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LB 105

PRESIDENT MAURSTAD: Time.

SENATOR BEUTLER: ...you're working against another part of private enterprise. That's one of the problems.

PRESIDENT MAURSTAD: Thank you, Senator Beutler. Senator Schimek.

SENATOR SCHIMEK: Yes, thank you, Mr. President, members of the body. This is probably one of the few times that Senator Beutler and I are going to have a serious disagreement over public policy, and I don't pretend to have his legal skills nor his ability to look at a bill and take it apart. I have great respect for his abilities in that regard. But I do believe that he may be overreacting to this bill. This bill is the product of a lot of work and on the part, not only of the committee, but on the part of the housing authorities across this state who have told us they need this bill. And I'm sure that we'll get into more of the details as we go along. I don't want to take up time right now discussing the whole bill, but I would ask you to keep an open mind on it. What I really want to do is talk about the Tyson amendment. And, Senator Tyson, I've looked carefully at it and I just would like to ask you a few questions. As I read it now,...

PRESIDENT MAURSTAD: Senator Tyson.

SENATOR SCHIMEK: ...the language would say: Each mixed-income and mixed-use development that involves 12 or more units shall include a market study of the residential housing of the appropriate area of operation in sufficient detail to justify any such new development or as required by the NIFA or the Department of Economic Development. I guess my question is, could you tell me and tell the body, I have a fair idea, but could you tell us what a market analysis or market study entails and what cost a market analysis is to the entity doing it and why you feel this is necessary?

SENATOR TYSON: Okay, Senator Schimek, number one, I have been informed that the typical market study that is now required by NIFA has a cost of three to four thousand dollars. And when you're talking about 12 or more units, I think that that's