

# SECRETARY'S RECORD, PUBLIC SERVICE COMMISSION

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## BEFORE THE NEBRASKA PUBLIC SERVICE COMMISSION

In the Matter of the Nebraska	)	Application No. MODF-19/PI-001
Public Service Commission, on	)	
its own motion, seeking to	)	
gather information regarding	)	ORDER OPENING DOCKET AND
the current state of housing	)	SETTING WORKSHOP
affordability and partner with	)	
various stakeholders to	)	
develop innovative housing	)	
solutions.	)	Entered: May 13, 2025

BY THE COMMISSION:

The Nebraska Public Service Commission ("Commission"), on its own motion, opens the above-captioned proceeding to gather information regarding the current state of housing affordability in Nebraska. The Commission acknowledges the increasing cost of housing across the state and the need to explore innovative, safe, and cost-effective solutions to meet Nebraska's growing housing needs.

Nebraska's median home price increased by approximately 50% between 2015 and 2022, outpacing income growth and placing greater strain on affordability statewide.<sup>1</sup> Nationally, the median sales price of new homes rose from \$289,200 in 2015 to over \$413,500 by 2022, a nearly 43% increase in less than a decade.<sup>2</sup> These increases underscore the urgency for coordinated policy responses at the federal, state, and local level to address the housing affordability crisis.

The Commission will host a public workshop to facilitate this discussion between stakeholders. As this process will involve collaboration among various entities, the Commission will invite various participants to give short presentations highlighting their role in promoting housing affordability in Nebraska. Following the presentations, the Commission will facilitate a discussion surrounding the questions below:

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<sup>1</sup> *Federal Reserve Bank of Kansas City: Nebraska Home Prices Surging Amid Strong Demand and Limited Supply*, (January 12, 2022), <https://www.kansascityfed.org/omaha/nebraska-economist/Nebraska-Home-Prices-Surging-Amid-Strong-Demand-and-Limited-Supply/>.

<sup>2</sup> *Federal Reserve Bank of St. Louis: Median Sales Prices of Houses Sold for the United States*, (May 23, 2025), <https://fred.stlouisfed.org/series/MSPUS>.

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1. What changes to federal, state, or county rules, regulations, or policies could be modified to improve affordability of new housing construction, without sacrificing safety or quality?
2. What federal, state, or local funding sources or policy tools could help encourage affordable housing development in Nebraska?
3. Can modular housing be supported or expanded as part of the solution?

The Commission hereby schedules a workshop to be held on **Tuesday, July 22, 2025, from 1:00 p.m. to 3:00 p.m. Central Time.** The workshop will be held in the Commission Hearing Room, 300 The Atrium Building, 1200 N Street, Lincoln, Nebraska and via videoconference, available at <http://psc.nebraska.gov/stream>. A formal agenda and videoconference meeting information will be posted to the Commission website prior to the workshop date.

If auxiliary aids or reasonable accommodations are needed for attendance at the workshop, or if any party would like to participate telephonically, please notify the Commission at least seven days prior to the workshop. For people with hearing/speech impairments, please call the Nebraska Relay System at (800) 833-7352 (TDD) or (800) 833-0920 (Voice). Advance notice of at least seven days is needed when requesting an interpreter.

While the Commission is not soliciting written comments at this time, parties wishing to submit a comment may do so at least one week prior to the workshop. Written comments and supporting documentation, if applicable, will be due to the Commission on or before **July 15, 2025, at 5:00 p.m. Central Time** in order to be considered as part of the workshop. These items, as well as any other filings in this docket, should be submitted electronically to [psc.housing-rv@nebraska.gov](mailto:psc.housing-rv@nebraska.gov).

## O R D E R

IT IS THEREFORE ORDERED by the Nebraska Public Service Commission that the above-captioned investigation is hereby opened.

IT IS FURTHER ORDERED that a workshop shall be scheduled on **Tuesday, July 22, 2025, from 1:00 p.m. to 3:00 p.m. Central Time,**

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in the Commission Hearing Room, 300 The Atrium Building, 1200 N Street, Lincoln, Nebraska and via videoconference, available at <http://psc.nebraska.gov/stream>.

IT IS FURTHER ORDERED that written comments and supporting documentation, if applicable, will be accepted from all interested parties, and must be submitted on or before **July 15, 2025, at 5:00 p.m. Central Time** in order to be considered in the course of the workshop.

ENTERED AND MADE EFFECTIVE at Lincoln, Nebraska, this 13th day of May, 2025.

NEBRASKA PUBLIC SERVICE COMMISSION

COMMISSIONERS CONCURRING:

*Eric M. Hamler*  
*[Signature]*  
*Kevin Stocker*  
*[Signature]*

*Tim Schram*  
Chair

ATTEST:

*Thomas W. Golden*  
Executive Director