



NOVEMBER 2022



How a Real Estate Company is Using AI to Find and Remove Racist Language from Property Documents *excerpted from ZDNET/Innovation 10/19/22*

For too long, racist practices have plagued the real estate industry, and one glaring example of this is the racially restrictive covenants that still exist in countless property deeds in the US. These restricted who could buy, sell, lease, or occupy a property based on race. Even though the Fair Housing Act of 1968 ensured that these racist covenants are no longer enforceable, the ugly language first written into property deeds is often left there. It can be hard to find and even harder to officially remove. It's a problem that will take a long time and many parties to solve.

Seattle-founded real estate firm John L. Scott is working with Amazon Web Services to build an intelligent document-processing program that could help homeowners easily identify racist covenants in their property title documents. Called the Driving Change program, it also simplifies the arduous process of getting property title documents legally changed. Without a tool like this, a homeowner would have to read their documents, find the language, figure out how the law with respect to amending property documents works, focus on how to get it notarized, and how to get it to the county recorder's office and so on, Phil McBride, operating officer for John L. Scott, told ZDNET.

"The normal homeowner – who really does care – doesn't have the tenacity or time or expertise to do all that," he says. ([Read complete article.](#))



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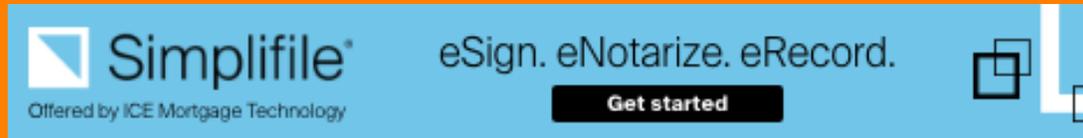
PRIA Local News

PRIA Local is part of [PRIA's Education Committee](#). Having Chapters across the country is a great, cost effective way for government and business partners to educate each other about the ever changing world of real property records and how we do our business. In late October PRIA sponsored a [PRIA Local Webinar](#) featuring several co-chairs and their experiences in starting and maintaining a Chapter.

We hope you will use the [PRIA Local resources](#) online to educate others in your community. Information about upcoming PRIA Local meetings, PRIA news, and national news/trends in the real property records industry, are also available on the [PRIA Local LinkedIn](#) site.

The PRIA Local Challenge continues into 2023. Anyone starting or re-starting a **PRIA Local chapter** in their area and holding at least one meeting will receive a **PRIA membership** to a non-member chapter participant. So far in 2022 we have had several new Chapters start in **Northern California, Southern California, Central Florida, Silver State North Nevada, Vermont** and **Central Minnesota** and all will pick recipients for a one-year PRIA membership.

Many **PRIA Local Chapters** will be meeting in November. We have a new Chapter starting in **Central Minnesota** this month and they are meeting on 11/16/22. The other Chapters meeting this month are from Wisconsin and Minnesota. The **SE Minnesota** Chapter is meeting on 11/9/22 and the **Metro Minnesota** Chapter is meeting on 11/10/22. The **Greater Wisconsin** Chapter will have two meetings (same agenda and co-chairs) - one in Madison, WI on 11/8/22 and one in Westin, WI on 11/9/22.



PRIA Educational Opportunities

Winter Symposium 2023 - "Rising Above: Thriving in a New Era"

PRIA is planning an exciting program lineup for the 2023 Winter Symposium in Phoenix, Arizona on 2/21/23 through 2/23/23. General session topics include an indexing practices town hall, an introductory session on crypto and how it could impact the recorders office, and a GIS Case Study in Oklahoma County. And back by popular demand, the Soapbox Session is returning as a general session slot. The second day of the conference will include multiple breakout sessions including indexing document types, fraud notifications and more. See the full program and more information on the **PRIA website**.

November 2022 PRIA Webinar

There will be a PRIA sponsored webinar November 30, from 2-3 p.m., ET entitled: "Restrictive Covenants: How Technology Can Help." This webinar is free to PRIA members and only \$25 for non-members. You can register **here**.



Understanding the Painful Past of Discriminatory Covenants - Webinar Opportunity on 12/7/22

Racial and discriminatory covenants can be found in the property records of American communities across the country. While no longer enforceable, the remnants of these discriminatory policies remain. **Register** for this FNF Family of Companies-sponsored webinar to learn about the organizations tracking and mapping discriminatory covenants.

Find out how the title and records industries can collaborate in identifying discriminatory covenants and help property owners address them.

Speakers

- Elizabeth Reilly | Senior Vice President | Fidelity National Financial
- Wendy Ethen | President | Guaranty Commercial Title
- Amber Bougie | Registrar of Titles | Hennepin County, Minn.
- Kirsten Delegard | Co-founder | Mapping Prejudice Project

When

1:00-2:00 p.m. ET, Dec. 7

Use this link to register for **FREE**:

<https://attendee.gotowebinar.com/register/3076051331146902798>

A Letter from a Lawyer is no Substitute for Title Insurance

excerpted from Real Clear Policy 10/31/22

The 2008-2010 recession and global financial crisis was caused, at core, by the failure to adhere to well-established lending standards and proper due diligence. Federal policy for the previous dozen years had been focused on making it easier to “get people into homes.” Permissive policies, over time, created incentives for both sub-optimal lending decisions and outright fraud. When this house of cards collapsed, the U.S. economy went with it.

It was therefore unsettling to see Fannie Mae, in its **selling guide announcement**, announce that it would be accepting written opinion letters from attorneys in lieu of a title insurance policy “in limited circumstances.” One could reasonably argue that attorney opinion letters will not in and of themselves take down the U.S. housing market, or that the guidance only applies to lender title insurance for properties in “limited circumstances.”

But that misses the point, as it was just this kind of weakening of standards that put the U.S. on a path to a housing crisis which then turned into a global financial crisis. Strong underwriting protects consumers, and title insurance provides a key part of this due diligence. (**Read complete article.**)

New Policy Brief Cites Geographic Information System as Tool for Landback Strategies

excerpted from Native News Online 10/20/22

Researchers from the Harvard Project on American Indian Economic Development published a policy brief on Oct. 20 detailing how geographic information system (GIS) techniques can be used in landback efforts across Indian Country.

The report notes that six federal agencies currently manage approximately one-third of the land surrounding reservations that formerly belonged to Native nations. Using geographic information systems helped the authors identify public and/or protected lands in relation to current and historic reservation boundaries. Between 1889 and 1890, Congress ceded about 13 million acres of reservation land to settlers through the General Allotment Act which authorized the president to break up reservation land.

GIS can show the scope of landback opportunities, including lands that are: owned by the federal or state governments; federal-or state-managed within current external reservation boundaries; existing within former reservation boundaries; near or bordering current reservation land; or protected areas designated for conservation management. (**Read complete article.**)

FHFA Publishes New Uniform Appraisal Dataset File

excerpted from DSNews 11/1/22

The Federal Housing Finance Agency (FHFA) has published its new Uniform Appraisal Dataset (UAD) Aggregate Statistics Data File.

“As home valuations are a vital component of the mortgage process, publishing

transparent, aggregate data on appraisals provides useful information to the public while protecting borrowers' personally identifiable information," said FHFA Director Sandra L. Thompson. "Today's announcement exemplifies our commitment to the development of a more efficient and equitable valuation system that ultimately reduces appraisal bias."

FHFA's Division of Research and Statistics used 47.3 million UAD appraisal records collected from 2013 through the second quarter of 2022 on single-family properties to create a data file of UAD aggregate statistics in a manner that protects borrower privacy. Each UAD appraisal record includes information reported by appraisers on the Uniform Residential Appraisal Report (URAR). ([Read complete article.](#))

ALTA NEWS - CFPB Data Sharing Rulemaking

excerpted from ALTA Advocacy Update, by Diane Tomb, ALTA CEO, 11/1/22

On Oct. 27, the CFPB outlined potential ways it will implement financial data sharing restrictions. If the proposal is finalized, the rule would "require firms to make a consumer's financial information available to them or to a third party at that consumer's direction." This is the first step before issuing a proposed data rights rule that would implement Section 1033 of the Dodd-Frank Act.

"Dominant firms shouldn't be able to hoard our personal data and appropriate the value to themselves," CFPB Director Rohit Chopra said. "The CFPB's personal financial data rights rulemaking has the potential to jumpstart competition, giving Americans new options for financial products."

The CFPB said the rulemaking process will include panel convenings to seek feedback from small entities on the proposals under consideration. Other stakeholders also can provide written feedback to the CFPB's outline. The CFPB said it will consider this input as it develops a proposed rule.

Any Other Topics You'd Like to See in the PRIA Local Newsletter? Please Contact Us Anytime

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PRIA Local LinkedIn

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