

RESOLUTION

**“RESOLUTION CALLING FOR A SUBJECT MATTER HEARING ON IMPACTS OF
RENT ALGORITHM SOFTWARE”**

WHEREAS, In recent years, the proliferation of “revenue management” software programs for rental housing - often referred to as “algorithmic devices” or “algorithmic pricing” - has threatened to destabilize rental housing markets in cities nationwide by increasing rents, restricting supply, and increasing eviction rates; and

WHEREAS, Corporations sell software or access to information exchanges that promise to boost landlord profits by aggregating sensitive data from landlords across regional housing markets and processing this non-public, competitively sensitive data to recommend increasing rents and leaving units vacant, thereby creating artificial housing scarcity; and

WHEREAS, Antitrust lawsuits have been filed against numerous companies such as RealPage, Inc. and Yardi Systems, Inc. alleging that these companies are enabling and participating in a scheme of unlawful rent-fixing, including lawsuits filed by the District of Columbia Attorney General in November 2023 and the Arizona Attorney General in February 2024, as well as more than 20 federal class action lawsuits that have been consolidated in federal court in the Middle District of Tennessee; and

WHEREAS, In 2024, the United States Department of Justice, together with the Attorneys General of North Carolina, California, Colorado, Connecticut, Minnesota, Oregon, Tennessee, and Washington, filed a civil antitrust lawsuit against RealPage, Inc. for its unlawful scheme to decrease competition among landlords in apartment pricing and to monopolize the market for commercial revenue management software that landlords use to price apartments; and

WHEREAS, Regardless of the outcome of these various cases, it is vital for Chicago to protect our residents from predatory business practices, and preserve and expand the access to affordable housing at fair and transparent rents; now, therefore

BE IT RESOLVED, That we call upon the Committee on Housing and Real Estate to convene a subject matter hearing regarding the impacts of algorithmic price fixing on housing availability and affordability, and steps the City can take to protect our residents.



ROSSANA RODRIGUEZ SANCHEZ
Alderman, 33rd Ward