

March 25, 1981

LB 298

SENATOR CLARK: Senator Beutler wants to talk on the bill.

SENATOR V. JOHNSON: I am sorry. Okay.

SENATOR CLARK: Go ahead.

SENATOR V. JOHNSON: Let me get down to the nub of the question. The question is this, what kind of housing are we going to tolerate in society for our people to live in. You know what is happening and I know what is happening. The traditional stick built house is going out of sight so that a lot of ordinary folk just can't afford a stick built home and one of the things that is more within their pocketbook is the modular and mobile home but over the years, and this is very well documented, over the years elected officials and planners and administrators have very artfully discriminated against mobile homes and they have done so because they have first associated mobile homes with trailer houses and transients and riffraff and the like and so we start out with a longstanding social prejudice and bias against those who live in mobile homes. But as the industry changed in the last twenty years and the kind of construction changed and the kind of housing changed, more and more mobile homes became occupied by more and more "good" members of our society, elderly people who were retired, young couples who were starting housing, but the problem is that mobile homes can't be located easily in our communities because we don't provide any zoning for mobile homes. In the City of Omaha, you cannot buy a lot, you cannot buy a lot in the City of Omaha and put a mobile home on it. You can't do it. You cannot do that in the major metropolitan area of our city. You can rent a lot in a mobile home park and put your mobile home on it but you cannot buy a lot and put a mobile home on it within the City of Omaha anywhere. Now that is essentially, that is wrong. That is wrong. We have parts of our city right now where there is housing has been removed. There are lots of vacant lots and, in fact, our city officials could provide zoning for mobile homes but they don't do it and they don't do it in many of our smaller communities in this state and it is virtually impossible to find a place where you can put a mobile home on an individually owned lot. So all 298 does is it just deals with that simple straightforward question and it says, "Cities, cities, make sure you provide some zoning for mobile homes." That is all it does. It doesn't tell them how much. It just says some zoning for mobile homes. It doesn't tell them where to do it. It just says some zoning for mobile homes. Make sure you allow some zoning on individually owned lots, and if you want to you can put some in parks and subdivisions but you have got to have some zoning. It doesn't say you have