

## Union Calendar No.

117<sup>TH</sup> CONGRESS  
2<sup>D</sup> SESSION

# H. R. 6528

[Report No. 117-]

To require owners of covered federally assisted rental dwelling units to install temperature sensors in such units, and for other purposes.

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### IN THE HOUSE OF REPRESENTATIVES

JANUARY 28, 2022

Mr. TORRES of New York introduced the following bill; which was referred to the Committee on Financial Services

JULY --, 2022

Reported with an amendment, committed to the Committee of the Whole House on the State of the Union, and ordered to be printed

[Strike out all after the enacting clause and insert the part printed in *italic*]

[For text of introduced bill, see copy of bill as introduced on January 28, 2022]

# **A BILL**

To require owners of covered federally assisted rental dwelling units to install temperature sensors in such units, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*  
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 *This Act may be cited as the “Housing Temperature*  
5 *Safety Act of 2022”.*

6 **SEC. 2. TEMPERATURE SENSOR PILOT PROGRAM.**

7 *(a) IN GENERAL.—The Secretary shall establish a tem-*  
8 *perature sensor 3-year pilot program to provide grants to*  
9 *public housing agencies and owners of covered federally as-*  
10 *sisted rental dwelling units to install and test the efficacy*  
11 *of temperature sensors in residential dwelling units to en-*  
12 *sure such units remain in compliance with temperature re-*  
13 *quirements.*

14 *(b) APPLICATION.—The Secretary shall, not later than*  
15 *180 days after the date of the enactment of this Act, estab-*  
16 *lish eligibility criteria for participation in the pilot pro-*  
17 *gram established pursuant to subsection (a) and such cri-*  
18 *teria shall be designed to ensure—*

19 *(1) the pilot program includes a diverse range of*  
20 *participants that represent different geographic re-*  
21 *gions, climate regions, unit sizes and types of hous-*  
22 *ing; and*

23 *(2) the functionality of the temperature sensors*  
24 *that will be tested, including internet connectivity re-*  
25 *quirements.*

1           (c) *INSTALLATION.*—Each public housing agency or  
2 owner of a covered federally assisted rental dwelling unit  
3 that receives one or more temperature sensors under this  
4 Act shall, after receiving written permission from the resi-  
5 dent of a dwelling unit, install such temperature sensor and  
6 monitor the data from such temperature sensor.

7           (d) *COLLECTION OF COMPLAINT RECORDS.*—

8                 (1) *IN GENERAL.*—Each public housing agency  
9 or owner of a covered federally assisted rental dwell-  
10 ing unit that receives one or more temperature sensors  
11 under this Act shall collect and retain information  
12 about temperature-related complaints and violations.

13                 (2) *DEFINITIONS.*—The Secretary shall, not later  
14 than 180 days after the date of the enactment of this  
15 Act, define the terms temperature-related complaints  
16 and temperature-related violations for the purposes of  
17 this Act.

18           (e) *DATA COLLECTION.*—

19                 (1) *IN GENERAL.*—Data collected from tempera-  
20 ture sensors provided to public housing agencies and  
21 owners of covered federally assisted rental dwelling  
22 units under this Act shall be retained until the Sec-  
23 retary notifies the public housing agency or owner  
24 that the pilot program and the evaluation of the pilot  
25 program are complete.

1           (2) *PERSONALLY IDENTIFIABLE INFORMATION.*—

2           *The Secretary shall, not later than 180 days after the*  
3           *date of the enactment of this Act, establish standards*  
4           *for the protection of personally identifiable informa-*  
5           *tion collected during the pilot program by public*  
6           *housing agencies, owners of federally assisted rental*  
7           *dwelling units, and the Secretary.*

8           (f) *PILOT PROGRAM EVALUATION.*—

9           (1) *INTERIM EVALUATION.*—*Not later than 12*  
10           *months after the establishment of the pilot program*  
11           *under this Act, the Secretary shall publicly publish*  
12           *and submit to the Congress a report that—*

13                   (A) *examines the number of temperature-re-*  
14                   *lated complaints and violations in federally as-*  
15                   *sisted rental dwelling units with temperature*  
16                   *sensors, disaggregated by temperature sensor*  
17                   *technology and climate region—*

18                           (i) *that occurred before the installation*  
19                           *of such sensor, if known; and*

20                           (ii) *that occurred after the installation*  
21                           *of such sensor; and*

22                   (B) *identifies any barriers to full utility of*  
23                   *temperature sensor capabilities, including*  
24                   *broadband Internet access and tenant participa-*  
25                   *tion.*

1           (2) *FINAL EVALUATION.*—Not later than 36  
2           months after the conclusion of the pilot program es-  
3           tablished by the Secretary under this Act, the Sec-  
4           retary shall publicly publish and submit to the Con-  
5           gress a report that—

6                   (A) examines the number of temperature-re-  
7                   lated complaints and violations in federally as-  
8                   sisted rental dwelling units with temperature  
9                   sensors, disaggregated by temperature sensor  
10                  technology and climate region—

11                           (i) that occurred before the installation  
12                           of such sensor; and

13                           (ii) that occurred after the installation  
14                           of such sensor;

15                   (B) identifies any barriers to full utility of  
16                   temperature sensor capabilities, including  
17                   broadband Internet access and tenant participa-  
18                   tion; and

19                   (C) compare the utility of various tempera-  
20                   ture sensor technologies based on—

21                           (i) climate zones;

22                           (ii) cost;

23                           (iii) features; and

24                           (iv) any other factors identified by the  
25                   Secretary.

1           (g) *DEFINITIONS.*—*For the purposes of this Act:*

2                   (1) *TEMPERATURE SENSOR.*—*The term “tem-*  
3                   *perature sensor” means an internet capable tempera-*  
4                   *ture reporting device able to measure ambient air*  
5                   *temperature to the tenth degree Fahrenheit and Cel-*  
6                   *sius.*

7                   (2) *COVERED FEDERALLY ASSISTED HOUSING.*—  
8                   *The term “covered federally assisted rental dwelling*  
9                   *unit” means a residential dwelling unit that is made*  
10                   *available for rental and for which assistance is pro-*  
11                   *vided, or that is part of a housing project for which*  
12                   *assistance is provided, under—*

13                           (A) *the program for project-based rental as-*  
14                           *istance under section 8 of the United States*  
15                           *Housing Act of 1937 (42 U.S.C. 1437f);*

16                           (B) *the public housing program under the*  
17                           *United States Housing Act of 1937 (42 U.S.C.*  
18                           *1437 et seq.);*

19                           (C) *the program for supportive housing for*  
20                           *the elderly under section 202 of the Housing Act*  
21                           *of 1959 (12 U.S.C. 1701q); or*

22                           (D) *the program for supportive housing for*  
23                           *persons with disabilities under section 811 of the*  
24                           *Cranston-Gonzalez National Affordable Housing*  
25                           *Act (42 U.S.C. 8013).*

1           (3) *OWNER.*—*The term “owner” means—*

2                   (A) *with respect to the program for project-*  
3 *based rental assistance under section 8 of the*  
4 *United States Housing Act of 1937 (42 U.S.C.*  
5 *1437f), any private person or entity, including*  
6 *a cooperative, an agency of the Federal govern-*  
7 *ment, or a public housing agency, having the*  
8 *legal right to lease or sublease dwelling units;*

9                   (B) *with respect to public housing program*  
10 *under the United States Housing Act of 1937 (42*  
11 *U.S.C. 1437 et seq.), a public housing agency or*  
12 *an owner entity of public housing units as de-*  
13 *finied in section 905.108 of title 24, Code of Fed-*  
14 *eral Regulations;*

15                  (C) *with respect to the program for sup-*  
16 *portive housing for the elderly under section 202*  
17 *of the Housing Act of 1959 (12 U.S.C. 1701q),*  
18 *a private nonprofit organization as defined*  
19 *under section 202(k)(4) of the Housing Act of*  
20 *1959; and*

21                  (D) *with respect to the program for sup-*  
22 *portive housing for persons with disabilities*  
23 *under section 811 of the Cranston-Gonzalez Na-*  
24 *tional Affordable Housing Act (42 U.S.C. 8013),*  
25 *a private nonprofit organization as defined*



1           *under section 811(k)(5) of section 811 of the*  
2           *Cranston-Gonzalez National Affordable Housing*  
3           *Act.*

4           (4) *SECRETARY.*—*The term “Secretary” means*  
5           *the Secretary of Housing and Urban Development.*

6           (h) *AUTHORIZATION OF APPROPRIATIONS.*—*There are*  
7           *authorized to be appropriated to the Secretary—*

8                   (1) *such sums as may be necessary for the Sec-*  
9                   *retary to provide grants to owners of covered federally*  
10                  *assisted rental dwelling units participating in the*  
11                  *pilot program established under this Act;*

12                   (2) *such sums as may be necessary for the Sec-*  
13                   *retary to administer the pilot program established*  
14                   *under this Act; and*

15                   (3) *such sums as may be necessary for the Sec-*  
16                   *retary to provide technical assistance to owners of*  
17                   *covered federally assisted rental dwelling units that*  
18                   *are participating in the pilot program established*  
19                   *under this Act.*