

111TH CONGRESS
1ST SESSION

H. R. 3527

IN THE SENATE OF THE UNITED STATES

SEPTEMBER 17, 2009

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

AN ACT

To increase the maximum mortgage amount limitations under the FHA mortgage insurance programs for multi-family housing projects with elevators and for extremely high-cost areas.

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 “FHA Multifamily Loan
3 Limit Adjustment Act of 2009”.

4 **SEC. 2. FHA MORTGAGE AMOUNT LIMITS FOR ELEVATOR-**
5 **TYPE STRUCTURES.**

6 (a) AMENDMENTS.—The National Housing Act is
7 amended in each of the provisions specified in subsection

8 (b)—

9 (1) by inserting “with sound standards of con-
10 struction and design” after “elevator-type struc-
11 tures” the first place such term appears; and

12 (2) by striking “to not to exceed” and all that
13 follows through “sound standards of construction
14 and design” each place such terms appear and in-
15 serting “by not more than 50 percent of the
16 amounts specified for each unit size”.

17 (b) PROVISIONS AMENDED.—The provisions of the
18 National Housing Act specified in this subsection are as
19 follows:

20 (1) Subparagraph (A) of section 207(c)(3) (12
21 U.S.C. 1713(c)(3)(A)).

22 (2) Subparagraph (A) of section 213(b)(2) (12
23 U.S.C. 1715e(b)(2)(A)).

24 (3) Subclause (I) of section 220(d)(3)(B)(iii)
25 (12 U.S.C. 1715k(d)(3)(B)(iii)(I)).

26 (4) In section 221(d) (12 U.S.C. 1715l(d))—

1 (A) subclause (I) of paragraph (3)(ii); and

2 (B) subclause (I) of paragraph (4)(ii).

3 (5) Subparagraph (A) of section 231(c)(2) (12

4 U.S.C. 1715v(c)(2)(A)).

5 (6) Subparagraph (A) of section 234(e)(3) (12

6 U.S.C. 1715y(e)(3)(A)).

7 **SEC. 3. FHA MORTGAGE AMOUNT LIMITS FOR EXTREMELY**

8 **HIGH-COST AREAS.**

9 Section 214 of the National Housing Act (12 U.S.C.
10 1715d) is amended—

11 (1) in the first sentence—

12 (A) by inserting “, or with respect to
13 projects consisting of more than four dwelling
14 units located in an extremely high-cost area as
15 determined by the Secretary” after “or the Vir-
16 gin Islands” the first place such term appears;

17 (B) by inserting “, or to construct projects
18 consisting of more than four dwelling units on
19 property located in an extremely high-cost area
20 as determined by the Secretary” after “or the
21 Virgin Islands” the second place such term ap-
22 pears; and

23 (C) by inserting “, or with respect to
24 projects consisting of more than four dwelling
25 units located in an extremely high-cost area as

1 determined by the Secretary” after “or the Vir-
2 gin Islands” the third place such term appears;
3 (2) in the second sentence—

4 (A) by inserting “, or with respect to a
5 project consisting of more than four dwelling
6 units located in an extremely high-cost area as
7 determined by the Secretary,” after “or the Vir-
8 gin Islands” the first place such term appears;
9 and

10 (B) by inserting “, or in the case of a
11 project consisting of more than four dwelling
12 units in an extremely high-cost area as deter-
13 mined by the Secretary, in such extremely high-
14 cost area,” after “or the Virgin Islands” the
15 second place such term appears; and

16 (3) in the section heading, by striking “AND
17 THE VIRGIN ISLANDS” and inserting “THE VIRGIN
18 ISLANDS, AND EXTREMELY HIGH-COST AREAS”.

1 **SEC. 4. EFFECTIVE DATE.**

2 The amendments made by this Act shall apply to
3 mortgages insured under title II of the National Housing
4 Act after September 30, 2009.

Passed the House of Representatives September 15,
2009.

Attest: LORRAINE C. MILLER,
Clerk.