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LB 105

SENATOR SCHIMEK: ...ago and did not get in on the discussion of that last amendment that we just adopted, and it concerns me because I don't think it leaves much of a mix in terms of mixed income, and I don't know if that point was made on the floor, how you view it, if there are going to be any suggested changes on Select File. It is of a concern to me.

SENATOR BROWN: It is...it's certainly a concern that I have and I'm not certain what the response is going to be to the adoption of the Smith amendment. I do think that we have limited the mixed in mixed income, which is one of the important components of this legislation, as far as I'm concerned. The other...the other part of it is that if...if...there was some discussion about vouchers and, you know, if...if all...if all individuals who rent property would accept Section 8 vouchers then we would have much less of a problem in terms of providing low-income housing across the board, and so that...that's one thing that I think that we may need to look at, is whether...whether...if there is a concern about the intrusion by public housing into the private market, then should we have the private market guaranteeing more opportunity for Section 8 and for other alternatives so that public housing does not...this concentrated poverty...persons of poverty in concentrated units does not happen, and that's...that's one of the things that we're trying to get away from with the whole idea of mixed income. And so if we are...we are limiting ourselves to only persons of below median income to be in these projects then we have defeated one of the critical aspects, and so maybe we need to look at some other alternatives in terms of...of disbursing individuals who qualify into the marketplace.

SENATOR SCHIMEK: Well, and not only that, Senator Brown, but part of the idea of having the spread in the mix is that the...the rental income of the higher income people does help underwrite the income; basically, helps pay for the project if you've got the more...the mix in there. And as you go down the scale in terms of income you're not going to be able to charge as much rent and there will be a point, maybe, at which these projects will not be as feasible as they might have been.

SENATOR BROWN: Well...