May 3, 2024

PH PROGRAM NEWS

HUD to Host Trainings on 52723/52722 Revision Module

In an email yesterday via HUD's Financial Management Division (FMD) mailing list, HUD's Office of Public and Indian Housing (PIH) announced that it is hosting two training sessions on the HUD-52723 and HUD-52722 revision module. The dates and times are as follows:

- Tuesday, May 7, 2024, 10:30 a.m. Eastern time, click here to join
- Wednesday, May 8, 2024, 1:30 p.m. Eastern time, click here to join

PHAs must collaborate with the local field office staff in finalizing their submission by **close of business June 14, 2024**. HUD will delete any revision submission in "Created" status after the submission due date and will not accept any revision submissions after June 14, 2024.

The email includes the user guide for the HUD-52723 and HUD-52722 submission.

GENERAL NEWS

HUD Issues Guidance on AI Usage to Prevent Housing Discrimination

In a press release yesterday, the Department of Housing and Urban Development (HUD) announced that it has released two guidance documents addressing the application of the Fair Housing Act to two areas in which the use of artificial intelligence (AI) could result in unlawful discrimination: the tenant screening process and the advertising of housing opportunities through online platforms.

The tenant screening guidance describes fair housing issues created by tenant screening practices, including the increasing use of third-party screening companies and the emerging use of machine learning and AI. The guidance makes clear that use of third-party screening companies, including those that use AI or other advanced technologies, must comply with the Fair Housing Act and ensure that all housing applicants are given an equal opportunity to be evaluated on their own merit. The document also recommends best practices for fair, transparent, and nondiscriminatory tenant screening policies, for both housing providers and third-party companies.

The other guidance explains how the Fair Housing Act applies to the advertising of housing, credit, and other real estate-related transactions through digital platforms. It addresses the increasingly common use of automated systems, such as algorithmic processes and AI to facilitate advertisement targeting and delivery. Violations of the Fair Housing Act may occur when certain ad targeting and delivery functions unlawfully deny consumers information about housing opportunities based on the consumers' protected characteristics. Violations of the Act may also occur when ad targeting and delivery functions are used, on the basis of protected characteristics, to target vulnerable consumers for predatory products or services, display content that could discourage or deter potential consumers, or charge different amounts for delivered advertisements.

The guidance was released in response to an executive order issued in October 2023, which requested HUD to provide guidance to combat discrimination enabled by automated or algorithmic tools used to make decisions about access to housing and in other real estate-related transactions.

You'll find the links to both guidance documents here at HUD's website.

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