

that isn't...I mean they just build average or they won't qualify, will they have to form a separate company or how...

SENATOR CROSBY: Senator Day.

SENATOR DAY: I'm not real sure, Senator Wesely, how that would work. My interpretation of what I think it is, it would be a development that would be for the low and moderate income. So it would have to fall into that criteria before it would be approved. So I would think any company could do it if they were doing that type of development. Does that answer?

SENATOR WESELY: I think...I think...I think you need to look at that because, although that is the same language that's used for the other things, so it may be fine. It's just...it seems to me a lot of homebuilders, that's not what they primarily do, so you'd cut out a lot of them from being considered. But I just wondered if you had a clear definition of that. But I do think that's something to look at.

SENATOR CROSBY: Thank you, Senator Wesely. Senator Maurstad.

SENATOR MAURSTAD: Thank you, Madam President. Very quickly I just want to indicate currently this would only affect the City of Beatrice because the City of Beatrice is the only city in the State of Nebraska that has adopted a local option municipal economic development act-plan that would be ongoing that was not project specific, such as the one that was adopted in Nebraska City or Blair. Of course what Senator Day...and the reason for the introduction is so that those communities that might pass a local option economic development plan in the future would be able to use this as one of the components of that plan to take to the voters for the support. And for that, I think, that's a very important aspect of this and one that needs to be emphasized that this type of project would only be done after thorough scrutiny at the local level and then approval by the voters. But I do need to indicate because I think those that have heard me talk about this in the past would probably give me a bad time if I didn't, I don't necessarily support the expansion of economic development efforts into the housing industry or the housing market or in developing new houses. I recognize I may be in the minority in that opinion because there certainly is a very real need in a lot of communities across our state for increased housing opportunities for the low or moderately income. But I just wanted, for the record, to