

AMENDMENT TO THE RULES COMMITTEE PRINT

117-54

OFFERED BY MS. WATERS OF CALIFORNIA

Add at the end of title LIV of division E the following:

1 **SEC. 5403. STUDY ON THE ROLE OF ONLINE PLATFORMS**
2 **AND TENANT SCREENING COMPANIES IN THE**
3 **HOUSING MARKET.**

4 (a) STUDY.—The Secretary of Housing and Urban
5 Development and the Director of the Bureau of Consumer
6 Financial Protection shall, jointly, carry out a study to—

7 (1) assess the role of online platforms and ten-
8 ant screening companies in the housing market, in-
9 cluding purchasing homes and providing housing-re-
10 lated services to landlords and consumers, including
11 tenants, homeowners, and prospective homebuyers;

12 (2) assess how such entities currently comply
13 with fair housing, fair lending, and consumer finan-
14 cial protection laws and regulations (including the
15 Fair Housing Act, the Equal Credit Opportunity
16 Act, the Fair Credit Reporting Act, and other rel-
17 evant statutes and regulations determined relevant
18 by the Secretary and the Director), including in

1 their digital advertising, digital listing, and tenant
2 screening practices;

3 (3) assess how such entities are currently using
4 artificial intelligence, including machine learning, in
5 their services, and how these technologies are being
6 assessed for compliance with appropriate fair hous-
7 ing and fair lending laws; and

8 (4) assess the impact of how such entities and
9 their use of artificial intelligence technologies, in-
10 cluding machine learning, affect low- and moderate-
11 income communities and communities of color in
12 particular, including any impediments to fair hous-
13 ing and fair lending.

14 (b) REPORTS.—

15 (1) IN GENERAL.—The Secretary and the Di-
16 rector shall, jointly, issue an initial report to the
17 Committee on Financial Services of the House of
18 Representatives and the Committee on Banking,
19 Housing, and Urban Affairs of the Senate not later
20 than 1 year after the date of enactment of this Act,
21 and issue a final report to such committees not later
22 than 2 years after the date of enactment of this Act,
23 containing—

1 (A) all findings and determinations made
2 in carrying out the study required under sub-
3 section (a); and

4 (B) any recommendations on how to im-
5 prove entities', as described under subsection
6 (a)(1), compliance with fair housing, fair lend-
7 ing, and consumer financial protection laws and
8 regulations, including to affirmatively further
9 fair housing, to prevent algorithmic bias, and to
10 promote greater transparency, explainability,
11 privacy, and fairness in the development and
12 implementation of artificial intelligence tech-
13 nologies, including machine learning, with re-
14 spect to the products and services they offer.

15 (2) ADDITIONAL REPORTS.—The Secretary and
16 the Director may, either individually or jointly, issue
17 updates to the final report described under para-
18 graph (1), as the Secretary or the Director deter-
19 mines necessary.

