

UPDATED HUD GUIDANCE Screening Requirements

Housing providers who use screening companies are legally responsible if that screening company breaks fair housing laws

Tech-Based Red Flags



Failing to test A.I. programs for discrimination.

A.I. programs use human inputs to create their models and outcomes, which means housing providers are held responsible for determinations made using A.I. programs.



Policy Red Flags

- Auto-denials without an override option
- Non-customizable screening requirements

Auto-denials may be relying on incorrect or outdated information. Fair housing laws vary between states and counties. Non-cust

Best Practices

- Post all screening requirements in a public space (i.e., on website),
- provide detailed reasons for denials,
- provide applicants a reasonable amount of time to dispute incorrect/false information.



Questions?

www.fhcwashington.org

253-274-9523

clientservices@fhcwashington.org

HUD's "[Guidance on the Fair Housing Act to the Screening of Applicants for Rentals](#)"