

## Union Calendar No. 328

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

# H. R. 6528

[Report No. 117-422]

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 20, 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.*

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