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Yana Rusovski Analyzes Fair Housing Risks in AI-Driven Leasing Tools in Law360

Spencer Fane attorney Yana Rusovski authored the article Managing New Fair Housing Risks Of AI Leasing Agents, recently published by *Law360*.

In the article, originally a firm blog post, Yana examines how the increasing use of AI in leasing is changing the way housing providers manage fair housing risk. She explains that while the legal framework remains the same, automated systems can create new compliance challenges and expand potential exposure. Yana highlights the need for careful oversight and responsible use of these technologies as they become more widespread.

"AI-powered chatbots are rapidly becoming a primary point of contact between housing providers and prospective residents. Increasingly, questions about availability, pricing, screening criteria and next steps are answered by automated systems before a human leasing agent is ever involved," Yana wrote.

Yana's practice focuses on the legal needs of clients in the real estate, finance, and government sectors, with particular emphasis on regulatory compliance, preventive counseling, and defending against enforcement actions. She regularly helps clients identify and manage fair housing and fair lending risks, including those arising from artificial intelligence and automated decision-making tools, and specializes in developing carefully tailored strategies to resolve disputes in ways that safeguard business goals, reputations, and relationships. With extensive experience handling HUD and other government investigations, Yana brings a practical, strategic approach to resolving complex issues in a way that aligns with business and operational realities.

Read Yana's full article here.