

**ONE HUNDRED FIFTH LEGISLATURE - FIRST SESSION - 2017**  
**COMMITTEE STATEMENT (CORRECTED)**  
**LB496**

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**Hearing Date:** Tuesday February 28, 2017  
**Committee On:** Urban Affairs  
**Introducer:** Stinner  
**One Liner:** Define and redefine terms under the Community Development Law

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**Roll Call Vote - Final Committee Action:**  
Advanced to General File with amendment(s)

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**Vote Results:**  
**Aye:** 6 Senators Crawford, Hansen, Howard, Quick, Riepe, Wayne  
**Nay:**  
**Absent:**  
**Present Not Voting:** 1 Senator Larson

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**Verbal Testimony:**

**Proponents:**

Senator John Stinner  
Alan Michl  
Mike Jacobson

Michael Bacon  
Chad Nabity

**Opponents:**

**Neutral:**

**Representing:**

Legislative District 48  
League of Nebraska Municipalities  
North Platte Chamber of Commerce / North Platte  
Community Redevelopment Authority / Nebraska  
Bankers Association  
Self  
City of Grand Island / Rural Hall County Communities

**Representing:**

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**Summary of purpose and/or changes:**

LB 496 would authorize cities of the first class, cities of the second class, and villages to include the construction of workforce housing as part of a redevelopment project for tax-increment financing (TIF) under the Community Development Law.

Under the bill, workforce housing is defined as single-family or multi-family housing for which the municipality: 1) receives a housing study which is current within twenty-four months; 2) prepares an incentive plan for construction of housing in the municipality targeted to house existing or new workers; 3) holds a public hearing on such incentive plan with notice which complies with the Community Development Law; and 4) after the public hearing finds that such incentive plan is necessary to prevent the spread of blight and substandard conditions within the municipality, will promote additional safe and suitable housing for individuals and families employed in the municipality, and will not result in unjust enrichment of any individual or company.

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**Explanation of amendments:**

AM 470 clarifies that a public hearing on a workforce housing incentive plan shall be separate from the public hearing on the TIF redevelopment plan.

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Justin Wayne, Chairperson