

Marchant Pence
 Markey Peterson (MN)
 Marshall Peterson (PA)
 Matheson Petri
 Matsui Pickering
 McCarthy Pitts
 McCaul (TX) Platts
 McCollum (MN) Poe
 McCotter Pombo
 McCrery Pomeroy
 McDermott Porter
 McGovern Price (GA)
 McHenry Price (NC)
 McHugh Pryce (OH)
 McIntyre Putnam
 McKeon Radanovich
 McMorris Rahall
 Rodgers Ramstad
 McNulty Tanner
 Meek (FL) Regula
 Meeks (NY) Rehberg
 Melancon Reichert
 Mica Renzi
 Michaud Reyes
 Millender- Reynolds
 McDonald Rogers (AL)
 Miller (FL) Rogers (KY)
 Miller (MI) Rogers (MI)
 Miller (NC) Rohrabacher
 Miller, Gary Ros-Lehtinen
 Miller, George Ross
 Mollohan Rothman
 Moore (KS) Roybal-Allard
 Moore (WI) Royce
 Moran (KS) Ruppertsberger
 Moran (VA) Rush
 Murphy Ryan (OH)
 Musgrave Ryan (WI)
 Myrick Ryun (KS)
 Nadler Salazar
 Napolitano Sanchez, Linda
 Neal (MA) T.
 Neugebauer Sanchez, Loretta
 Northup Sanders
 Norwood Saxton
 Nunes Schakowsky
 Nussle Schiff
 Oberstar Schmidt
 Obey Schwartz (PA)
 Olver Schwarz (MI)
 Ortiz Scott (GA)
 Osborne Scott (VA)
 Otter Sensenbrenner
 Owens Serrano
 Oxley Sessions
 Pallone Shadegg
 Pascrell Shaw
 Pastor Shays
 Paul Sherman
 Payne Sherwood
 Pearce Shimkus
 Pelosi Shuster

NAYS—1

Weller
 NOT VOTING—15

Case Evans
 Castle Kolbe
 Cleaver Lewis (CA)
 Davis (FL) Lewis (GA)
 Davis, Tom McKinney

□ 1906

So (two-thirds of those voting having responded in the affirmative) the rules were suspended and the bill was passed. The result of the vote was announced as above recorded.

A motion to reconsider was laid on the table.

FINANCIAL SERVICES REGULATORY RELIEF ACT OF 2006

The SPEAKER pro tempore. The pending business is the question of suspending the rules and passing the Senate bill, S. 2856, as amended.

The Clerk read the title of the Senate bill.

The SPEAKER pro tempore. The question is on the motion offered by the gentleman from Ohio (Mr. OXLEY)

that the House suspend the rules and pass the Senate bill, S. 2856, as amended, on which the yeas and nays are ordered.

This will be a 5-minute vote.

The vote was taken by electronic device, and there were—yeas 417, nays 0, not voting 15, as follows:

[Roll No. 494]
 YEAS—417

Abercrombie Cummings
 Ackerman Davis (AL)
 Aderholt Davis (CA)
 Akin Davis (IL)
 Alexander Davis (KY)
 Allen Davis (TN)
 Andrews Davis, Jo Ann
 Baca Deal (GA)
 Bachus DeFazio
 Baird DeGette
 Baker Delahunt
 Baldwin DeLauro
 Barrett (SC) Dent
 Barrow Diaz-Balart, L.
 Bartlett (MD) Diaz-Balart, M.
 Barton (TX) Dicks
 Bass Dingell
 Bean Doggett
 Beauprez Doolittle
 Becerra Doyle
 Berkley Drake
 Berman Dreier
 Berry Duncan
 Biggert Edwards
 Bilbray Ehlers
 Bilirakis Emanuel
 Bishop (GA) Emerson
 Bishop (NY) Engel
 Bishop (UT) English (PA)
 Blackburn Eshoo
 Blumenauer Etheridge
 Blunt Everett
 Boehlert Farr
 Boehner Fattah
 Bonilla Feeney
 Bonner Ferguson
 Bono Filner
 Boozman Fitzpatrick (PA)
 Boren Flake
 Boswell Foley
 Boucher Forbes
 Boustany Ford
 Boyd Fortenberry
 Bradley (NH) Fossella
 Brady (PA) Foxx
 Brady (TX) Frank (MA)
 Brown (OH) Franks (AZ)
 Brown (SC) Frelinghuysen
 Brown, Corrine Gallegly
 Brown-Waite, Garrett (NJ)
 Ginny Gerlach
 Burgess Gibbons
 Burton (IN) Gilchrest
 Butterfield Gillmor
 Buyer Gingrey
 Calvert Gohmert
 Camp (MI) Gonzalez
 Campbell (CA) Goode
 Cannon Goodlatte
 Cantor Gordon
 Capito Granger
 Capps Graves
 Capuano Green (WI)
 Cardin Green, Al
 Cardoza Green, Gene
 Carnahan Grijalva
 Carson Gutierrez
 Carter Gutknecht
 Chabot Hall
 Chandler Harman
 Chocola Harris
 Clay Hart
 Clyburn Hastings (FL)
 Coble Hastings (WA)
 Cole (OK) Hayes
 Conaway Hayworth
 Conyers Hefley
 Cooper Hensarling
 Costa Herger
 Costello Herseth
 Cramer Higgins
 Crenshaw Hinchey
 Crowley Hinojosa
 Cubin Hobson
 Cuellar Hoekstra
 Culberson Holden

Melancon Radanovich
 Mica Rahall
 Michaud Ramstad
 Millender- Rangel
 McDonald Regula
 Miller (FL) Rehberg
 Miller (MI) Reichert
 Miller (NC) Renzi
 Miller, Gary Reyes
 Miller, George Reynolds
 Mollohan Rogers (AL)
 Moore (KS) Rogers (KY)
 Moore (WI) Rogers (MI)
 Moran (KS) Rohrabacher
 Moran (VA) Ros-Lehtinen
 Murphy Ross
 Musgrave Rothman
 Myrick Roybal-Allard
 Nadler Royce
 Napolitano Ruppertsberger
 Neal (MA) Rush
 Neugebauer Ryan (OH)
 Northup Ryan (WI)
 Norwood Ryun (KS)
 Nunes Salazar
 Nussle Sanchez, Linda
 Oberstar T.
 Obey Sanchez, Loretta
 Olver Sanders
 Ortiz Saxton
 Osborne Schakowsky
 Otter Schiff
 Owens Schmidt
 Oxley Schwartz (PA)
 Pallone Schwarz (MI)
 Pascrell Scott (GA)
 Pastor Scott (VA)
 Paul Sensenbrenner
 Payne Serrano
 Pearce Sessions
 Pelosi Shadegg
 Keller Shaw
 Kelly Shays
 Kennedy (MN) Sherman
 Kennedy (RI) Sherwood
 Kildee Shimkus
 Kilpatrick (MI) Shuster
 Kind Simmons
 King (IA) Poe
 King (NY) Pombo
 Kingston Porter
 Kirk Price (GA)
 Kline Knollenberg
 Knollenberg Price (NC)
 Kucinich Pryce (OH)
 Kuhl (NY) Putnam
 LaHood
 Langevin
 Lantos
 Larsen (WA)
 Larson (CT)
 Latham
 LaTourette
 Leach
 Lee
 Levin
 Lewis (KY)
 Linder
 Lipinski
 LoBiondo
 Lofgren, Zoe
 Lowey
 Lucas
 Lungren, Daniel
 E.
 Lynch
 Mack
 Maloney
 Manzullo
 Marchant
 Markey
 Marshall
 Matheson
 Matsui
 McCarthy
 McCaul (TX)
 McCollum (MN)
 McCotter
 McCrery
 McDermott
 McGovern
 McHenry
 McHugh
 McIntyre
 McKeon
 McMorris
 Rodgers
 Hobson
 Meek (FL)
 Meeks (NY)

NOT VOTING—15

Case Evans
 Castle Kolbe
 Cleaver Lewis (CA)
 Davis (FL) Lewis (GA)
 Davis, Tom McKinney

□ 1915

So (two-thirds of those voting having responded in the affirmative) the rules were suspended and the Senate bill, as amended, was passed.

The result of the vote was announced as above recorded.

A motion to reconsider was laid on the table.

PERSONAL EXPLANATION

Mr. CLEAVER. Mr. Speaker, I was unable to personally cast votes today because I was attending a memorial service for Sergeant First Class (SFC) Michael Fuga.

Had I been present for rollcall vote 487, a motion to adjourn, I would have voted "nay";

For rollcall 488, a motion ordering the Previous Question on the Rule for consideration of H.R. 6166, the Military Commissions Act, I would have voted "nay".

For rollcall 489, on agreeing to the H. Res. 1042, the Rule for consideration of H.R. 6166, I would have voted "nay";

For rollcall 490, the Skelton motion to recommit H.R. 6166 to establish a process for

expedited judicial review and require a reauthorization of the Act after December 31, 2009 or three year sunset, I would have voted ye;

For rollcall 491, on passage of H.R. 6166, the Military Commissions Act, I would have voted nay;

For rollcall 492, on passage of H.R. 5637, the Nonadmitted and Reinsurance Reform Act of 2006, I would have voted ye;

For rollcall 493, on passage of H.R. 6115, the Mark-to-Market Extension Act of 2006, I would have voted ye;

For rollcall 494, on passage of S. 2856, the Financial Services Regulatory Relief Act of 2006, I would have voted ye.

PERSONAL EXPLANATION

Ms. JACKSON-LEE of Texas. Mr. Speaker, because of my attending the funeral of Officer Rodney Joseph Johnson, a Houston Police Department officer who lost his life in the line of duty, I missed the following votes:

Adjournment resolution, rollcall vote 487, if I had been present, I would have voted "no"; the previous question, rollcall vote No. 488, if I had been present, I would have voted "no"; H. Res. 1042, the rule regarding the military commissions resolution, rollcall vote 489, if I had been present, I would have voted "no"; on the motion to recommit, the Skelton motion that would establish a process for expedited judicial review and require reauthorization of the act after December 31, 2009, rollcall vote 490, I would have voted "aye"; rollcall vote 491, final passage of H.R. 6166, the Military Commissions Act, I would have voted "no."

ANNOUNCEMENT BY THE SPEAKER PRO TEMPORE

The SPEAKER pro tempore. Pursuant to clause 8 of rule XX, the Chair will postpone further proceedings today on motions to suspend the rules on which a recorded vote or the yeas and nays are ordered, or on which the vote is objected to under clause 6 of rule XX.

Record votes on postponed questions will be taken tomorrow.

FHA MULTIFAMILY LOAN LIMIT ADJUSTMENT ACT OF 2006

Mr. GARY G. MILLER of California. Mr. Speaker, I move to suspend the rules and pass the bill (H.R. 5503) to amend the National Housing Act to increase the mortgage amount limits applicable to FHA mortgage insurance for multifamily housing located in high-cost areas.

The Clerk read as follows:

H.R. 5503

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

SECTION 1. SHORT TITLE.

This Act may be cited as the "FHA Multifamily Loan Limit Adjustment Act of 2006".

SEC. 2. MULTIFAMILY HOUSING MORTGAGE LIMITS IN HIGH COST AREAS.

The National Housing Act is amended—

(1) in sections 207(c)(3), 213(b)(2)(B)(i), 221(d)(3)(ii)(II), 221(d)(4)(i)(II), 231(c)(2)(B), and 234(e)(3)(B) (12 U.S.C. 1713(c)(3), 1715e(b)(2)(B)(i), 1715l(d)(3)(ii)(II), 1715l(d)(4)(i)(II), 1715v(c)(2)(B), and 1715y(e)(3)(B))—

(A) by striking "140 percent" each place such term appears and inserting "170 percent"; and

(B) by striking "170 percent in high cost areas" each time place such term appears and inserting "215 percent in high cost areas"; and

(2) in section 220(d)(3)(B)(iii)(III) (12 U.S.C. 1715k(d)(3)(B)(iii)(III)) by striking "206A" and all that follows through "project-by-project basis" and inserting the following: "206A of this Act) by not to exceed 170 percent in any geographical area where the Secretary finds that cost levels so require and by not to exceed 170 percent, or 215 percent in high cost areas, where the Secretary determines it necessary on a project-by-project basis".

The SPEAKER pro tempore. Pursuant to the rule, the gentleman from California (Mr. GARY G. MILLER) and the gentlewoman from California (Ms. WATERS) each will control 20 minutes.

The Chair recognizes the gentleman from California.

GENERAL LEAVE

Mr. GARY G. MILLER of California. Madam Speaker, I ask unanimous consent that all Members may have 5 legislative days within which to revise and extend their remarks on this legislation and to insert extraneous material thereon.

The SPEAKER pro tempore (Mrs. MCMORRIS RODGERS). Is there objection to the request of the gentleman from California?

There was no objection.

Mr. GARY G. MILLER of California. Madam Speaker, I yield myself such time as I may consume.

This legislation is critical to increasing the availability of affordable rental housing in this country.

I would like to thank my good friend BARNEY FRANK. He has worked with me to introduce this important bill. And I really want to thank the Financial Services Committee chairman, MIKE OXLEY. He has worked diligently through this process to get the process completed in committee so that the bill could be heard tonight.

When it comes to high-cost markets where land and construction costs are significantly higher than other areas of the country, there is no question that the FHA multifamily mortgage insurance limits are not keeping pace. The slowdown in affordable rental housing production has resulted in a significant gap between the demand and supply of affordable rental housing. This is a problem we have come together to solve tonight.

Through its numerous multifamily housing programs, HUD is a primary partner in the development of affordable rental housing. FHA provides mortgage insurance to HUD-approved lenders to facilitate the construction, substantial rehabilitation, purchase, and refinancing of multifamily housing projects and health care facilities. Mortgage insurance covers a lender if a

borrower defaults on the insured loan. The FHA multifamily program is particularly important in serving the housing needs of low- and moderate-income families.

In our most expensive cities, it is very difficult for these families to find affordable rental housing in the communities where they work. Today, many public servants throughout this country, police officers, firefighters, and teachers, are not able to live in the communities in which they serve. Some commute an hour or more to get to work every day. What happens if there is a natural disaster? How will the first responders get to those in need in time if they live an hour or more away from where they work?

If Congress does not act to promote the development of affordable rental units, the housing situation in high-cost areas will continue to worsen and the housing needs for those who serve our communities and keep them safe will continue to be overlooked. Developers are simply unable to provide affordable housing units in high-cost areas because the current statutory limits for FHA mortgage insurance are unrealistically low. While Congress increased the limits of 2003, construction costs have accelerated to such heights in high-cost areas that the limits need to be increased again in order to allow affordable, low- and moderate-income rental units to be built in places like California and New York and cities such as Boston.

While FHA multifamily loan limits were increased in 2003, there were only a total of six FHA-insured multifamily loans for new construction or substantial rehabilitation approved in California in fiscal years 2004 and 2005 because of the loan limit. For the same time frame in the State of New York, only eight multifamily projects were approved by FHA. In Massachusetts only five projects were approved, and in New Jersey not a single new construction or rehabilitation project was approved through FHA.

This bill establishes a mechanism for addressing the need for new construction or substantial rehabilitation of rental units in extremely high-cost areas throughout this country. Under this bill, the multifamily loan limits in high-cost areas would increase to 170 percent above the base limit. The Secretary of HUD would have the discretion to increase the limits to 215 percent on a case-by-case or project-by-project basis.

It is important to point out that there is no private sector alternative to this program. The market served by FHA multifamily insurance does not overlap the competitive private interests. The FHA multifamily mortgage insurance program has worked with private sector partners to expand the supply of rental housing for over 65 years. This public/private partnership has leveraged more than \$100 billion of private sector investment to provide rental housing for working families and elderly throughout this country.