

if I could find out all of the houses being built in Nebraska over a two or three year period at a given level, 40 to 50,000, 50 to 60,000, 70 to 80,000, and on up to a half a million to a million. I really was not able to get all that information. Really, it was going to apply to property taxes, because my observation has been in spite of the criticism of Nebraska's tax structure, we are continuing to build mostly high-priced houses in this state, I'm going to say \$200,000 on up. Apparently property tax isn't necessarily a detriment to high-cost housing in Nebraska. It's kind of an interesting observation. Where we have our problem is the cost of property taxes at less valued real estate. And it...so we have or I can't find those numbers, but my observation is that we are building mostly high-priced houses in the state, and we do have a problem on affordable housing. Whether that's community, or whether it's state policy or what, I'm not sure of. I know part of it the dichotomy of our economy, which is not only peculiar to Nebraska, it's peculiar to the United States. We have those that are doing better and those that are doing worse, and that split is being...becoming more exacerbated all the time. So I do think we have an affordable housing problem in Nebraska, getting back to this bill. How we go about it, I'm not sure. This is one solution that Senator Wesely is proposing. My first instinct is to say, once again, that the very amendment that Senator Maurstad is proposing, which takes out the study of the housing codes, might well need...

SENATOR BERNARD-STEVENS: One minute.

SENATOR WEHRBEIN: ...to be the first step that we ought to do, and then come back another year and look at setting up a trust fund and perhaps finding sources. I'm not sure where those sources are, they're certainly going to be negligible coming from the appropriations process, from General Funds. I don't see that those dollars are there. I think this bill proposes it may come from other sources. I would support that type of thing. But I am concerned that there probably are some codes across the state that are detrimental to low cost housing. If there are duplications, there may be some things that we ought to know. And so I'm going to be listening more carefully on the bill. I would like to put some...I wish there was contractors in here that I could put on the spot asking what they see in the codes that may be a detriment. If they would like to visit about it, I will let them do that, but I'm not going to ask them