

**AMENDMENT IN THE NATURE OF A SUBSTITUTE  
TO H.R. 1690  
OFFERED BY MR. GARCÍA OF ILLINOIS**

Strike all after the enacting clause and insert the following:

**1 SECTION 1. SHORT TITLE.**

2 This Act may be cited to as the “Safe Housing for  
3 Families Act of 2019”.

**4 SEC. 2. CARBON MONOXIDE DETECTORS.**

5 (a) PLAN.—Each owner of a covered federally as-  
6 sisted rental dwelling unit, excluding owners of units as-  
7 sisted under the program specified in subsection  
8 (e)(3)(A)(ii)(II), shall, not later than 90 days after the  
9 date of the enactment of this Act, establish a plan to en-  
10 sure that a carbon monoxide detector is installed and  
11 maintained, in accordance with standards and criteria es-  
12 tablished by the Secretary in consultation with the Con-  
13 sumer Product Safety Commission—

14 (1) on each level of such dwelling unit owned by  
15 such owner; and

16 (2) in any room of such dwelling unit, or of any  
17 structure containing such dwelling unit, in which  
18 there is a combustion-based appliance.

1 (b) INSTALLATION AND MAINTENANCE.—

2 (1) IN GENERAL.—Each owner of a covered  
3 federally assisted rental dwelling unit shall ensure  
4 that, at all times pursuant to paragraph (2), such  
5 carbon monoxide detectors are installed and main-  
6 tained, in accordance with standards and criteria  
7 published by the Department of Housing and Urban  
8 Development, as provided in paragraphs (1) and (2)  
9 of subsection (a).

10 (2) APPLICATION.—Paragraph (1) shall apply  
11 only after the expiration of the 2-year period begin-  
12 ning upon the date on which \$100,000,000 is appro-  
13 priated to carry out this Act for each of fiscal years  
14 2020, 2021, and 2022 pursuant to subsection (e)(1).

15 (c) REPORT.—Not later than one year after the date  
16 of the enactment of this Act, and each year thereafter,  
17 the Secretary shall submit a report to the Congress that—

18 (1) describes the status of the implementation  
19 of subsection (a), and includes—

20 (A) the number of covered federally as-  
21 sisted dwelling units without a carbon monoxide  
22 detector pursuant to subsection (b);

23 (B) the number of carbon monoxide detec-  
24 tors that have been installed by owners of cov-  
25 ered federally assisted dwelling units; and

1 (C) the number of fatalities that occurred  
2 due to carbon monoxide poisoning in covered  
3 dwelling units and whether a carbon monoxide  
4 detector was present in such dwelling unit; and

5 (2) discloses the results of data collection insti-  
6 tuted by the Secretary of Housing and Urban Devel-  
7 opment before the date of the enactment of this Act  
8 to determine the prevalence of carbon monoxide de-  
9 tection systems in covered federally assisted dwelling  
10 units.

11 (d) RELATION TO STATE LAW.—This section does  
12 not annul, alter, or affect, or exempt any person subject  
13 to the provisions of this section from complying with, the  
14 laws of any State with respect to installing or maintaining  
15 carbon monoxide detectors, except to the extent that those  
16 laws are inconsistent with any provision of this section,  
17 and then only to the extent of the inconsistency. The Sec-  
18 retary is authorized to determine whether such inconsist-  
19 encies exist and may not determine that any State law  
20 is inconsistent with any provision of this section if the Sec-  
21 retary determines that such law provides for greater pro-  
22 tection or safety.

23 (e) DEFINITIONS.—For the purposes of this Act:

24 (1) ASSISTANCE.—The term “assistance”  
25 means any grant, loan, subsidy, contract, cooperative

1 agreement, or other form of financial assistance, but  
2 such term does not include the insurance or guar-  
3 antee of a loan, mortgage, or pool of loans or mort-  
4 gages.

5 (2) CARBON MONOXIDE DETECTOR.—The term  
6 “carbon monoxide detector” means an electronic de-  
7 vice that measures the level of carbon monoxide gas  
8 in the air and is equipped with a sensor, which acti-  
9 vates an audible alarm when an amount of carbon  
10 monoxide above the device’s threshold level accumu-  
11 lates in the area in which the alarm is located. Such  
12 detectors shall include (A) a combination smoke and  
13 carbon monoxide detector, and (B) detectors that  
14 adequately serve the needs of persons with hearing  
15 impairment.

16 (3) COVERED FEDERALLY ASSISTED RENTAL  
17 DWELLING UNIT.—The term “covered federally as-  
18 sisted rental dwelling unit” means a residential  
19 dwelling unit that—

20 (A) is made available for rental and for  
21 which assistance is provided, or that is part of  
22 a housing project for which assistance is pro-  
23 vided, under—

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

4 (ii) the programs for rental assistance  
5 under section 8 of the United States Hous-  
6 ing Act of 1937 (42 U.S.C. 1437f), includ-  
7 ing—

8 (I) the program for project-based  
9 rental assistance; and

10 (II) the program for tenant-based  
11 rental assistance;

12 (iii) the AIDS Housing Opportunities  
13 program under subtitle D of title VIII of  
14 the Cranston-Gonzalez National Affordable  
15 Housing Act (42 U.S.C. 12901 et seq.);

16 (iv) the program for supportive hous-  
17 ing for the elderly under section 202 of the  
18 Housing Act of 1959 (12 U.S.C. 1701q);  
19 or

20 (v) the program for supportive hous-  
21 ing for persons with disabilities under sec-  
22 tion 811 of the Cranston-Gonzalez Na-  
23 tional Affordable Housing Act (42 U.S.C.  
24 8013); and

25 (B) either—

1 (i) contains a fuel-burning appliance,  
2 fuel-burning fireplace, or has an attached  
3 garage; or

4 (ii) is served by a ventilation system  
5 that also services any part of the structure  
6 containing such dwelling unit that has a  
7 fuel-burning appliance, fuel-burning fire-  
8 place, or attached garage.

9 (4) OWNER.—The term “owner” means, with  
10 respect to a covered federally assisted rental dwelling  
11 unit, any private person or entity, including a coop-  
12 erative, an agency of the Federal Government, or a  
13 public housing agency, having the legal right to lease  
14 or sublease dwelling units.

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

17 (f) FUNDING FOR INSTALLATION AND MAINTENANCE.—  
18

19 (1) AUTHORIZATION OF APPROPRIATIONS.—  
20 There is authorized to be appropriated to carry out  
21 this Act, \$100,000,000 for each of fiscal years 2020,  
22 2021, and 2022.

23 (2) DISTRIBUTION OF FUNDS.—

24 (A) TIMING.—The Secretary shall allocate  
25 and distribute to owners of covered federally as-

1           sisted rental dwelling units any amounts appro-  
2           priated to carry out this Act within 90 days  
3           after such appropriation.

4           (B) PRIORITY.—In distributing any  
5           amounts made available for the provision and  
6           installation of carbon monoxide detectors in  
7           covered federally assisted rental dwelling units,  
8           the Secretary shall give priority to distribution  
9           to owners of federally assisted rental dwelling  
10          units that are located in areas where carbon  
11          monoxide detectors are not required by State or  
12          local law and may provide any additional  
13          prioritization that the Secretary considers ap-  
14          propriate.

