

119TH CONGRESS
1ST SESSION

H. R. 638

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

IN THE HOUSE OF REPRESENTATIVES

JANUARY 22, 2025

Mr. TORRES of New York introduced the following bill; which was referred to the Committee on Financial Services

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 2025”.

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

7 (a) IN GENERAL.—The Secretary shall establish a
8 temperature sensor 3-year pilot program to provide grants
9 to public housing agencies and owners of covered federally
10 assisted rental dwelling units to install and test the effi-

1 cacy of temperature sensors in residential dwelling units
2 to ensure such units remain in compliance with tempera-
3 ture requirements.

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

9 (1) the pilot program includes a diverse range
10 of participants that represent different geographic
11 regions, climate regions, unit sizes and types of
12 housing; and

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

16 (c) INSTALLATION.—Each public housing agency or
17 owner of a covered federally assisted rental dwelling unit
18 that receives one or more temperature sensors under this
19 Act shall, after receiving written permission from the resi-
20 dent of a dwelling unit, install such temperature sensor
21 and monitor the data from such temperature sensor.

22 (d) COLLECTION OF COMPLAINT RECORDS.—

23 (1) IN GENERAL.—Each public housing agency
24 or owner of a covered federally assisted rental dwell-
25 ing unit that receives one or more temperature sen-

1 sors under this Act shall collect and retain informa-
2 tion about temperature-related complaints and viola-
3 tions.

4 (2) DEFINITIONS.—The Secretary shall, not
5 later than 180 days after the date of the enactment
6 of this Act, define the terms temperature-related
7 complaints and temperature-related violations for
8 the purposes of this Act.

9 (e) DATA COLLECTION.—

10 (1) IN GENERAL.—Data collected from tem-
11 perature sensors provided to public housing agencies
12 and owners of covered federally assisted rental dwell-
13 ing units under this Act shall be retained until the
14 Secretary notifies the public housing agency or
15 owner that the pilot program and the evaluation of
16 the pilot program are complete.

17 (2) PERSONALLY IDENTIFIABLE INFORMA-
18 TION.—The Secretary shall, not later than 180 days
19 after the date of the enactment of this Act, establish
20 standards for the protection of personally identifi-
21 ably information collected during the pilot program
22 by public housing agencies, owners of federally as-
23 sisted rental dwelling units, and the Secretary.

24 (f) PILOT PROGRAM EVALUATION.—

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

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

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

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

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

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

23 (A) examines the number of temperature-
24 related complaints and violations in federally
25 assisted rental dwelling units with temperature

1 sensors, disaggregated by temperature sensor
2 technology and climate region—

3 (i) that occurred before the installa-
4 tion of such sensor; and

5 (ii) that occurred after the installation
6 of such sensor;

7 (B) identifies any barriers to full utility of
8 temperature sensor capabilities, including
9 broadband internet access and tenant participa-
10 tion; and

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

13 (i) climate zones;

14 (ii) cost;

15 (iii) features; and

16 (iv) any other factors identified by the
17 Secretary.

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

19 (1) TEMPERATURE SENSOR.—The term “tem-
20 perature sensor” means an internet capable tem-
21 perature reporting device able to measure ambient
22 air temperature to the tenth degree Fahrenheit and
23 Celsius.

24 (2) COVERED FEDERALLY ASSISTED HOUS-
25 ING.—The term “covered federally assisted rental

1 dwelling unit” means a residential dwelling unit that
2 is made available for rental and for which assistance
3 is provided, or that is part of a housing project for
4 which assistance is provided, under—

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

8 (B) the public housing program under the
9 United States Housing Act of 1937 (42 U.S.C.
10 1437 et seq.);

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

14 (D) the program for supportive housing for
15 persons with disabilities under section 811 of
16 the Cranston-Gonzalez National Affordable
17 Housing Act (42 U.S.C. 8013).

18 (3) OWNER.—The term “owner” means—

19 (A) with respect to the program for
20 project-based rental assistance under section 8
21 of the United States Housing Act of 1937 (42
22 U.S.C. 1437f), any private person or entity, in-
23 cluding a cooperative, an agency of the Federal
24 Government, or a public housing agency, having

1 the legal right to lease or sublease dwelling
2 units;

3 (B) with respect to public housing program
4 under the United States Housing Act of 1937
5 (42 U.S.C. 1437 et seq.), a public housing
6 agency or an owner entity of public housing
7 units as defined in section 905.108 of title 24,
8 Code of Federal Regulations;

9 (C) with respect to the program for sup-
10 portive housing for the elderly under section
11 202 of the Housing Act of 1959 (12 U.S.C.
12 1701q), a private nonprofit organization as de-
13 fined under section 202(k)(4) of the Housing
14 Act of 1959; and

15 (D) with respect to the program for sup-
16 portive housing for persons with disabilities
17 under section 811 of the Cranston-Gonzalez
18 National Affordable Housing Act (42 U.S.C.
19 8013), a private nonprofit organization as de-
20 fined under section 811(k)(5) of section 811 of
21 the Cranston-Gonzalez National Affordable
22 Housing Act.

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

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

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

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

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

○