTC and CFPB enforce the [Fair Credit Reporting Act](#).

The new resource provides information about how tenant background checks work, what kinds of background information a landlord might receive from tenant background check companies, how applicants and tenants can respond if they think that information is wrong, and their rights under federal laws.

The document also explains that, in some instances, tenant background checks can lead to illegal discrimination, even if there is no factual error in the report. The Fair Housing Act makes it illegal for tenant background check companies and housing providers to discriminate against individuals on the basis of race, national origin, color, sex, religion, disability, or familial status. As stated in the press release, “actions of a tenant background check company or a landlord can also be illegal if they use or encourage the use of irrelevant or unnecessary information to deny individuals housing, and this negatively affects some groups more than others, this may be discrimination even if the tenant background check company or landlord does not intend to discriminate.”

Additionally, the document explains an individual’s rights under the Fair Credit Reporting Act, including the right to request a free copy of a report from the tenant background check company if a landlord makes a negative housing decision because of something included in the report and the right to dispute errors on a report. Tenant background check companies are required to take reasonable steps to ensure the information in tenant background check reports is accurate and to investigate within 30 days when someone disputes errors in their report.

A link to the joint [resource](#) can be found at the end of the press release.



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