



# 2025 NACO ANNUAL CONFERENCE

HOUSING & RV

Presented by Steve Kelso, Director  
NPSC Housing & Recreational Vehicle Department

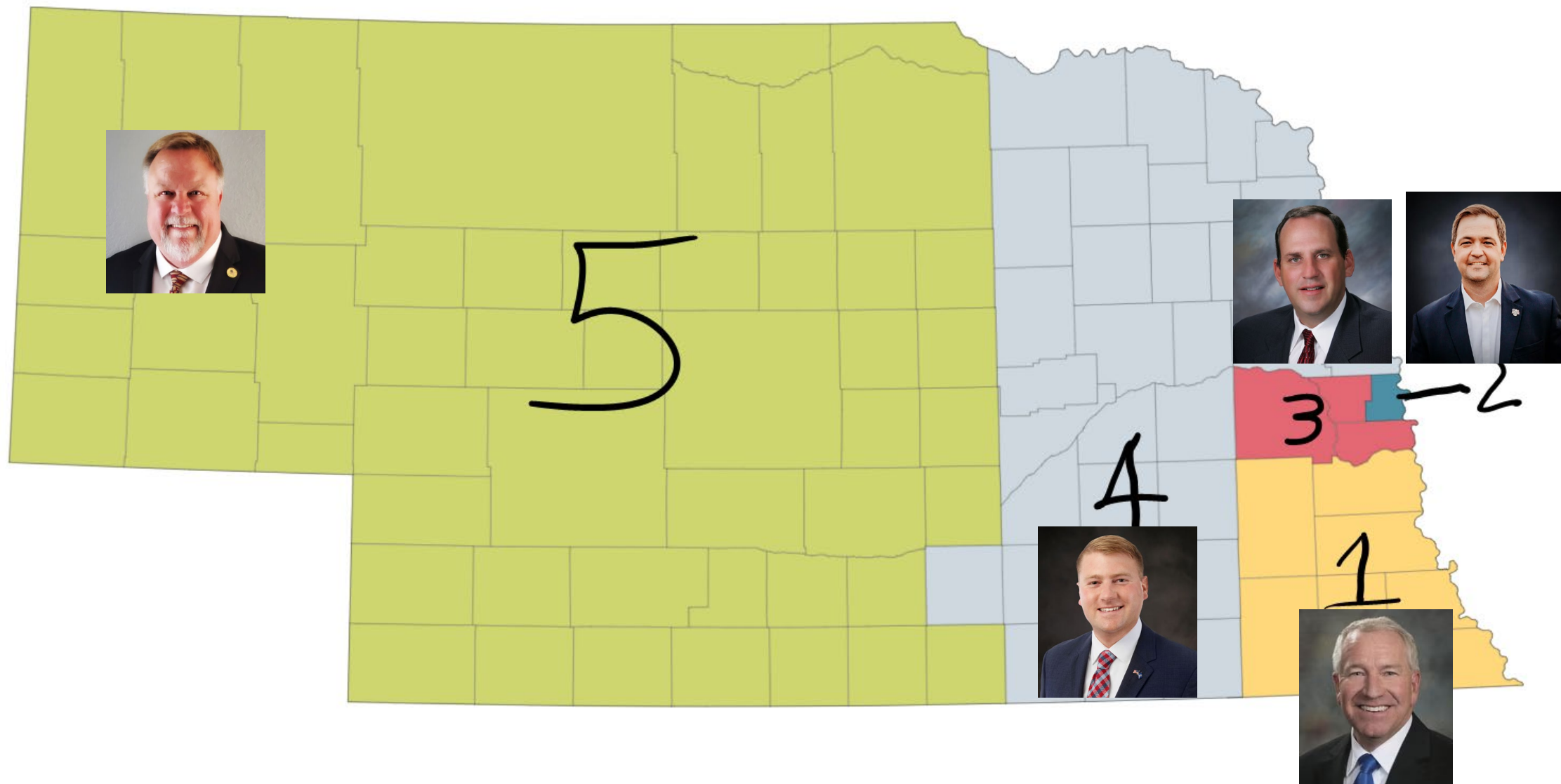
House Keeping items



# STEVE KELSO

DIRECTOR OF THE HOUSING AND RECREATIONAL VEHICLE DEPARTMENT, THE  
NEBRASKA PUBLIC SERVICE COMMISSION

- Over 42 years in the Modular/Manufactured Home Industry
  - 35 years with a Manufacturer, over 7 years with the NPSC
- Director of the Housing and Recreational Vehicle Department, The Nebraska Public Service Commission since March of 2023.
  - HUD approved SAA-DAPIA-IPIA
- 5 years as a Housing and RV Inspector
- Personal:
  - Volunteer Fire Fighter / Emergency Medical Technician
  - Emergency Medical Services Instructor





# OBJECTIVES:

- Know the three different programs of the Housing & RV Department
- Understand the oversight the Department has in the three programs





# STATISTICS

- Manufactured Home Plants in Nebraska- 2
  - Floors Built last 12 months- 160
  - Floors shipped into State- 263
- Modular Home Plants in Nebraska- 9
  - Floors Built last 12 months- 885
  - Floors shipped in State- 254 (29%)
  - Floors shipped out of State- 631 (71%)
- Modular Home Plants outstate- 19
  - Homes shipped into State- 27
- Recreational Vehicle Plants in Nebraska- 0
- Recreational Vehicle Plants outstate- 25
  - RV's shipped into the state- ??
- Tiny Home Plants in Nebraska- 2 +
  - Floors Built last year- 2



# DEPARTMENT PROGRAMS

## 1.Modular

- Sections 71-1555 to 71-1568.01 shall be known and may be cited as the Nebraska Uniform Standards for Modular Housing Units Act.

## 2.Manufactured Housing (HUD)

and

## 3.Recreational Vehicle

- Sections 71-4601 to 71-4620.01 shall be known and may be cited as the Uniform Standard Code for Manufactured Homes and Recreational Vehicles.





# DEFINITION: MODULAR HOUSING

**Modular housing** unit shall mean any dwelling whose construction consists entirely of, or the major portions of its construction, consist of a unit or units not fabricated on the final site for the dwelling unit, which units are movable or portable until placed on a permanent foundation and connected to utilities. Modular housing units shall be taxed as real estate. The term modular housing unit shall not include a manufactured home (aka: mobile home or HUD).

# MODULAR

## Codes:

2015 IRC

2015 IBC

2015 IPC

2015 IMC

2015 IFGC

2012 IECC

2023 NEC

## Fees:

The Department is a Fully Cash Flow Funded

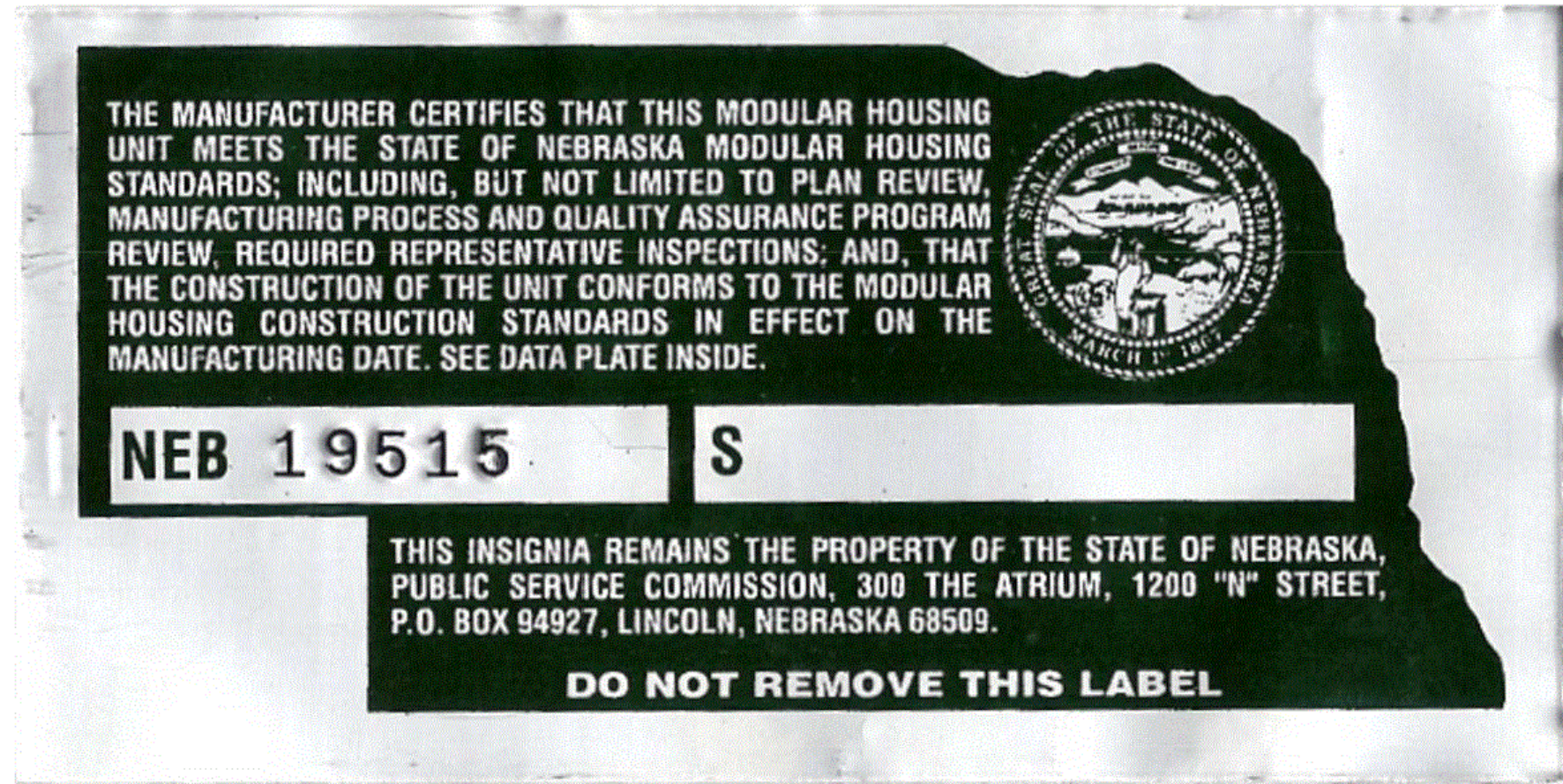
Fees are set by the Commission annually

- Initial Package Review fee of \$1800
- Modular seal fee is ~~\$0.19~~ per square foot of total unit **\$0.29**
- Last increase 2017





# NEBRASKA



<b>Label Size:</b>	2 X 4
<b>Material:</b>	Metal foil with adhesive back
<b>Background Color:</b>	Green
<b>Letter Coloring:</b>	Silver
<b>Border Color:</b>	N/A
<b>Location of Label:</b>	Only one label is required for home. Label is to be affixed to one of the living room windows.





111 Grant Street  
Aurora, Nebraska 68818  
(402) 694-5250

Date of _____	Serial _____	Label <b>NEBRASKA:</b>
UNIT COMPLIES WITH CODES AND STANDARDS 2015 IRC 2012 IECC 2023 NEC		OUT OF STATE REQUIREMENTS IF DIFFERENT FROM THOSE TO THE LEFT _____ _____ _____
<b>ELECTRICAL SYSTEM:</b>  Panel Board: _____ cycle: _____ wire: _____ phase: _____  Number: _____ Voltage: _____ High temperature field service conductors _____ °C		
<b>EQUIPMENT:</b>  Capacitors _____ Feet: _____  Furnaces: _____ Water Heaters: _____ Air Conditioners: _____		
Potable water system tested at _____ psig	Roof/Ceiling "R" _____	Door "R" _____
DWV Plumbing system tested at _____ psig	Wall "R" _____	Window "U" _____
Fuel piping system tested at _____ psig	Floor "R" _____	Foundation "R" _____
Ducts "R" (Outside Conditioned Space) _____		
<b>DESIGN CRITERIA:</b>  Floor load: _____ (lb/sq ft) Wind Exposure: _____ Roof pitch (1: _____ 2: _____) Roof live load: _____ (lb/sq ft) Basic Wind Exposure: _____ (3 sec gust) Seismic zone: _____ construction Fasten to Sole Nail/Gain Coefficient (SHGC) _____		
Design and Inspection approval by:  NEBRASKA PUBLIC SERVICE COMMISSION Housing and Recreational Vehicle Department 300 The Atrium, 1200 "N" Street P.O. Box 94927 Lincoln, Nebraska 68509-4927 (402) 471-0518  <b>DO NOT REMOVE FROM HOME</b>		

NEBRASKA PUBLIC SERVICE COMMISSION  
Housing and Recreational Vehicle Department  
Approved 6/9/2025 SRK



# WORKFORCE HOUSING PROJECTS IN NEBRASKA

- **North Platte:** Single family residential homes for sale and 4plex build-to-rent units
- **Holdrege:** Duplex/townhomes for sale
- **Hastings:** Build-to-rent / long term for sale duplex
- **Grand Island:** Single family homes for sale
- **Aurora:** Single family homes for sale
- **Schuyler, Columbus, Norfolk, and West Point:** Single family for sale and build-to-rent 4plex units



# PROJECT SUCCESS FACTORS

What characteristics do these projects all have in common?

## COMMUNITY BUY-IN

Community buy-in through local economic development or municipality that can coordinate local and state incentives & subsidies as well as working with local financial institutions for support.

## SUBSIDIES AND INCENTIVES

Combination of local, state, and federal affordable housing grants and incentives.

**\*\*\*Projects require subsidies for land, infrastructure, and construction support.**

## LOCAL GC/CONTRACTOR PARTNER

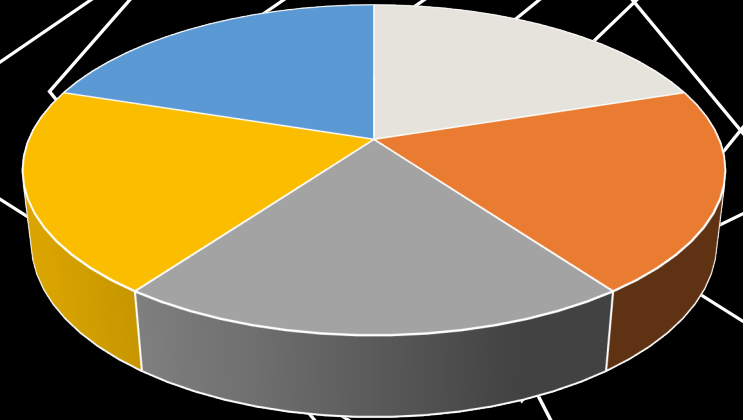
Partnership with a local builder, contractor, or developer that can deliver completed modular projects.

## SCALE & REPTITION

Consistent annual scale to maintain production efficiency (4-5 like units in one location).

## ENTRY LEVEL SINGLE FAMILY RESIDENTIAL PRODUCT

Focus on entry-level workforce housing that meets a price that is roughly equivalent to the RWH fund limits.





# DEFINITION: MANUFACTURED HOME

**Manufactured Home** means a structure, transportable in one or more sections, which in the traveling mode is 8 body feet or more in width or 40 body feet or more in length or which when erected on-site is 320 square feet or more, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure. This term includes all structures that meet the above requirements except the size requirements and with respect to which the manufacturer voluntarily files a certification pursuant to [§ 3282.13 of this chapter](#) and complies with the construction and safety standards set forth in this part 3280.

# MANUFACTURED HOUSING

## Code:

United States Department of Housing and Urban Development (HUD) Manufactured Home Standards and Regulations Program, Title 24 CFR, Parts 3280, 3282 and 3283.

- Manufactured Home Construction and Safety Standards, 24 C.F.R. 3280
- Manufactured Home Procedural and Enforcement Regulations, 24 C.F.R. 3282

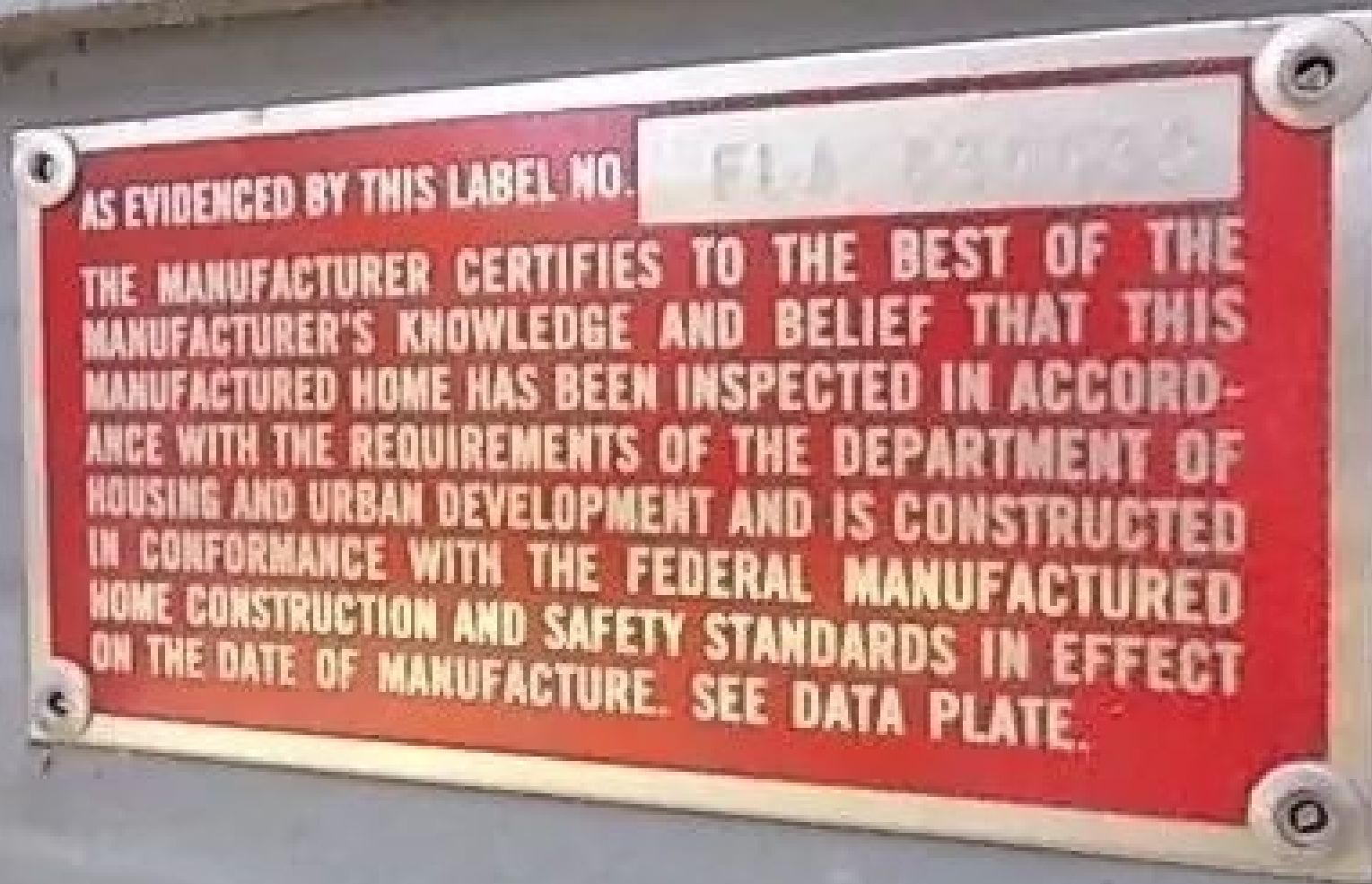
## Fees:

HUD Seal Fee is ~~\$400~~ **\$425**

- Last Increase 2016







AS EVIDENCED BY THIS LABEL NO.

FLA 230000

THE MANUFACTURER CERTIFIES TO THE BEST OF THE  
MANUFACTURER'S KNOWLEDGE AND BELIEF THAT THIS  
MANUFACTURED HOME HAS BEEN INSPECTED IN ACCORD-  
ANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF  
HOUSING AND URBAN DEVELOPMENT AND IS CONSTRUCTED  
IN CONFORMANCE WITH THE FEDERAL MANUFACTURED  
HOME CONSTRUCTION AND SAFETY STANDARDS IN EFFECT  
ON THE DATE OF MANUFACTURE. SEE DATA PLATE.

Manufactured Home Compliance Certificate

Manufacturer Address:  
Boernville  
111 Grant Street - PO Box 127  
Aurora, NE 68015

PLANT NO. 1  
DATE OF MFG:

HUD Label No. (X)  
NEB

NEB

Manufacturer's Serial Number and Model Unit Designation

Design Approval  
Nebraska Public Service Commission

This manufactured home is designed to comply with the federal manufactured home construction and safety standards in force at time of manufacture.

The factory installed equipment includes:

Equipment	Manufacturer	Model Designation
Heating		
Air cooling		
Cooking		
Refrigerator		
Water Heater		
Washer		
Clothes Dryer		
Dishwasher		
Garbage Disposal		
Fireplace		
Wall Oven		
Microwave		
Washer		
Dryer		

HOME CONSTRUCTED FOR: ZONE II

This home has not been designed for the heightened pressure and anchoring provisions required for coastal areas, and should not be located within 150' of the coastline in Wind Zones I and II, unless the home and its anchoring foundation system have been designed for the increased requirement specified for exposure D in ANSI/HSCC 1-60. This home has been equipped with storm shutters or other protective coverings for windows and exterior door openings. For homes designed to be located in Wind Zones I and II, which have not been provided with shutters or equivalent covering devices, this strongly recommends that the home be made ready to be equipped with these devices in accordance with the detailed recommendations in manufacturers' detail instructions.



DESIGN ROOF LOAD ZONE MAP: MIDDLE 30 PSF



COMFORT HEATING

This manufactured home has been thermally insulated to conform with the requirements of the federal manufactured home construction and safety standards for all locations within 120° north-south area. (See notes elsewhere). Heating equipment manufacturer and model are listed on page 1 of this certificate. The above heating equipment has the capacity to maintain an average 70 degrees F temperature in maximum outdoor temperatures of 15 degrees F. Its maximum furnace operating capacity, and to conserve energy, its recommended use in this home is installed when the outdoor winter design temperature (DT 125) is not higher than 54 degrees Fahrenheit.

The above information has been calculated assuming a maximum wind velocity of 11 mph at ground atmospheric pressure.

This manufactured home IS NOT designed to accommodate the additional loads imposed by the attachment of an attached addition, building or structure in accordance with the manufacturer's detail instructions. The manufacturer certifies this home is complying with the Title VI, Toxic Substances Control Act.

This area intentionally left blank.

COMFORT COOLING

Air conditioner not provided at factory

The air distribution system of this home is suitable for the installation of central air conditioning. The supply air distribution system installed in this home is sized for a manufactured home central air conditioning system of up to 30,000 B.T.U./hr. rated capacity which are certified in accordance with the appropriate air conditioning and refrigeration industry standards, when these conditions of such air conditioners are rated at 3.0 inch water column static pressure or greater for the cooling air delivered to the manufactured home supply air duct system. It is recommended that the manufacturer be consulted for the proper installation of the air conditioning system. It is recommended that the manufacturer be consulted for the proper installation of the air conditioning system.

It is determined the required capacity of equipment to cool a home efficiently and economically, is cooling load that must be calculated. The cooling load is dependent on the orientation, location and the structure of the home. General air conditioning capacity most efficiently and provides the greatest comfort when their capacity closely approximates the calculated cooling load. Each vendor's air conditioner should be sized in accordance with the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) Handbook of Fundamentals, 1987 edition, once the location and orientation are known.

INFORMATION PROVIDED BY THE MANUFACTURER

NECESSARY TO CALCULATE SENSIBLE HEAT GAIN

Walls (without windows and doors) ..... 1/2"

Ceilings and roofs of light color ..... 1/2"

Ceilings and roofs of dark color ..... 1/2"

Floors ..... 1/2"

Air ducts in floor ..... 1/2"

Air ducts in ceiling ..... 1/2"

Air ducts installed outside the home ..... 1/2"

The following are the duct areas in this home:

Air ducts in floor ..... sq. ft.

Air ducts in ceiling ..... sq. ft.

Air ducts outside the home ..... sq. ft.







# DEFINITION : PARK MODEL

**Park Model** home is an “unique towable RV designed to provide temporary living quarters for recreational, seasonal, camping or travel use.”



# TINY HOUSE

## Fees:

### Code:

- Modular
    - IRC
  - RV / Park Model
    - ANSI A 119.5 RECREATIONAL PARK TRAILERS, 2020 Edition,
- Modular seal ~~\$0.19~~, **\$.29**
  - \$100 Minimum
  - RV / Park Model
    - RV Seal is ~~\$20~~ **\$32**
    - Plan review is ~~\$20~~ **\$32**
    - Last increased 2016
    - Initial Package is ~~\$300~~ **\$480**



THIS INSIGNIA REMAINS PROPERTY OF THE  
NEBRASKA PUBLIC SERVICE COMMISSION,  
HOUSING AND RECREATIONAL VEHICLE DEPARTMENT.

THE MANUFACTURER CERTIFIES TO THE BEST OF THE  
MANUFACTURER'S KNOWLEDGE AND BELIEF THAT THIS  
RECREATIONAL VEHICLE HAS BEEN INSPECTED IN  
ACCORDANCE WITH THE REQUIREMENTS OF THE  
NEBRASKA PUBLIC SERVICE COMMISSION AND IS CON-  
STRUCTED IN CONFORMANCE WITH THE NEBRASKA  
STANDARDS FOR RECREATIONAL VEHICLES IN EFFECT ON  
THE DATE OF MANUFACTURE. SEE DATA PLATE.



**RV NEB 131858**

**S**

300 THE ATRIUM. 1200 "N" ST., P.O. BOX 94927. LINCOLN, NE 68509





**Steve Kelso,**

Director,  
Housing & RV Department

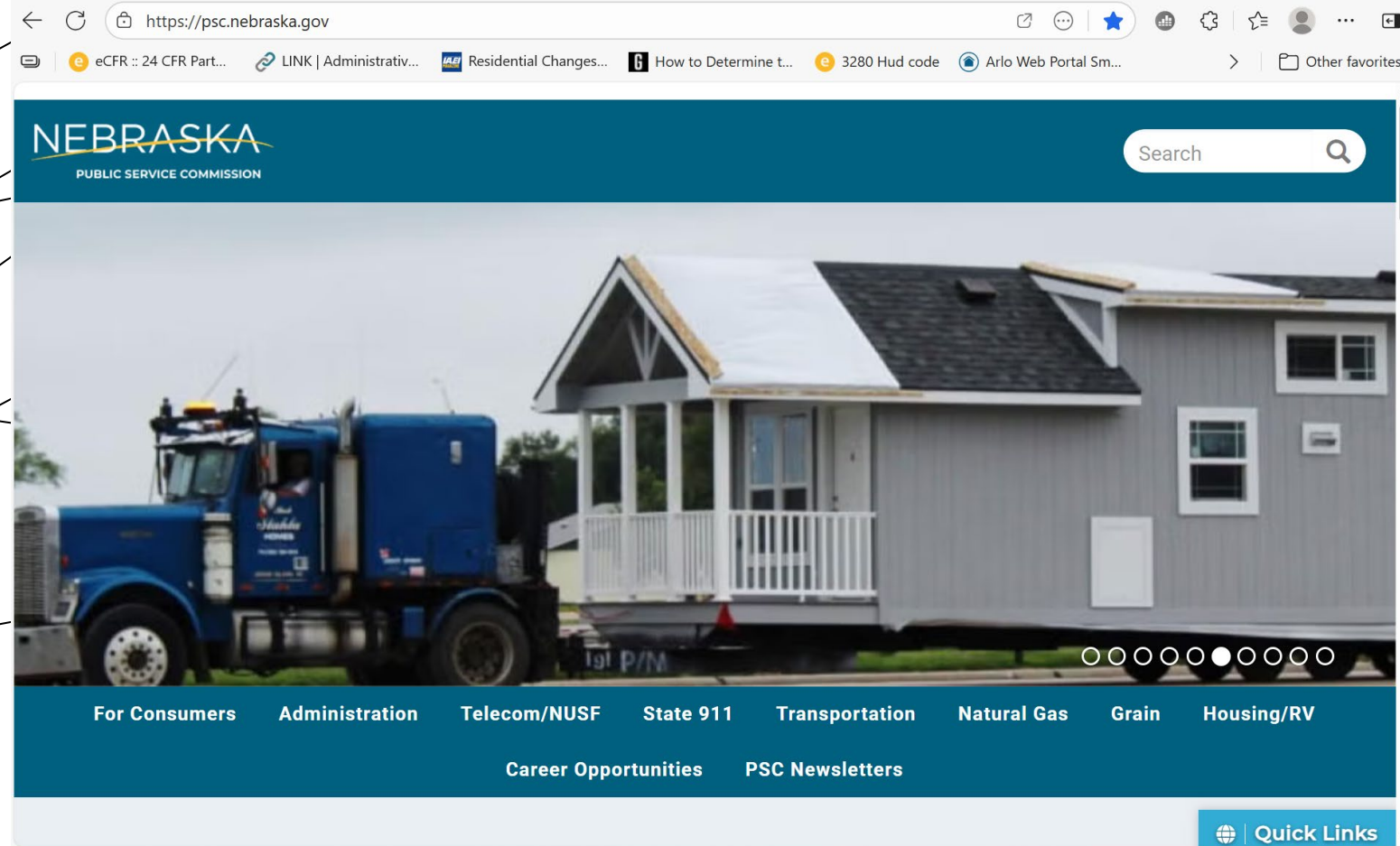
Nebraska Public Service Commission  
1200 N Street, Suite 300  
Lincoln NE 68508

[Nebraska Public Service Commission](https://psc.nebraska.gov)

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**THE END,  
THANK YOU!**