2024 Rural Poll Webinar

Perceptions of Housing in Rural Nebraska

Presenters: Becky Vogt, Shannon Harner, Nebraska and Sharon Hueftle



2024 Rural Poll Team Members

From Agricultural Leadership, Education, and Communication:

- L.J. McElravy
- Heather Akin
- Becky Vogt

From Agricultural Economics:

- Brad Lubben
- Cheryl Burkhart-Kriesel
- Timothy Meyer

From Rural Prosperity Nebraska:

- Katie Larson
- Mary Emery
- Russell Shaffer



Survey Methodology

Mailed self-administered questionnaires in spring (March - June)

Sample includes 7,000 randomly selected rural households in 86 counties

17% Response rate in 2024 (1,010 responses, just over 5,800 deliverable addresses)

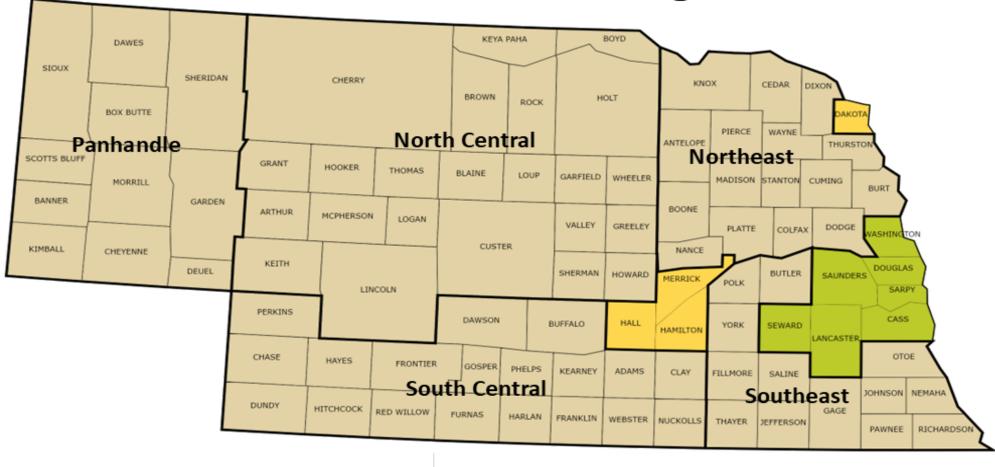
Margin of error ±3%

Procedure (Total Design Method)

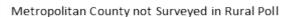
- 1. A pre-notification letter was sent requesting participation in the study and gives link to online survey.
- 2. The questionnaire was mailed with an informal letter signed by the project manager approximately ten days later.
- 3. A reminder postcard was sent to those who had not yet responded approximately ten days after the questionnaire had been sent.
- 4. Those who had not yet responded within approximately 20 days of the original mailing were sent a replacement questionnaire.

Sampled Counties and Regions

Nebraska Rural Poll Regions







County Classified as Metropolitan but Surveyed in Rural Poll



Support for Housing Programs or Priorities, 2016 and 2024

Percent supporting or strongly supporting each in 2016 and 2024

Organize volunteer efforts to maintain existing housing stock Provide public assistance for rental or home ownership for persons with low incomes or special needs Providing down payment assistance to first-time home buyers Establishing a local program that would purchase and remove dilapidated houses and build new homes available for purchase Establishing a local program that would purchase and remove dilapidated houses, making lots available for building Purchasing, rehabilitating and reselling vacant housing Providing affordable rental housing Develop programs to help seniors age in current home Offer low interest loans or grants for repair, rehabilitation or home improvement

10

■ 2024 **■** 2016

20

% answering support or strongly support



100

Support for Housing Programs or Priorities



Establishing a local pgm to purchase and remove dilapidated houses, making lots available Establishing a local pgm to purchase and remove

dilapidated houses and build new homes

Purchasing, rehabilitating and reselling vacant housing

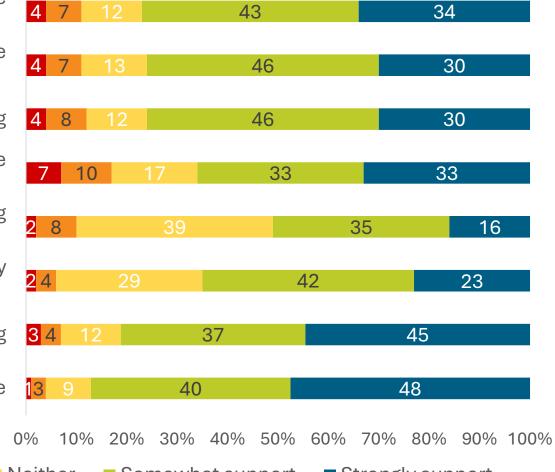
Providing down payment assistance to first-time home buyers

Organize volunteer efforts to maintain existing housing stock

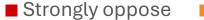
Organize a volunteer housing committee to identify housing needs in the community

Providing affordable rental housing

Develop programs to help seniors age in current home













Support for Housing Programs or Priorities

How strongly would you support or oppose the following housing programs or priorities in your community?

Develop senior housing

Offer low interest loans or grants for repair,
rehabilitation or home improvement

ffer free lots to people willing to build homes they will

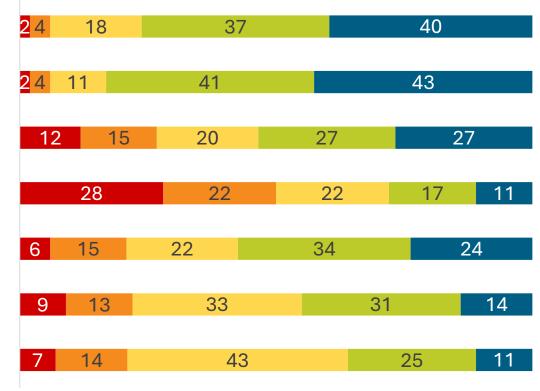
Offer free lots to people willing to build homes they will occupy

Offer free lots to people willing to build homes to sell

Provide public assistance for rental or home ownership for persons with low incomes or special needs

Develop more downtown upper story living above commercial buildings

Starting a local investment club to fund housing projects



0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%







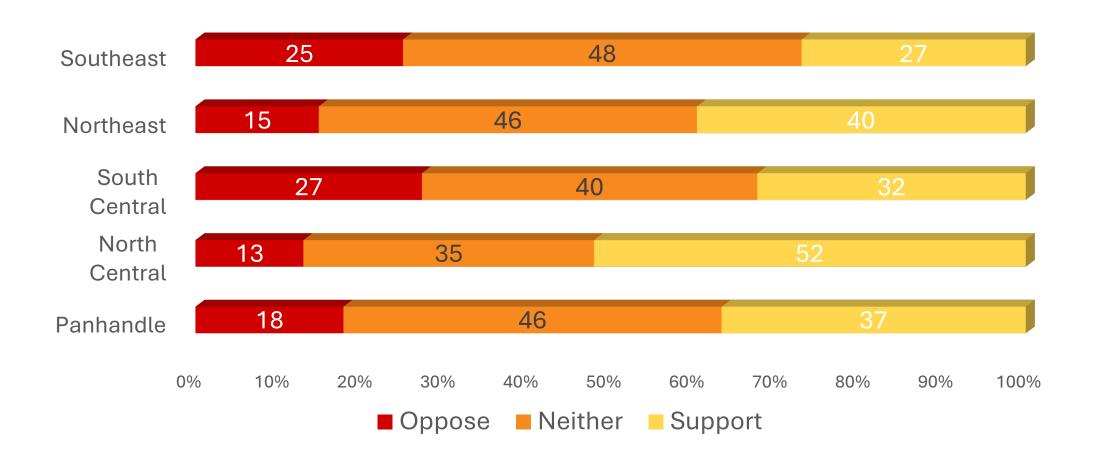






Support for Programs by Region

Support for Starting a Local Investment Club to Fund Housing Projects by Region

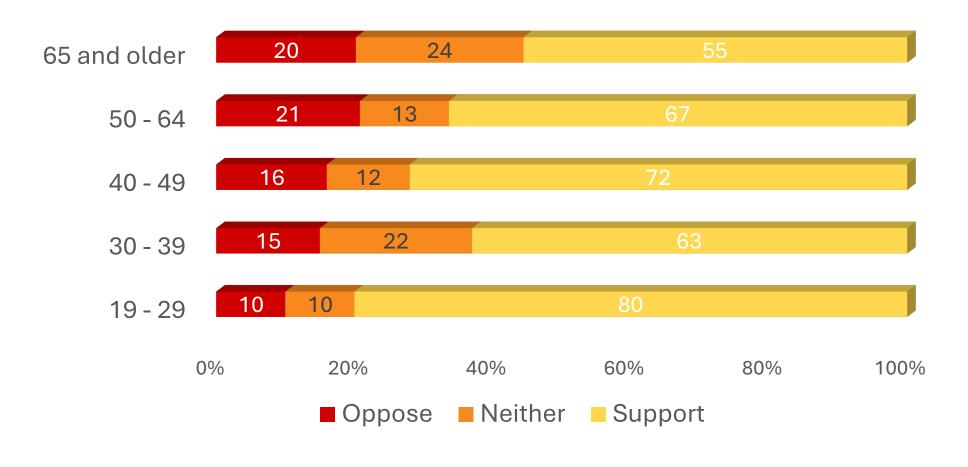




Support for Programs by Age



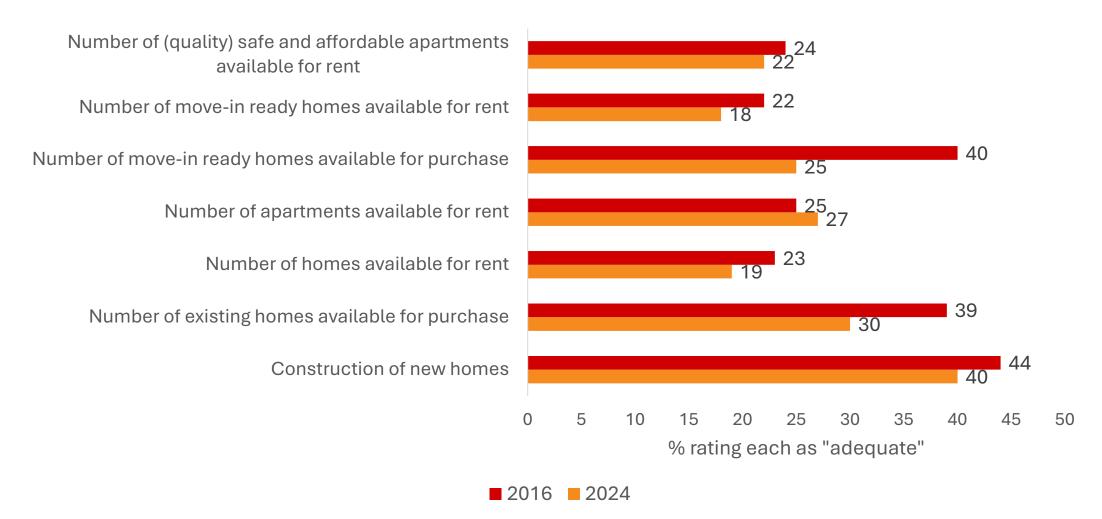
Support for Providing Down Payment Assistance to First-time Home Buyers by Age





Ratings of Adequacy of Housing in Communities, 2016 and 2024

How would you rate the following housing characteristics in your local community?





Ratings of Housing in Communities

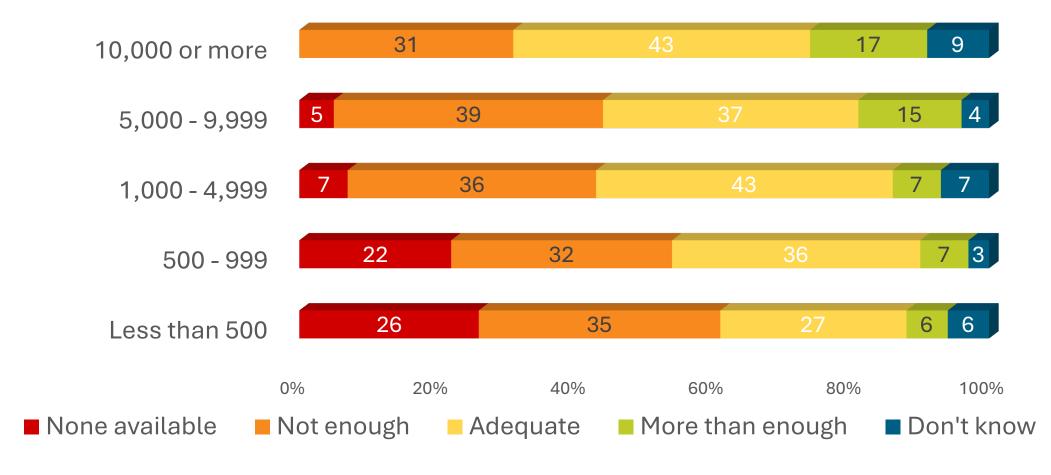


Assisted living and long-term care units for seniors 35 Senior housing 10 47 Housing for people earning low to moderate incomes 11 No. of safe and affordable apartments available for rent 10 54 Number of move-in ready homes available for rent 9 56 16 Number of move-in ready homes available for purchase 54 Number of apartments available for rent 8 48 Number of homes available for rent 60 Number of existing homes available for purchase Construction of new homes 50% 60% 70% 90% 100% ■ None available ■ Not enough ■ Adequate ■ More than enough ■ Don't know



Adequacy of New Home Construction by Community Size

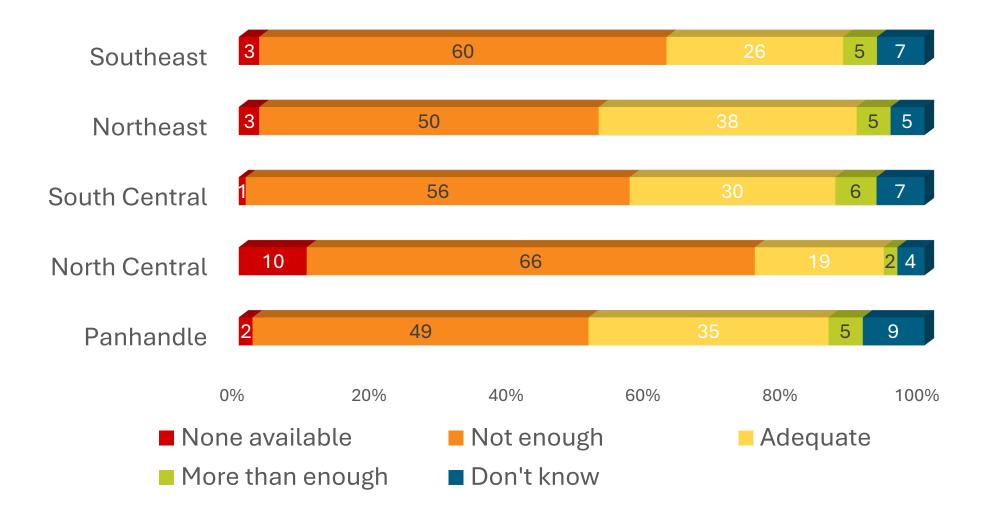






Adequacy of Existing Homes Available for Purchase by Region







Perceptions of Housing in Communities

Please rate the extent to which you agree or disagree with the following statements regarding housing in your community.

High quality affordable housing is important to the growth of my community.

Inadequate housing options result in worker shortages in my community.

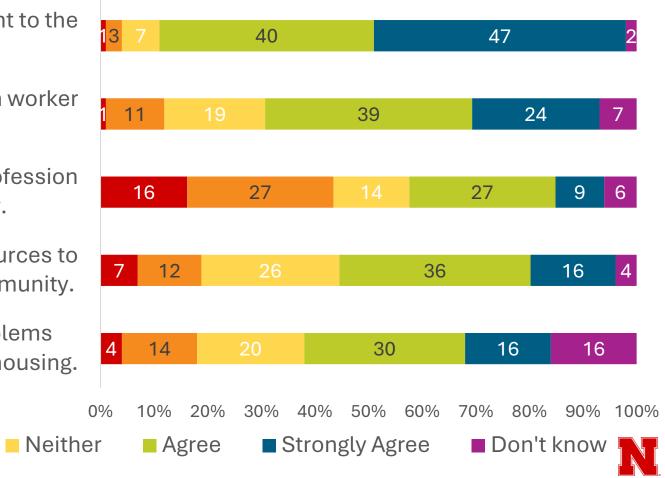
It is affordable for a person working in my profession to purchase a home in my community.

The community should invest public resources to support the availability of housing in community.

Businesses in my community have problems recruiting workers because of the lack of housing.

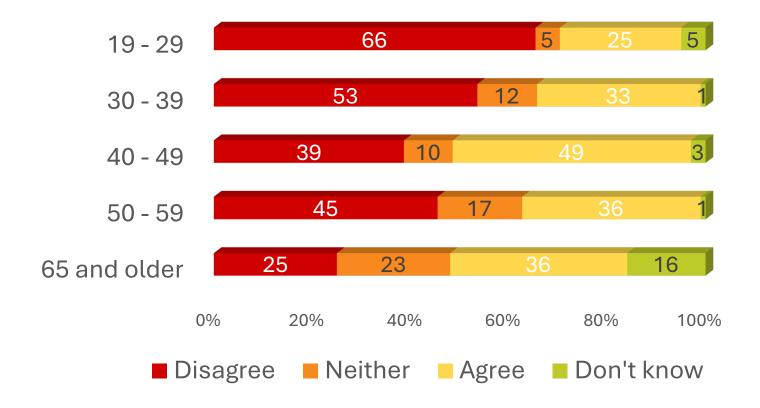
Disagree

■ Strongly Disagree



Affordability of Housing in Communities by Age

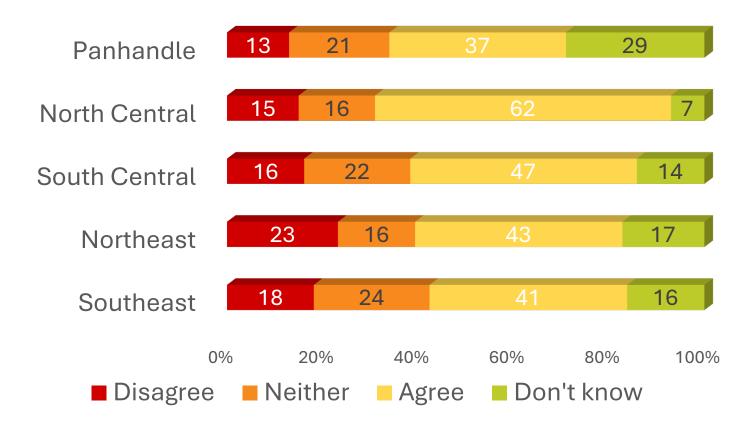
It is affordable for a person working in my profession to purchase a home in my community.





Impacts of Housing Shortages in Communities by Region

Businesses in my community have problems recruiting workers because of the lack of housing.





Reactions



Shannon Harner, Executive Director Nebraska Investment Finance Authority



Sharon Hueftle,
Executive Director
South Central Economic Development
District





Resources

https://allthingsnebraska.unl.edu/nebraska-housing-report/

HomeNE Learning Network - https://homene.us/

NIFA Housing Descurses https://www.nifa.org/homebuyers-renters

NIFA Housing Resources - https://www.nifa.org/community-engagement/housing-

resources

NIFA/Housing Council Housing Development Toolkit https://www.nifa.org/housing-framework (in Pillar 2)

<u>Infrastructure Hub - NDOT</u> (Should there be an equivalent in housing?)



Next Rural Poll Webinar

Topic: Community, January 22 at 11 am CT

View recordings and register online at: ruralpoll.unl.edu/webinars





Contact Information:

Becky Vogt rvogt2@unl.edu

For the full Rural Poll Report:







