

118TH CONGRESS
2D SESSION

S. 3652

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

IN THE SENATE OF THE UNITED STATES

JANUARY 24, 2024

Mrs. GILLIBRAND introduced the following bill; which was read twice and referred to the Committee on Banking, Housing, and Urban Affairs

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 2024”.

6 **SEC. 2. DEFINITIONS.**

7 In this Act:

8 (1) **TEMPERATURE SENSOR.**—The term “tem-
9 perature sensor” means an internet capable tem-
10 perature reporting device able to measure ambient

1 air temperature to the tenth degree Fahrenheit and
2 Celsius.

3 (2) COVERED FEDERALLY ASSISTED RENTAL
4 DWELLING UNIT.—The term “covered federally as-
5 sisted rental dwelling unit” means a residential
6 dwelling unit that is made available for rental and
7 for which assistance is provided, or that is part of
8 a housing project for which assistance is provided,
9 under—

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

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

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

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

23 (3) OWNER.—The term “owner” means—

24 (A) with respect to the program for
25 project-based rental assistance under section 8

1 of the United States Housing Act of 1937 (42
2 U.S.C. 1437f), any private person or entity, in-
3 cluding a cooperative, an agency of the Federal
4 Government, or a public housing agency, having
5 the legal right to lease or sublease dwelling
6 units;

7 (B) with respect to the public housing pro-
8 gram under the United States Housing Act of
9 1937 (42 U.S.C. 1437 et seq.), a public housing
10 agency or an owner entity (as defined in section
11 905.108 of title 24, Code of Federal Regula-
12 tions, or any successor regulation) of public
13 housing units;

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

20 (D) with respect to the program for sup-
21 portive housing for persons with disabilities
22 under section 811 of the Cranston-Gonzalez
23 National Affordable Housing Act (42 U.S.C.
24 8013), a private nonprofit organization, as de-
25 fined in subsection (k)(5) of such section 811.

1 (4) PUBLIC HOUSING AGENCY.—The term
2 “public housing agency” has the meaning given the
3 term in section 3(b) of the United States Housing
4 Act of 1937 (42 U.S.C. 1437a(b)).

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

7 **SEC. 3. TEMPERATURE SENSOR PILOT PROGRAM.**

8 (a) IN GENERAL.—The Secretary shall establish a
9 temperature sensor 3-year pilot program to provide grants
10 to public housing agencies and owners of covered federally
11 assisted rental dwelling units to install and test the effi-
12 cacy of temperature sensors in covered federally assisted
13 rental dwelling units to ensure those units remain in com-
14 pliance with temperature requirements.

15 (b) APPLICATION.—Not later than 180 days after the
16 date of enactment of this Act, the Secretary shall establish
17 eligibility criteria for participation in the pilot program es-
18 tablished under subsection (a), which shall be designed to
19 ensure—

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

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

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

11 (d) COLLECTION OF COMPLAINT RECORDS.—

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

17 (2) DEFINITIONS.—Not later than 180 days
18 after the date of enactment of this Act, the Sec-
19 retary shall define the terms temperature-related
20 complaints and temperature-related violations for
21 the purposes of this Act.

22 (e) DATA COLLECTION.—

23 (1) IN GENERAL.—Data collected from tem-
24 perature sensors provided to public housing agencies
25 and owners of covered federally assisted rental dwell-

1 ing units under this Act shall be retained until the
2 Secretary notifies the public housing agency or
3 owner that the pilot program and the evaluation of
4 the pilot program established under this Act are
5 complete.

6 (2) PERSONALLY IDENTIFIABLE INFORMA-
7 TION.—Not later than 180 days after the date of en-
8 actment of this Act, the Secretary shall establish
9 standards for the protection of personally identifi-
10 ably information collected during the pilot program
11 established under this Act by public housing agen-
12 cies, owners of covered federally assisted rental
13 dwelling units, and the Secretary.

14 (f) PILOT PROGRAM EVALUATION.—

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

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

24 (i) that occurred before the installa-
25 tion of the sensor, if known; and

1 (ii) that occurred after the installation
2 of the sensor; and

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

7 (2) FINAL EVALUATION.—Not later than 3
8 years after the conclusion of the pilot program es-
9 tablished by the Secretary under this Act, the Sec-
10 retary shall publicly publish and submit to the Con-
11 gress a report that—

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

17 (i) that occurred before the installa-
18 tion of the sensor, if documented; and

19 (ii) that occurred after the installation
20 of the sensor;

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

1 (C) compares the utility of various tem-
2 perature sensor technologies based on—

3 (i) climate zones;

4 (ii) cost;

5 (iii) features; and

6 (iv) any other factors identified by the
7 Secretary.

8 (g) AUTHORIZATION OF APPROPRIATIONS.—There
9 are authorized to be appropriated to the Secretary—

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

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

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

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