

**AMENDMENT IN THE NATURE OF A SUBSTITUTE  
TO H.R. 6528  
OFFERED BY MR. TORRES OF NEW YORK**

Strike all after the enacting clause and insert the following:

**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

1 regions, climate regions, unit sizes and types of  
2 housing; and

3 (2) the functionality of the temperature sensors  
4 that will be tested, including internet connectivity re-  
5 quirements.

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

12 (d) COLLECTION OF COMPLAINT RECORDS.—

13 (1) IN GENERAL.—Each public housing agency  
14 or owner of a covered federally assisted rental dwell-  
15 ing unit that receives one or more temperature sen-  
16 sors under this Act shall collect and retain informa-  
17 tion about temperature-related complaints and viola-  
18 tions.

19 (2) DEFINITIONS.—The Secretary shall, not  
20 later than 180 days after the date of the enactment  
21 of this Act, define the terms temperature-related  
22 complaints and temperature-related violations for  
23 the purposes of this Act.

24 (e) DATA COLLECTION.—

1           (1) IN GENERAL.—Data collected from tem-  
2           perature sensors provided to public housing agencies  
3           and owners of covered federally assisted rental dwell-  
4           ing units under this Act shall be retained until the  
5           Secretary notifies the public housing agency or  
6           owner that the pilot program and the evaluation of  
7           the pilot program are complete.

8           (2) PERSONALLY IDENTIFIABLE INFORMA-  
9           TION.—The Secretary shall, not later than 180 days  
10          after the date of the enactment of this Act, establish  
11          standards for the protection of personally identifi-  
12          ably information collected during the pilot program  
13          by public housing agencies, owners of federally as-  
14          sisted rental dwelling units, and the Secretary.

15          (f) PILOT PROGRAM EVALUATION.—

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

20                       (A) examines the number of temperature-  
21                       related complaints and violations in federally  
22                       assisted rental dwelling units with temperature  
23                       sensors, disaggregated by temperature sensor  
24                       technology and climate region—

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

3 (ii) that occurred after the installation  
4 of such sensor; and

5 (B) identifies any barriers to full utility of  
6 temperature sensor capabilities, including  
7 broadband Internet access and tenant participa-  
8 tion.

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

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

19 (i) that occurred before the installa-  
20 tion of such sensor; and

21 (ii) that occurred after the installation  
22 of such sensor;

23 (B) identifies any barriers to full utility of  
24 temperature sensor capabilities, including

1 broadband Internet access and tenant participa-  
2 tion; and

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

5 (i) climate zones;

6 (ii) cost;

7 (iii) features; and

8 (iv) any other factors identified by the  
9 Secretary.

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

11 (1) TEMPERATURE SENSOR.—The term “tem-  
12 perature sensor” means an internet capable tem-  
13 perature reporting device able to measure ambient  
14 air temperature to the tenth degree Fahrenheit and  
15 Celsius.

16 (2) COVERED FEDERALLY ASSISTED HOUS-  
17 ING.—The term “covered federally assisted rental  
18 dwelling unit” means a residential dwelling unit that  
19 is made available for rental and for which assistance  
20 is provided, or that is part of a housing project for  
21 which assistance is provided, under—

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

1 (B) the public housing program under the  
2 United States Housing Act of 1937 (42 U.S.C.  
3 1437 et seq.);

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

7 (D) the program for supportive housing for  
8 persons with disabilities under section 811 of  
9 the Cranston-Gonzalez National Affordable  
10 Housing Act (42 U.S.C. 8013).

11 (3) OWNER.—The term “owner” means—

12 (A) with respect to the program for  
13 project-based rental assistance under section 8  
14 of the United States Housing Act of 1937 (42  
15 U.S.C. 1437f), any private person or entity, in-  
16 cluding a cooperative, an agency of the Federal  
17 government, or a public housing agency, having  
18 the legal right to lease or sublease dwelling  
19 units;

20 (B) with respect to public housing program  
21 under the United States Housing Act of 1937  
22 (42 U.S.C. 1437 et seq.), a public housing  
23 agency or an owner entity of public housing  
24 units as defined in section 905.108 of title 24,  
25 Code of Federal Regulations;

1 (C) with respect to the program for sup-  
2 portive housing for the elderly under section  
3 202 of the Housing Act of 1959 (12 U.S.C.  
4 1701q), a private nonprofit organization as de-  
5 fined under section 202(k)(4) of the Housing  
6 Act of 1959; and

7 (D) with respect to the program for sup-  
8 portive housing for persons with disabilities  
9 under section 811 of the Cranston-Gonzalez  
10 National Affordable Housing Act (42 U.S.C.  
11 8013), a private nonprofit organization as de-  
12 fined under section 811(k)(5) of section 811 of  
13 the Cranston-Gonzalez National Affordable  
14 Housing Act.

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

17 (h) AUTHORIZATION OF APPROPRIATIONS.—There  
18 are authorized to be appropriated to the Secretary—

19 (1) such sums as may be necessary for the Sec-  
20 retary to provide grants to owners of covered feder-  
21 ally assisted rental dwelling units participating in  
22 the pilot program established under this Act;

23 (2) such sums as may be necessary for the Sec-  
24 retary to administer the pilot program established  
25 under this Act; and

1           (3) such sums as may be necessary for the Sec-  
2           retary to provide technical assistance to owners of  
3           covered federally assisted rental dwelling units that  
4           are participating in the pilot program established  
5           under this Act.

