

**AMENDMENT TO H.R. 1227**  
**OFFERED BY MRS. MALONEY OF NEW YORK**

Page 2, lines 7 and 8, strike “Notwithstanding” and insert the following:

1 “(1) IN GENERAL.—Notwithstanding”.

Page 2, line 12, strike the closing quotation marks and the last period.

Page 2, after line 12, add the following new paragraph:

2 “(2) TREATMENT OF CERTAIN COMMERCIAL  
3 MORTGAGE-BACKED SECURITY PURCHASES.—

4 “(A) PROHIBITION OF PURCHASE DURING  
5 CONSERVATORSHIP OR RECEIVERSHIP.—For  
6 purposes of paragraph (1), any purchase, dur-  
7 ing the term of any conservatorship or receiver-  
8 ship by an enterprise, of a security that is de-  
9 scribed in subparagraph (B) shall be considered  
10 a product of the enterprise for initial offering  
11 during such conservatorship or receivership.

12 “(B) COVERED SECURITY PURCHASES.—A  
13 security purchase described in this subpara-  
14 graph is purchase of a security, or an interest

1 in a security, that is backed by mortgages that  
2 finance commercial real estate consisting of  
3 multifamily rental housing if the purchase of  
4 such security, or if any mortgage backing such  
5 security, facilitates the conversion of dwelling  
6 units that, at the time of such purchase, are  
7 available for rental at rates that are affordable  
8 to low-income families to dwelling units that  
9 would not be affordable to low-income families,  
10 as the Director shall by regulation provide.  
11 Such regulations shall consider and include the  
12 following factors:

13 “(i) LIMITATION BASED ON PROJECT  
14 DEBT.—Whether the multifamily housing  
15 financed by the mortgage backing the se-  
16 curity involves an aggregate amount of  
17 project debt that is not reasonable, as de-  
18 termined in accordance with prudent un-  
19 derwriting standards established by the Di-  
20 rector, in proportion to project income.

21 “(ii) RENT LEVELS.—For purposes of  
22 this paragraph, rent levels for units shall  
23 be calculated by using the greater of the  
24 rent levels at the time the security backed  
25 by the multifamily housing mortgage is

1 purchased or the rent levels under the pro  
2 forma operating income statement on  
3 which the underwriting for such mortgage  
4 was based.”.

