

117TH CONGRESS
2D SESSION

H. R. 6528

IN THE SENATE OF THE UNITED STATES

JULY 27, 2022

Received; read twice and referred to the Committee on Banking, Housing, and
Urban Affairs

AN ACT

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,*

1 **SECTION 1. SHORT TITLE.**

2 This Act may be cited as the “Housing Temperature
3 Safety Act of 2022”.

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

5 (a) IN GENERAL.—The Secretary shall establish a
6 temperature sensor 3-year pilot program to provide grants
7 to public housing agencies and owners of covered federally
8 assisted rental dwelling units to install and test the effi-
9 cacy of temperature sensors in residential dwelling units
10 to ensure such units remain in compliance with tempera-
11 ture requirements.

12 (b) APPLICATION.—The Secretary shall, not later
13 than 180 days after the date of the enactment of this Act,
14 establish eligibility criteria for participation in the pilot
15 program established pursuant to subsection (a) and such
16 criteria shall be designed to ensure—

17 (1) the pilot program includes a diverse range
18 of participants that represent different geographic
19 regions, climate regions, unit sizes and types of
20 housing; and

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

24 (c) INSTALLATION.—Each public housing agency or
25 owner of a covered federally assisted rental dwelling unit
26 that receives one or more temperature sensors under this

1 Act shall, after receiving written permission from the resi-
2 dent of a dwelling unit, install such temperature sensor
3 and monitor the data from such temperature sensor.

4 (d) COLLECTION OF COMPLAINT RECORDS.—

5 (1) IN GENERAL.—Each public housing agency
6 or owner of a covered federally assisted rental dwell-
7 ing unit that receives one or more temperature sen-
8 sors under this Act shall collect and retain informa-
9 tion about temperature-related complaints and viola-
10 tions.

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

16 (e) DATA COLLECTION.—

17 (1) IN GENERAL.—Data collected from tem-
18 perature sensors provided to public housing agencies
19 and owners of covered federally assisted rental dwell-
20 ing units under this Act shall be retained until the
21 Secretary notifies the public housing agency or
22 owner that the pilot program and the evaluation of
23 the pilot program are complete.

24 (2) PERSONALLY IDENTIFIABLE INFORMA-
25 TION.—The Secretary shall, not later than 180 days

1 after the date of the enactment of this Act, establish
2 standards for the protection of personally identifi-
3 ably information collected during the pilot program
4 by public housing agencies, owners of federally as-
5 sisted rental dwelling units, and the Secretary.

6 (f) PILOT PROGRAM EVALUATION.—

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

11 (A) examines the number of temperature-
12 related complaints and violations in federally
13 assisted rental dwelling units with temperature
14 sensors, disaggregated by temperature sensor
15 technology and climate region—

16 (i) that occurred before the installa-
17 tion of such sensor, if known; and

18 (ii) that occurred after the installation
19 of such sensor; and

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

24 (2) FINAL EVALUATION.—Not later than 36
25 months after the conclusion of the pilot program es-

1 established by the Secretary under this Act, the Sec-
2 retary shall publicly publish and submit to the Con-
3 gress a report that—

4 (A) examines the number of temperature-
5 related complaints and violations in federally
6 assisted rental dwelling units with temperature
7 sensors, disaggregated by temperature sensor
8 technology and climate region—

9 (i) that occurred before the installa-
10 tion of such sensor; and

11 (ii) that occurred after the installation
12 of such sensor;

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

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

19 (i) climate zones;

20 (ii) cost;

21 (iii) features; and

22 (iv) any other factors identified by the

23 Secretary.

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

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

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

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

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

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

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

25 (3) OWNER.—The term “owner” means—

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

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

15 (C) with respect to the program for sup-
16 portive housing for the elderly under section
17 202 of the Housing Act of 1959 (12 U.S.C.
18 1701q), a private nonprofit organization as de-
19 fined under section 202(k)(4) of the Housing
20 Act of 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
24 National Affordable Housing Act (42 U.S.C.
25 8013), a private nonprofit organization as de-

