RURAL POLL

2024 NEBRASKA RURAL POLL RESEARCH REPORT

Housing

Nebraska Rural Poll Research Report 24-5, December 2024.

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All of the research reports detailing Nebraska Rural Poll results are located on its webpage at: http://ruralpoll.unl.edu

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TABLE OF CONTENTS

Executive Summary i

Introduction 1

Housing Programs or Priorities 2

Figure 1. Support for Housing Programs or Priorities, 2016 and 2024 3
Figure 2. Support for Housing Programs or Priorities in Communities 4
Figure 3. Support for Starting a Local Investment Club to Fund Housing Projects by Region 5
Figure 4. Support for Providing Down Payment Assistance to First-Time Home Buyers by Age 5

Housing in Community 6

Figure 5. Ratings of Adequacy of Housing in Communities, 2024 and 2016 7
Figure 6. Ratings of Housing in Communities 7
Figure 7. Adequacy of Construction of New Homes by Community Size 8
Figure 8. Adequacy of Existing Homes Available for Purchase by Region 8
Figure 9. Adequacy of Existing Homes Available for Purchase by Age 9
Figure 10. Perceptions of Housing in Communities 10
Figure 11. Inadequate Housing Options Result in Worker Shortages in Their Community by Region 11
Figure 12. It is Affordable for Person in My Profession to Purchase a Home in My Community by Age 11
Figure 13. Businesses in My Community Have Problems Recruiting Workers Because of Lack of Housing by Region 12

Conclusion 12

LIST OF APPENDIX TABLES & FIGURES

Appendix Figure 1 14
Regions of Nebraska

Appendix Table 1 15
Demographic Profile of Rural Poll Respondents Compared to 2017 - 2021 American Community Survey 5-Year Average for Nebraska

Appendix Table 2 16
Support for Housing Programs or Priorities by Community Size, Region and Individual Attributes

Appendix Table 3 24
Ratings of Housing Characteristics in by Community Size, Region and Individual Attributes

Appendix Table 4 34
Perceptions of Housing by Community Size, Region and Individual Attributes

EXECUTIVE SUMMARY

Lack of affordable and quality housing in a community can impact its ability to attract new residents and needed workforce. In addition, retirees and young families desire different styles of housing. Given these challenges, what housing programs or priorities do rural Nebraskans support? How do they rate various housing characteristics in their community? What are their general perceptions of housing in their community? This paper provides a detailed analysis of these questions.

This report details 1,010 responses to the 2024 Nebraska Rural Poll, the 29th annual effort to understand rural Nebraskans' perceptions. Respondents were asked a series of questions about housing. Comparisons are made among different respondent subgroups, such as age, occupation, region, etc. Based on these analyses, some key findings emerged:

- **Most rural Nebraskans support a variety of housing programs and priorities.** The support for these various programs was similar to that found in 2016. At least three-quarters of rural Nebraskans would somewhat support or strongly support the following in their community: developing programs to help seniors age in their current home (88%); offering low-interest loans or grants for repair, rehabilitation or home improvement (84%); providing affordable rental housing (82%); establishing a local program that would purchase and remove dilapidated houses making lots available for building (77%); developing senior housing (77%); purchasing, rehabilitating and reselling vacant housing (77%); and establishing a local program that would purchase and remove dilapidated houses and build new homes available for purchase (76%). Less than one-half support the following: developing more downtown upper story living above commercial buildings (45%), starting a local investment club to fund housing projects (36%), and offering free lots to people willing to build homes to sell (28%).
  - Residents of the North Central region are the regional group most likely to support starting a local investment club to fund housing projects. Just over one-half (52%) of the residents of this region support this, compared to less than three in ten residents of the Southeast region.
  - Younger persons are more likely than older persons to support providing down payment assistance to first-time home buyers. Eight in ten persons between the ages of 19 and 29 support providing down payment assistance to first-time home buyers, compared to just over one-half of persons age 65 and over.

- **Rural Nebraskans are less likely to say there are adequate move-in ready homes available for rent or existing homes available for purchase in their community than they did in 2016.** The proportion rating the number of move-in ready homes available for rent (worded as quality homes available for rent in 2016) as adequate declined from 40 percent in 2016 to 25 percent in 2024. The proportion rating the existing homes available for purchase as adequate declined from 39 percent in 2016 to 30 percent in 2024.

- **In 2024, most rural Nebraskans believe there is a shortage of rental houses and apartments as well as homes available for purchase.** Most rural Nebraskans feel there is not enough of the following types of housing in their community: number of homes available for rent (60%), number of move-in ready homes available for rent (56%), number of existing homes available for purchase (55%), number of move-in ready homes available for purchase (54%), and number of safe and affordable apartments available for rent (54%). A slight majority of rural Nebraskans believe there is adequate or more than enough

construction of new homes in their community. Many rural Nebraskans believe there are adequate or more than enough assisted living and long-term care units for seniors in their community.

- Persons living in or near larger communities are more likely than persons living in or near smaller communities to say that the construction of new homes in their community is either adequate or more than enough. Six in ten (60%) of persons living in or near communities with populations of 10,000 or more rate the construction of new homes in their community as either adequate or more than enough, compared to one-third (33%) of persons living in or near communities with populations less than 500. Furthermore, just over one-quarter (26%) of persons living in or near those smallest communities say there is no construction of new homes in their community.
- Persons living in or near larger communities are more likely than persons living in or near smaller communities to say there are not enough existing homes available for purchase, homes available for rent, apartments available for rent, move-in ready homes available for purchase, move-in ready homes available for rent, safe and affordable apartments available for rent, housing for people earning low-to-moderate incomes, senior housing, and assisted living and long-term care units for seniors. However, persons living in or near the smallest communities are the group most likely to say there are no homes available for rent, no apartments available for rent (and specifically safe and affordable apartments available for rent), no move-in ready homes available for purchase or for rent, no housing for people earning low-to-moderate incomes, no senior housing, and no assisted living and long-term care units for seniors in their community.
- Persons living in the North Central region are more likely than persons living in other regions of the state to say there are either none available or not enough of the following in their community: new homes being constructed, existing homes available for purchase, homes available for rent, apartments available for rent, move-in ready homes available for purchase, move-in ready homes available for rent, safe and affordable apartments available for rent, and senior housing in their community. For example, just over three-quarters of North Central residents say there are none available or not enough existing homes available for purchase, compared to just over one-half of persons living in either the Panhandle or Northeast regions.

- **Most rural Nebraskans agree that housing is important to the growth of their community and believe that inadequate housing results in worker shortages.** Most rural Nebraskans agree that high-quality affordable housing is important to the growth of their community. Almost nine in ten strongly agree or agree with that statement. Most rural Nebraskans also agree that inadequate housing options result in worker shortages in their community. Over six in ten strongly agree or agree.
  - Persons living in the North Central region are more likely than persons living in other regions of the state to agree that inadequate housing options result in worker shortages in their community. Over seven in ten (73%) of residents of the North Central region agree with that statement, compared to just under six in ten persons living in the Southeast region.

- **Many rural Nebraskans disagree that it is affordable for a person working in their profession to purchase a home in their community.** Over four in ten strongly disagree or disagree with that statement, while just under four in ten agree or strongly agree.
  - Persons aged 40 to 49 are the age group most likely to agree that it is affordable for a person working in their profession to purchase a home in their community. Just under one-half (49%) of persons aged 40 to 49 agree with that statement, compared to one-quarter of persons aged 19 to 29. Furthermore, approximately two-thirds of the persons aged 19 to 29 disagree with the statement.

- **A slight majority of rural Nebraskans believe their community should invest in public resources to support housing availability.** Just over one-half (52%) agree or strongly agree with that statement, while just under two in ten (19%) disagree or strongly disagree.

- **Many rural Nebraskans agree that businesses in their community have problems recruiting workers because of the lack of housing.** Just under one-half (46%) agree or strongly agree, while less than two in ten disagree or strongly disagree.
    - Residents of the North Central region are more likely than residents of other regions of the state to agree that businesses in their community have problems recruiting workers because of the lack of housing. Just over six in ten residents of the North Central region (62%) agree with that statement, compared to less than four in ten residents of the Panhandle region.

REPORT

INTRODUCTION

Lack of affordable and quality housing in a community can impact its ability to attract new residents and needed workforce. In addition, retirees and young families desire different styles of housing. Given these challenges, what housing programs or priorities do rural Nebraskans support? How do they rate various housing characteristics in their community? What are their general perceptions of housing in their community? This paper provides a detailed analysis of these questions.

This report details 1,010 responses to the 2024 Nebraska Rural Poll, the 29th annual effort to understand rural Nebraskans' perceptions. Respondents were asked a series of questions about housing.

Methodology and Respondent Profile

This study is based on 1,010 responses from Nebraskans living in 86 counties in the state.[1] A self-administered questionnaire was mailed in May and June to 5,887 randomly selected households. Metropolitan counties not included in the sample were Cass, Douglas, Lancaster, Sarpy, Saunders, Seward and Washington. The 14-page questionnaire included questions pertaining to well-being, community, civil discourse, economic and trade policy, housing, and artificial intelligence. This paper reports only results from the housing section.

A 17% response rate was achieved using the total design method (Dillman, 1978). The sequence of steps used follow:

1. A pre-notification letter was sent requesting participation in the study.
2. The questionnaire was mailed with an informal letter signed by the project manager approximately two weeks later.
3. A reminder postcard was sent to those who had not responded approximately two weeks after the questionnaire was sent.
4. Those who had not responded within approximately 30 days of the original mailing were sent a replacement questionnaire.

Appendix Table 1 shows demographic data from this year's study and previous rural polls, as well as similar data based on the entire nonmetropolitan population of Nebraska (using the latest available data from the 2017 - 2021 American Community Survey). As can be seen from the table, there are some marked differences between some of the demographic variables in our sample compared to the Census data. Thus, we suggest the reader use caution when generalizing our data to all rural Nebraska. However, given the random sampling frame used for this survey, the acceptable percentage of responses, and the large number of respondents, we feel the data provide useful insights into the opinions of rural Nebraskans on the various issues presented in this report. The margin of error for this study is plus or minus three percent.

Since younger residents have typically been under-represented by survey respondents and older residents have been over-represented, weights were used to adjust the sample to match the age distribution in the nonmetropolitan counties in Nebraska

1 In the spring of 2013, the Grand Island area (Hall, Hamilton, Howard and Merrick Counties) was designated a metropolitan area, though Howard County was no longer considered a metropolitan county in 2023. To facilitate comparisons from previous years, these four counties are still included in our sample. In addition, the Sioux City area metropolitan counties of Dixon and Dakota were added in 2014 because of a joint Metro Poll being conducted by the University of Nebraska at Omaha to ensure all counties in the state were sampled. Although classified as metro, Dixon County is rural in nature. Dakota County is similar in many respects to other "micropolitan" counties the Rural Poll surveys.

(using U.S. Census figures from 2020).

The average age of respondents is almost 51 years. Sixty-nine percent are married (Appendix Table 1) and 62 percent live within the city limits of a town or village. On average, respondents have lived in Nebraska for 43 years and have lived in their current community for over 27 years. Fifty-one percent live in or near towns or villages with populations less than 5,000. Ninety-eight percent have attained at least a high school diploma.

Twenty-one percent of the respondents report their 2023 approximate household income from all sources, before taxes, as below $40,000. Sixty-six percent report incomes over $60,000. Seventy-five percent were employed in 2023 on a full-time, part-time, or seasonal basis. Twenty percent are retired. Twenty-eight percent of those employed reported working in a management, professional, or education occupation. Eleven percent indicated they were employed in agriculture.

HOUSING PROGRAMS OR PRIORITIES

First, respondents were given a list of housing programs or priorities and were asked how strongly they would support each in their community. They rated each item using a scale ranging from strongly oppose to strongly support. This question was also asked in 2016. Some of the specific programs and priorities listed were modified in 2024.

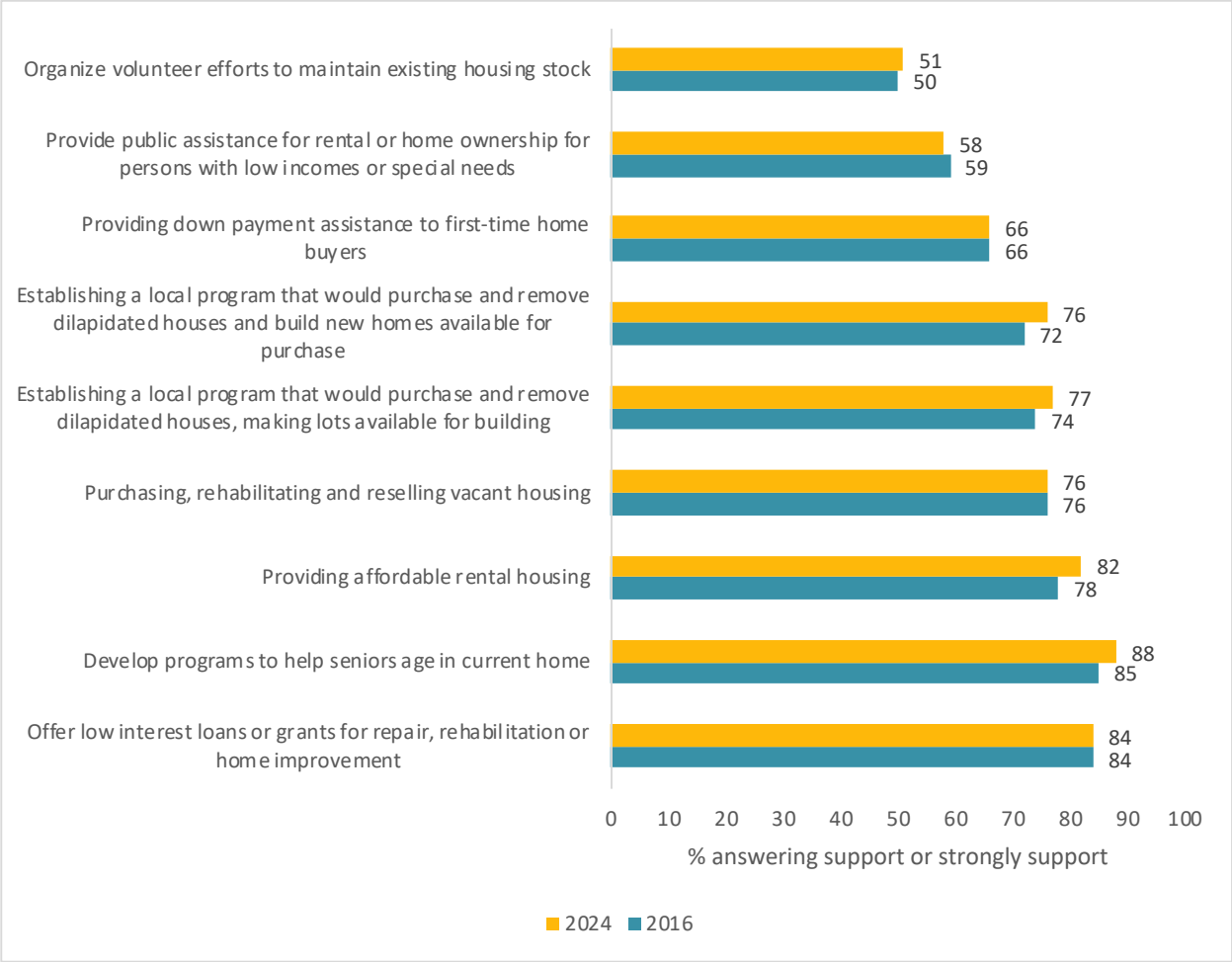
Rural Nebraskans' support for various housing programs and priorities was similar in both 2016 and 2024 (Figure 1). The proportions saying they support or strongly support the programs and priorities in 2024 were very similar to those from the 2016 survey.

Most rural Nebraskans support a variety of housing programs and priorities. At least three-quarters of rural Nebraskans would somewhat support or strongly support the following in their community: developing programs to help seniors age in their current home (88%); offer low-interest loans or grants for repair, rehabilitation or home improvement (84%); providing affordable rental housing (82%); establishing a local program that would purchase and remove dilapidated houses making lots available for building (77%); developing senior housing (77%); purchasing, rehabilitating and reselling vacant housing (76%); and establishing a local program that would purchase and remove dilapidated houses and build new homes available for purchase (76%) (Figure 2). Less than one-half support the following: developing more downtown upper story living above commercial buildings (45%), starting a local investment club to fund housing projects (36%), and offering free lots to people willing to build homes to sell (28%). The support for these programs and priorities differ according to community size, region and various individual attributes (Appendix Table 2).

Many differences are noted by community size. Persons living in or near larger communities are more likely than persons living in or near smaller communities to support the following in their community: purchasing, rehabilitating, and reselling vacant housing; organizing a volunteer housing committee to identify housing needs in the community; developing senior housing; offering low-interest loans or grants to homeowners for repair, rehabilitation, or home improvement; providing public assistance for rental or home ownership for persons with low incomes or special needs; and developing more downtown upper story living above commercial buildings. As an example, almost nine in ten persons living in or near communities with populations of 10,000 or more support developing senior housing in their community, compared to just under seven in ten persons living in or near communities with populations under 1,000.

Persons living in or near communities with populations between 500 and 999 are the community size group most likely to support offering free lots to people willing to build homes they will occupy. Approximately two-thirds of persons living in or near this size of community support offering free lots to people willing to build homes they will occupy, compared to just over four in ten persons living in or near

Figure 1. *Support for housing programs or priorities, 2016 and 2024*



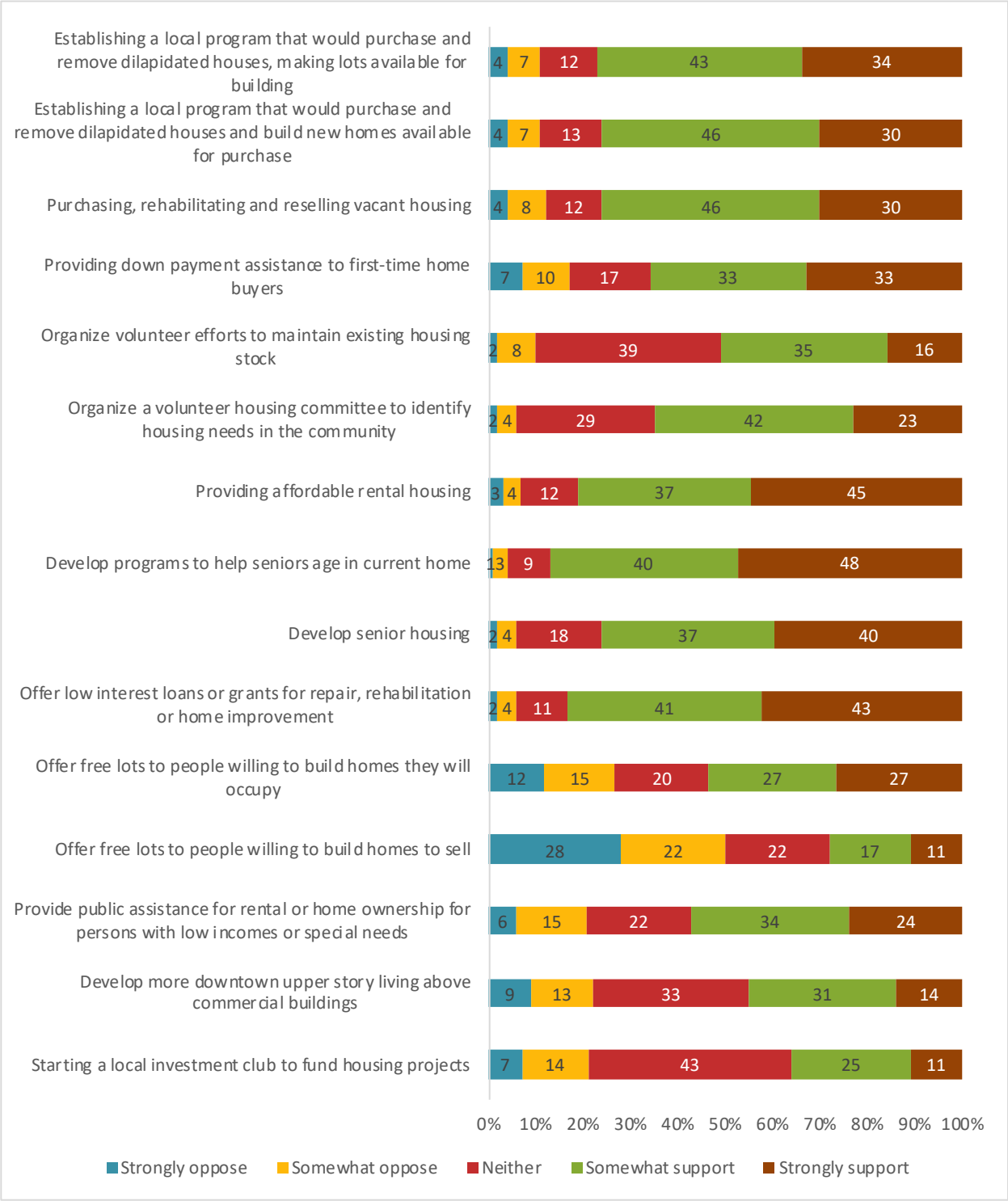
communities with populations ranging from 5,000 to 9,999. Persons living in or near smaller communities are more likely than persons living in or near larger communities to support offering free lots to people willing to build homes to sell. Persons living in or near communities with populations ranging from 1,000 to 4,999 are the group most likely to support starting a local investment club to fund housing projects.

Regional differences are present for some of the items listed. Residents of the Northeast region (see Appendix Figure 1 for the counties included in each region) are more likely than persons living in other regions of the state to support providing down payment assistance to first-time home buyers. Residents of both the Panhandle and North Central regions are most likely to support developing programs to help seniors age in their current homes, developing senior housing, and offering low interest loans or grants to homeowners for repair, rehabilitation, or home improvement. As an example, approximately nine in ten residents of these two regions support developing senior housing in their community, compared to just under seven in ten residents of the Northeast region.

Residents of the South Central region are the group most likely to support providing public assistance for rental or home ownership for persons with low incomes or special needs. Residents of the North Central region are the group most likely to support starting a local investment club to fund housing projects. Just over one-half (52%) of the residents of this region support this, compared to less than three in ten residents of the Southeast region (Figure 3).

Some differences are also detected by household income. Persons with higher household incomes are more likely than persons with lower incomes to support:

Figure 2. *Support for housing programs or priorities in communities*



establishing a local program that would purchase and remove dilapidated houses, making lots available for building as well as developing more downtown upper story living above commercial buildings.

Persons with middle-incomes are more likely than persons with either the lowest or highest incomes to support providing affordable rental housing.

Persons with lower household incomes are more likely than persons with higher incomes to support the following: offering low interest loans or grants to homeowners for repair, rehabilitation, or home

Figure 3. *Support for starting a local investment club to fund housing projects by region*

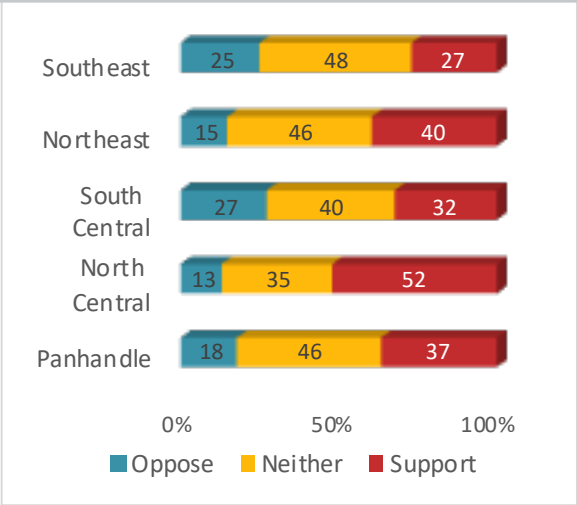
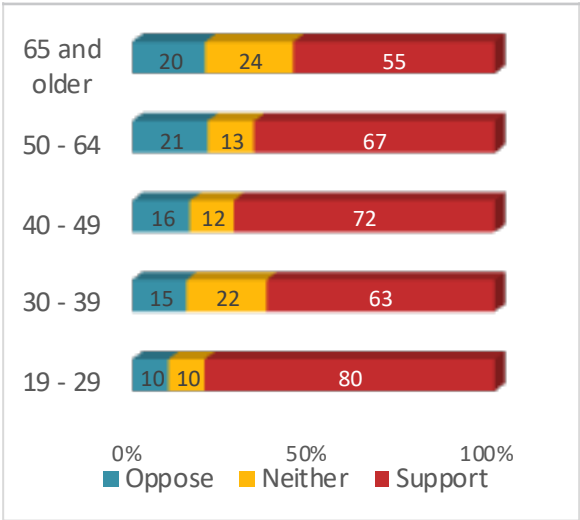


Figure 4. *Support for providing down payment assistance to first-time home buyers by age*



improvement; offering free lots to people willing to build homes to sell; and providing public assistance for rental or home ownership for persons with low incomes or special needs. As an example, just over seven in ten persons with the lowest household incomes support providing public assistance for rental or home ownership for persons with low incomes or special needs, compared to just over one-half of persons with higher incomes.

Differences in the level of support for some of these housing programs or priorities are also observed by age. Younger persons are more likely than older persons to support the following programs or priorities: providing down payment assistance to first-time home buyers; providing affordable rental housing; and offering free lots to people willing to build homes they will occupy. As an example, eight in ten persons between the ages of 19 and 29 support providing down payment assistance to first-time home buyers, compared to just over one-half of persons aged 65 and over (Figure 4).

Persons between the ages of 40 and 49 are the group most likely to support: establishing a program that would purchase and remove dilapidated houses and build new homes available for purchase; purchasing, rehabilitating and reselling vacant housing; organizing a volunteer housing committee to identify housing needs in the community; offering free lots to people willing to build homes to sell; developing more downtown upper story living above commercial buildings; and starting a local investment club to fund housing projects. Older persons are more likely than younger persons to support developing senior housing in their community.

When examining support for these programs or priorities by gender, females are more likely than males to support many of the proposed items. Females are more likely than males to support the following: establishing a local program that would purchase and remove dilapidated houses, making lots available for building; purchasing, rehabilitating and reselling vacant housing; providing down payment assistance to first-time home buyers; providing affordable rental housing; offering low-interest loans or grants for repair, rehabilitation, or home improvement; and providing public assistance for rental or home ownership for persons with low incomes or special needs.

A few differences are detected by education level. Persons with higher education levels are more likely than persons with less education to support establishing a local program that would purchase and remove dilapidated houses making lots available for building and developing more downtown upper story living above commercial buildings. Persons

with at least some college are more likely than persons with less education to support offering free lots to people willing to build homes they will occupy. Persons with lower education levels are the group most likely to support providing public assistance for rental or home ownership for persons with low incomes or special needs.

There are some differences in the level of support by marital status. Married persons are the group most likely to support establishing a local program that would purchase and remove dilapidated houses making lots available for building; establishing a local program that would purchase and remove dilapidated houses and build new homes available for purchase; and purchasing, rehabilitating, and reselling vacant housing.

Persons who have never married are the marital group most likely to support providing down payment assistance to first-time home buyers; offering free lots to people willing to build homes they will occupy; and providing public assistance for rental or home ownership for persons with low incomes or special needs. Eight in ten persons who have never married support providing down payment assistance to first-time home buyers, compared to six in ten widowed persons.

Both widowed persons and persons who are divorced or separated are the groups most likely to support developing senior housing.

Many differences in the level of support for these programs or priorities are detected by occupation. Persons with food service or personal care occupations are the group most likely to support the following: establishing a local program that would purchase and remove dilapidated houses, making lots available for building; establishing a local program that would purchase and remove dilapidated houses and build new homes available for purchase; organizing a volunteer housing committee to identify housing needs in the community; developing senior housing; offering free lots to people willing to build homes they will occupy; and starting a local investment club to fund housing projects.

Persons with sales or office support occupations are the group most likely to support providing down payment assistance to first-time home buyers. Persons with management, professional, or education occupations are the group most likely to support offering free lots to people willing to build homes to sell.

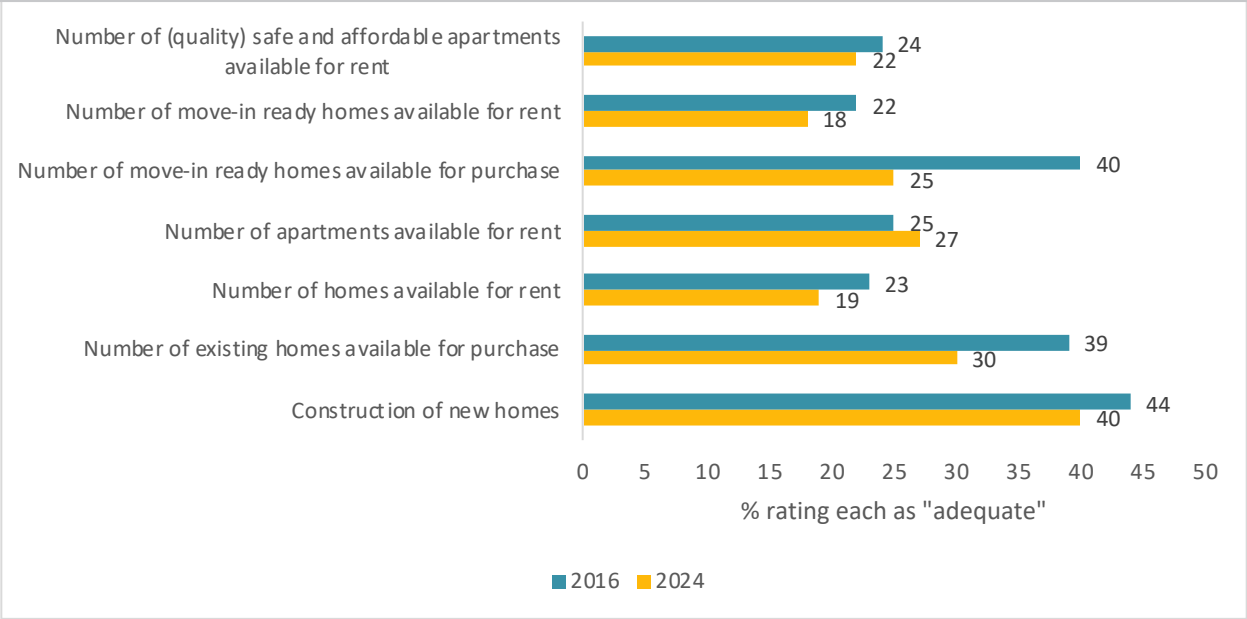
HOUSING IN COMMUNITY

Next, respondents were asked to rate various housing characteristics in their local community. This same question was also asked in 2016. The proportion of respondents rating each as adequate decreased from 2016 to 2024 (Figure 5). Many of the differences are slight but a couple saw large changes. The proportion rating the number of move-in ready homes available for rent (worded as quality homes available for rent in 2016) as adequate declined from 40 percent in 2016 to 25 percent this year. The proportion rating the existing homes available for purchase as adequate declined from 39 percent in 2016 to 30 percent this year.

This year, most rural Nebraskans believe there is a shortage of rental houses and apartments as well as homes available for purchase. Most rural Nebraskans feel there is not enough of the following types of housing in their community: number of homes available for rent (60%), number of move-in ready homes available for rent (56%), number of existing homes available for purchase (55%), number of move-in ready homes available for purchase (54%), and number of safe and affordable apartments available for rent (54%) (Figure 6). A slight majority of rural Nebraskans believe there is adequate or more than enough construction of new homes in their community. Many rural Nebraskans believe there are adequate or more than enough assisted living and long-term care units for seniors in their community.

The ratings of the housing characteristics in their local community are examined by community size, region, and various individual attributes (Appendix Table 3). Many differences are detected. Persons living in or near larger communities are

Figure 5. *Ratings of adequacy of housing in communities, 2024 and 2016*



more likely than persons living in or near smaller communities to say that the construction of new homes in their community is either adequate or more than enough. Six in ten (60%) of persons living in or communities with populations of 10,000 or more rate the construction of new homes in their community as either adequate or more than enough, compared to one-third (33%) of persons living in or near communities with populations less than 500 (Figure 7). Furthermore, just over one-quarter (26%) of persons living in or near those smallest communities say there is no construction of new homes in their community.

In general, persons living in or near larger communities are more likely than persons living in or near smaller communities to

Figure 6. *Ratings of housing in communities*

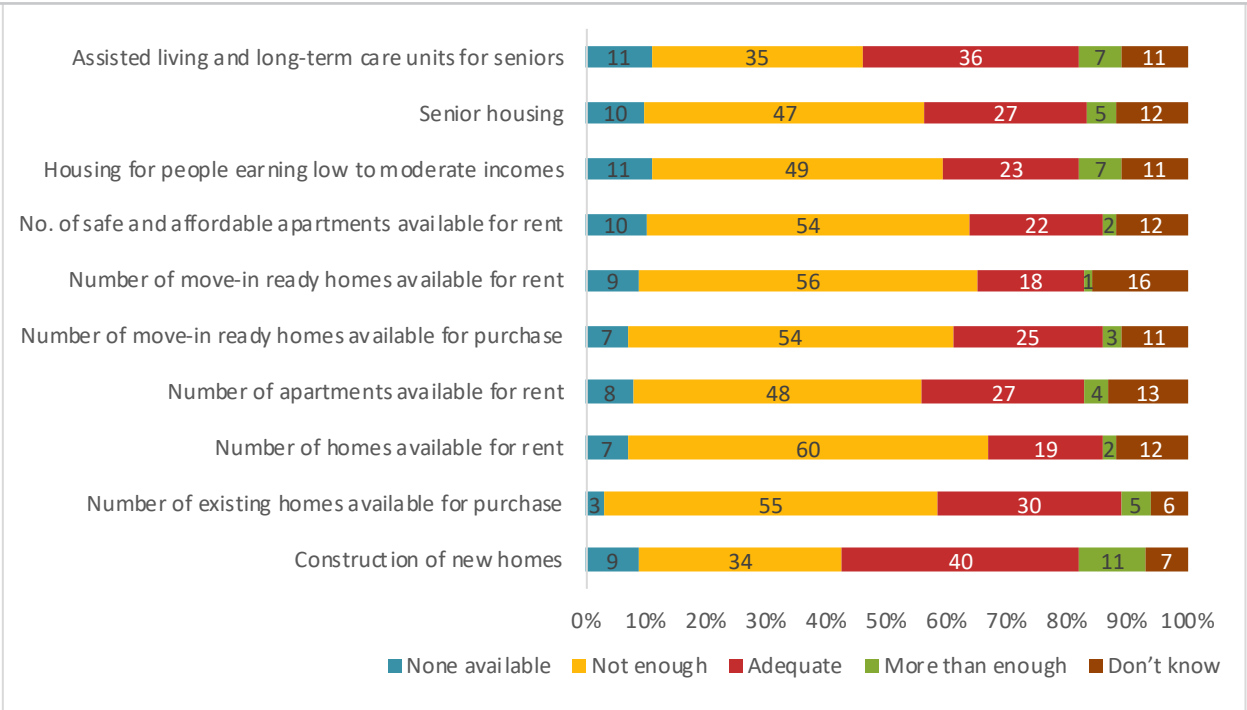
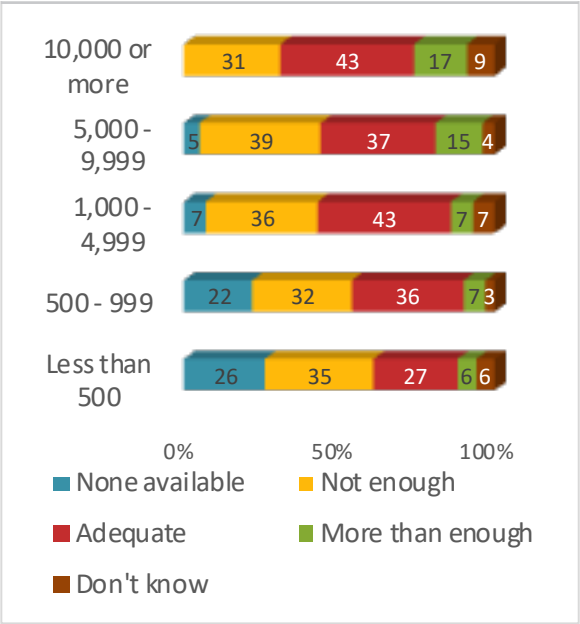


Figure 7. *Adequacy of construction of new homes by community size*



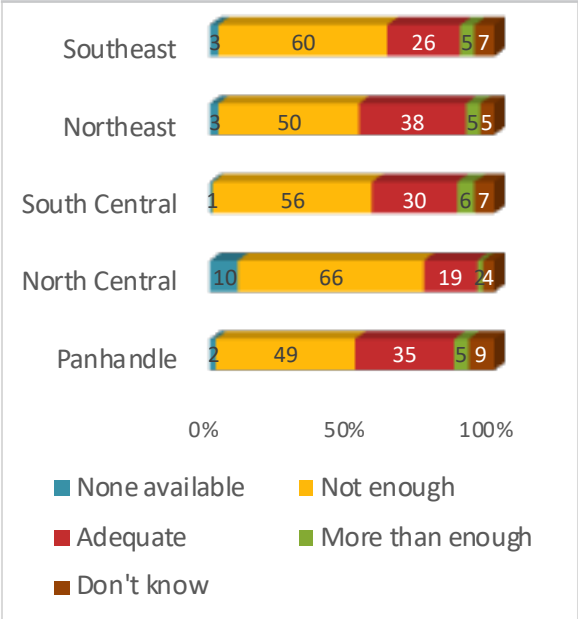
say there are not enough existing homes available for purchase, homes available for rent, apartments available for rent, move-in ready homes available for purchase, move-in ready homes available for rent, safe and affordable apartments available for rent, housing for people earning low-to-moderate incomes, senior housing, and assisted living and long-term care units for seniors. As an example, six in ten persons living in or near communities with populations ranging from 1,000 to 9,999 say there are not enough existing homes available for purchase, compared to just under one-half of persons living in or near communities with populations under 500.

However, persons living in or near the smallest communities are the group most likely to say there are no homes available for rent, no apartments available for rent (and specifically safe and affordable apartments available for rent), no move-in ready homes available for purchase or for rent, no housing for people earning low-to-moderate incomes, no senior housing, and no assisted living and long-term care units for seniors in their community. Just under one-quarter of this group (23%) say there are no apartments available for rent and the same proportion say there are no move-in ready homes available for purchase or rent in their community. Almost three in ten (28%) of persons living in or near the smallest communities say there are no safe and affordable apartments available for rent in their community and one-quarter (25%) say there is no housing for people earning low-to-moderate incomes. Three in ten people living in or near the smallest communities say there is no senior housing and just over four in ten (43%) say there are no assisted living and long-term care units for seniors in their community.

Persons living in the North Central region are more likely than persons living in other regions of the state to say there are none available or not enough of the following in their community: new homes being constructed, existing homes available for purchase, homes available for rent, apartments available for rent, move-in ready homes available for purchase, move-in ready homes available for rent, safe and affordable apartments available for rent, and senior housing in their community. As an example, just over three-quarters of North Central residents say there are none available or not enough existing homes available for purchase, compared to just over one-half of persons living in either the Panhandle or Northeast regions (Figure 8).

Residents of the South Central region join the residents of the North Central region as most likely to say there is none available or not enough housing for people earning low-

Figure 8. *Adequacy of existing homes available for purchase by region*



to-moderate incomes.

Panhandle residents are the regional group most likely to say there are none available or not enough assisted living and long-term care units for seniors in their community. Almost two-thirds of Panhandle residents say there are either none available or not enough of these types of units in their community, compared to just over one-third (35%) of residents of the Northeast region.

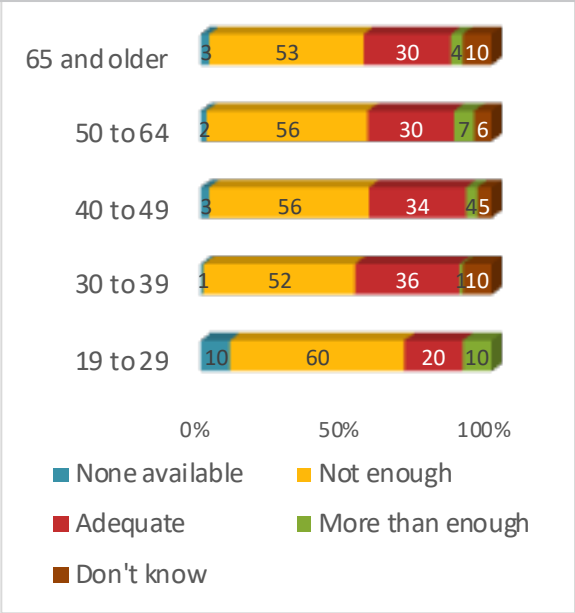
When comparing the ratings by household income, a few differences are detected. Persons with middle-level incomes are more likely than persons with both lower and higher incomes to say there are either none available or not enough apartments available for rent, safe and affordable apartments available for rent, and assisted living and long-term care units for seniors in their community. Persons with higher incomes are more likely than persons with lower incomes to say there are either none available or not enough move-in ready homes available for rent.

Persons between the ages of 40 and 49 are the age group most likely to say there are either none available or not enough construction of new homes or move-in ready homes available for rent in their community.

Younger persons are more likely than older persons to say there are either none available or not enough existing homes available for purchase or housing for people earning low-to-moderate incomes in their community. Seven in ten persons between the ages of 19 and 29 say there are none available or not enough existing homes available for purchase, compared to just over one-half of persons aged 30 to 39 (Figure 9).

Older persons are more likely than younger persons to say there are none available or not enough senior housing or assisted living and long-term care units for seniors in their community. Over six in ten persons age 40 and older say there are none available or not enough senior housing in their community, compared to four in ten persons aged 19 to 29.

Figure 9. *Adequacy of existing homes available for purchase by age*



Just over one-half of persons age 50 and older say there are none available or not enough assisted living and long-term care units for seniors in their community.

Some differences are also detected by gender. Males are more likely than females to say there are either none available or not enough construction of new homes in their community. Females are more likely than males to say there are none available or not enough of the following in their community: existing homes available for purchase, homes available for rent, and move-in ready homes available for purchase.

A few differences are noted by marital status. Persons who have never married are the marital group most likely to say there are either none available or not enough homes available for rent or safe and affordable apartments available for rent in their community. Eight in ten persons who have never married say there are none available or not enough homes available for rent in their community.

Married persons are the group most likely to say there are none available or not enough move-in ready homes available for purchase in their community. Persons who are divorced or separated are the group most likely to say there are none available or not enough senior housing. Widowed

persons are the group most likely to say there are either none available or not enough assisted living and long-term care units for seniors.

When comparing responses by education level, some differences are detected. Persons with higher education levels are more likely than persons with less education to say there are either none available or not enough existing homes available for purchase, move-in ready homes available for purchase, move-in ready homes available for rent, safe and affordable apartments available for rent, and housing for people earning low-to-moderate incomes in their community.

Occupational differences also exist. Persons with occupations in agriculture are more likely than persons with different occupations to say there are either none available or not enough construction of new homes, move-in ready homes available for purchase, and move-in ready homes available for rent in their community. Persons with production, transportation, or warehousing occupations are the group most likely to say there are none available or not enough safe and affordable apartments for rent or assisted living and long-term care units for seniors.

Persons with food service or personal care occupations are the group most likely to say there are either none available or not enough housing for people earning low-to-moderate incomes in their community. Just over three-quarters of persons with these types of occupations say there are none available or not enough housing for persons with moderate to low incomes in their community.

Finally, respondents were given some statements about housing in their community and were asked to indicate the extent to which they agree or disagree with each. They also had the option of answering "don't know."

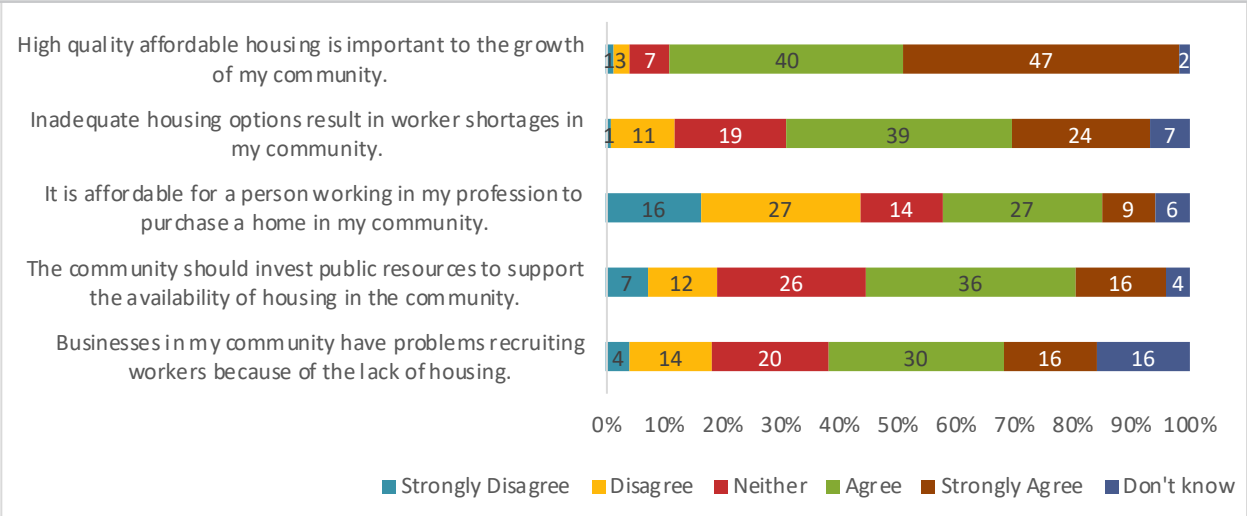
Most rural Nebraskans agree housing is important to the growth of their community and believe inadequate housing results in worker shortages.

Most rural Nebraskans agree that high quality affordable housing is important to the growth of their community. Almost nine in ten strongly agree or agree with that statement (Figure 10). Most rural Nebraskans also agree that inadequate housing options result in worker shortages in their community. Over six in ten strongly agree or agree.

Many rural Nebraskans disagree that it is affordable for a person working in their profession to purchase a home in their community. Over four in ten strongly disagree or disagree with that statement, while just under four in ten agree or strongly agree.

A slight majority of rural Nebraskans believe their community should invest

Figure 10. *Perecptions of housing in communities*



public resources to support the availability of housing. Just over one-half (52%) agree or strongly agree with that statement, while just under two in ten (19%) disagree or strongly disagree.

Many rural Nebraskans agree that businesses in their community have problems recruiting workers because of the lack of housing. Just under one-half (46%) agree or strongly agree, while less than two in ten agree or strongly agree.

Differences in the perceptions of housing in their community are examined by community size, region, and various individual attributes (Appendix Table 4). Many differences are detected.

Persons living in or near larger communities are more likely than persons living in or near smaller communities to agree that high quality affordable housing is important to the growth of their community. Approximately nine in ten persons living in or near communities with populations of 500 or more agree with that statement, compared to just over seven in ten persons living in or near communities with populations under 500.

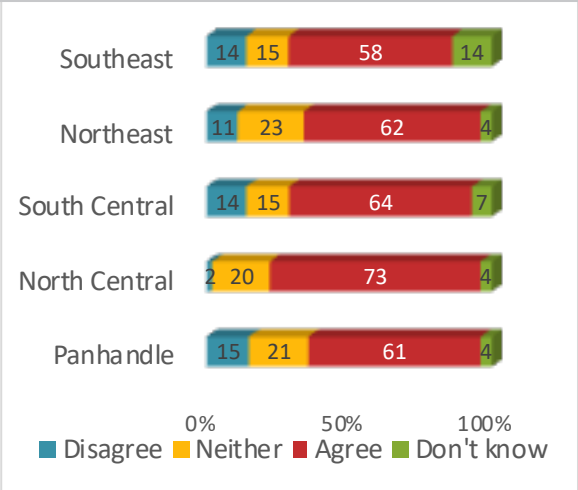
The other groups most likely to agree that high quality affordable housing is important to the growth of their community include: persons with higher household incomes, married persons, and persons with higher education levels.

Persons living in the North Central region are more likely than persons living in other regions of the state to agree that inadequate housing options result in worker shortages in their community. Over seven in ten (73%) of residents of the North Central region agree with that statement, compared to just under six in ten persons living in the Southeast region (Figure 11).

Younger persons are more likely than older persons to say inadequate housing options result in worker shortages in their community. Seven in ten persons aged 19 to 29 agree with that statement, compared to approximately six in ten persons aged 30 and older.

The other groups most likely to agree that

Figure 11. *Inadequate housing options result in worker shortages in their community by region*



inadequate housing options result in worker shortages in their community include: persons with higher household incomes, persons with higher education levels, persons with food service or personal care occupations, and persons with management, professional, or education occupations.

Persons aged 40 to 49 are the age group most likely to agree that it is affordable for a person working in their profession to purchase a home in their community. Just under one-half (49%) of persons aged 40 to 49 agree with that statement, compared to one-quarter of persons aged 19 to 29 (Figure 12). Furthermore, approximately two-thirds of the persons aged 19 to 29 disagree with the statement.

Figure 12. *It is affordable for person in my profession to purchase a home in my community by age*

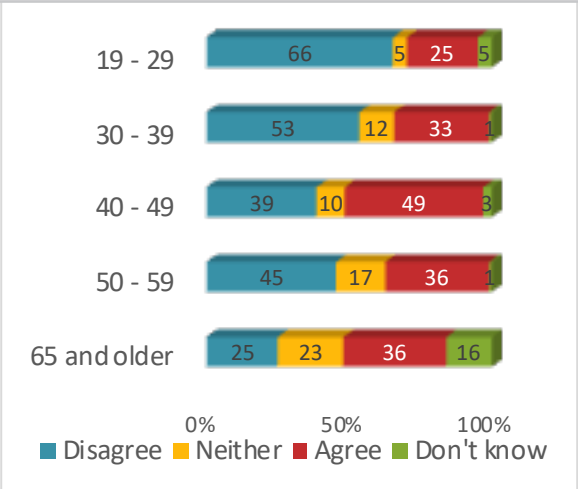
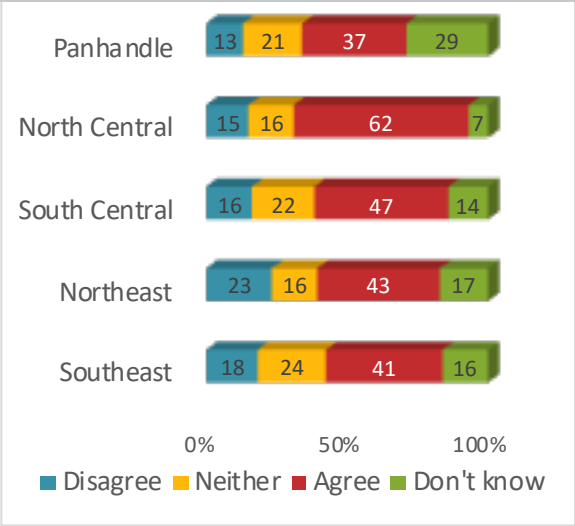


Figure 13. *Businesses in my community have problems recruiting workers because of lack of housing by region*



The other groups most likely to agree that it is affordable for a person working in their profession to purchase a home in their community include: residents of the Southeast region, Panhandle residents, persons with higher household incomes, males, married persons, persons with higher education levels, persons with healthcare support or public safety occupations, and persons with management, professional, or education occupations.

Persons living in or near larger communities are more likely than persons living in or near smaller communities to agree that their community should invest public resources to support the availability of housing in the community. Almost six in ten persons living in or near communities with populations of 5,000 or more agree with this statement, compared to just over four in ten persons living in or near communities with populations under 1,000.

Other groups most likely to agree that their community should invest public resources to support the availability of housing in the community include: persons aged 40 to 49, females, and persons with production, transportation, or warehousing occupations.

Residents of the North Central region are more likely than residents of other regions of the state to agree that businesses in their community have problems recruiting workers because of the lack of housing. Just over six in ten residents of the North Central region (62%) agree with that statement, compared to less than four in ten residents of the Panhandle region (Figure 13).

Other groups most likely to agree that businesses in their community have problems recruiting workers because of the lack of housing include: persons living in or near communities with populations ranging from 5,000 to 9,999; persons with higher household incomes; persons aged 40 to 49; married persons; persons who have never married; persons with at least a four-year degree; and persons with occupations in agriculture.

CONCLUSION

Most rural Nebraskans support a variety of housing programs and priorities. The support for these various programs was similar to that found in 2016. At least three-quarters of rural Nebraskans would somewhat support or strongly support the following in their community: developing programs to help seniors age in their current home; offering low-interest loans or grants for repair, rehabilitation or home improvement; providing affordable rental housing; establishing a local program that would purchase and remove dilapidated houses making lots available for building; developing senior housing; purchasing, rehabilitating and reselling vacant housing; and establishing a local program that would purchase and remove dilapidated houses and build new homes available for purchase. Less than one-half support the following: developing more downtown upper story living above commercial buildings, starting a local investment club to fund housing projects, and offering free lots to people willing to build homes to sell.

Different demographic groups had varying levels of support for the programs and priorities. As an example, residents of the North Central region are the regional group most likely to support starting a local investment club to fund housing projects. And, younger persons are more likely than older persons to support providing down payment assistance to first-time home

buyers.

Rural Nebraskans are less likely to say there are adequate move-in ready homes available for rent or existing homes available for purchase in their community than they did in 2016. This year, most rural Nebraskans believe there is a shortage of rental houses and apartments as well as homes available for purchase. Most rural Nebraskans feel there is not enough of the following types of housing in their community: number of homes available for rent, number of move-in ready homes available for rent, number of existing homes available for purchase, number of move-in ready homes available for purchase, and number of safe and affordable apartments available for rent. A slight majority of rural Nebraskans believe there is adequate or more than enough construction of new homes in their community. Many rural Nebraskans believe there are adequate or more than enough assisted living and long-term care units for seniors in their community.
The ratings of adequacy of the various housing types varied by community size. Persons living in or near larger communities are more likely than persons living in or near smaller communities to say construction of new homes in their community is either adequate or more than enough, but are also more likely to say there is not enough of the various housing types available in their community. However, persons living in or near the smallest communities are the group most likely to say there are none of the various types available in their community.

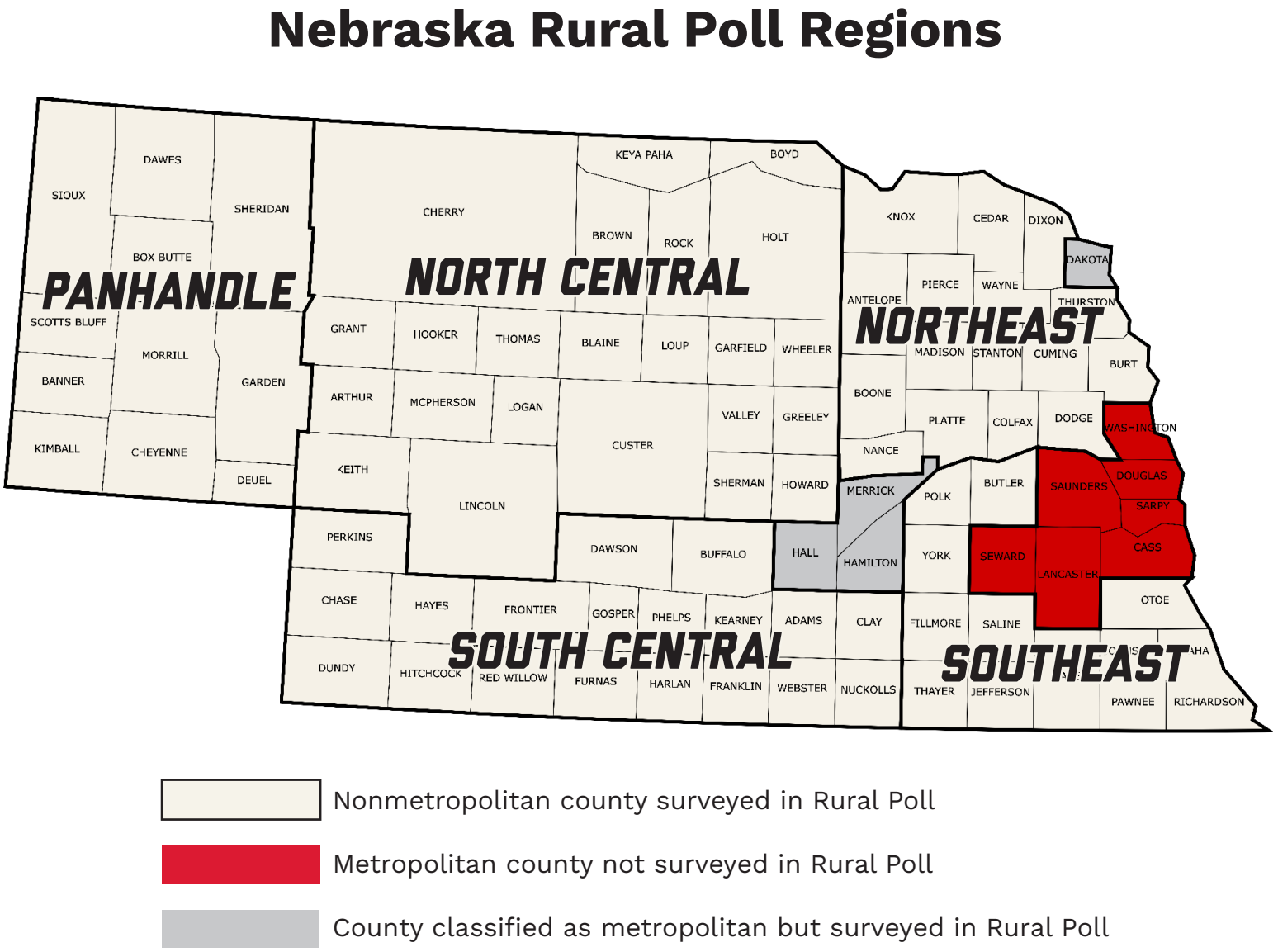
When comparing responses by region, persons living in the North Central region are more likely than persons living in other regions of the state to say there are either none available or not enough of the many types of housing in their community.

Most rural Nebraskans agree that high quality affordable housing is important to the growth of their community and also agree that inadequate housing options result in worker shortages in their community. Persons living in the North Central region are more likely than persons living in other regions of the state to agree that inadequate housing options result in worker shortages in their community.

Many rural Nebraskans disagree that it is affordable for a person working in their profession to purchase a home in their community. This was especially true for young people (aged 19 to 29).

A slight majority of rural Nebraskans believe their community should invest public resources to support the availability of housing. Many rural Nebraskans agree that businesses in their community have problems recruiting workers because of the lack of housing. This was especially true for residents of the North Central region.

Appendix Figure 1. *Regions of Nebraska*



Appendix Table 1. *Demographic Profile of Rural Poll Respondents[1] Compared to 2017 – 2021 American Community Survey 5-Year Average for Nebraska**

	2024 Poll	*2023 Poll*	*2022 Poll*	*2021 Poll*	*2020 Poll*	*2017 - 2021 ACS*
Age : [2]						
20 - 39	32%	32%	32%	32%	32%	32%
40 - 64	44%	44%	44%	44%	44%	42%
65 and over	24%	24%	24%	24%	24%	26%
Gender: [3]						
Female	57%	60%	51%	55%	55%	50%
Male	43%	40%	49%	45%	46%	50%
Education: [4]						
Less than high school graduate	2%	2%	2%	3%	3%	10%
High school diploma (or equiv.)	13%	16%	16%	16%	16%	32%
Some college, no degree	25%	25%	26%	26%	18%	24%
Associate degree	10%	13%	16%	15%	24%	12%
Bachelors degree	33%	28%	25%	28%	26%	16%
Graduate or professional degree	17%	17%	16%	13%	14%	7%
Household Income: [5]						
Less than $20,000	10%	7%	6%	8%	7%	14%
$20,000 - $39,999	11%	12%	15%	17%	14%	19%
$40,000 - $59,999	14%	15%	17%	16%	19%	18%
$60,000 - $74,999	11%	18%	17%	14%	16%	11%
$75,000 - $99,999	17%	16%	16%	17%	21%	15%
$100,000 - $149,999	23%	22%	17%	19%	15%	15%
$150,000 - $199,999	9%	6%	6%	5%	5%	5%
$200,000 or more	5%	5%	6%	4%	4%	4%
Marital Status: [6]						
Married	69%	71%	66%	69%	69%	61%
Never married	13%	13%	17%	13%	12%	20%
Divorced/separated	11%	10%	10%	11%	10%	12%
Widowed/widower	7%	7%	7%	7%	8%	8%

[1] Data from the Rural Polls have been weighted by age.

[2] 2017-2021 American Community Survey universe is non-metro population 20 years of age and over.

[3] 2017-2021 American Community Survey universe is non-metro population 20 years of age and over.

[4] 2017-2021 American Community Survey universe is non-metro population 25 years of age and over.

[5] 2017-2021 American Community Survey universe is all non-metro households.

[6] 2017-2021 American Community Survey universe is non-metro population 20 years of age and over.

*Comparison numbers are estimates taken from the American Community Survey five-year sample and may reflect significant margins of error for areas with relatively small populations.

Appendix Table 2. *Support for Housing Programs or Priorities by Community Size, Region and Individual Attributes*

	Establishing a local program that would purchase and remove dilapidated houses, making lots available for building				***Establishing a local program that would purchase and remove dilapidated houses and build new homes available for purchase***			
	Oppose	*Neither*	*Support*	*Significance*	*Oppose*	*Neither*	*Support*	*Significance*
	Percentages							
Total	11	12	77		11	13	76	
Community Size	(n = 927)				(n = 924)			
Less than 500	14	15	72		10	22	68	
500 - 999	14	8	78		12	7	81	
1,000 - 4,999	7	10	83		15	10	75	
5,000 - 9,999	11	13	76	$\chi^2 = 13.42$	5	11	84	$\chi^2 = 22.80$*
10,000 and up	12	15	73	(.098)	11	15	74	(.004)
Region	(n = 940)				(n = 937)			
Panhandle	5	14	81		7	10	83	
North Central	10	10	80		10	9	81	
South Central	12	14	75		10	11	79	
Northeast	15	11	74	$\chi^2 = 11.10$	14	14	72	$\chi^2 = 11.64$
Southeast	9	12	80	(.196)	14	16	70	(.168)
Individual Attributes:								
Household Income Level	(n = 895)				(n = 892)			
Under $40,000	14	14	72		15	15	70	
$40,000 - $74,999	15	16	69		12	15	73	
$75,000 - $99,999	14	12	75	$\chi^2 = 23.03$*	12	8	80	$\chi^2 = 10.33$
$100,000 and over	7	8	85	(.000)	11	10	79	(.111)
Age	(n = 941)				(n = 939)			
19 - 29	20	0	80		15	5	80	
30 - 39	10	14	77		11	9	80	
40 - 49	8	10	82		4	9	88	
50 - 64	11	14	76	$\chi^2 = 42.56$*	14	15	71	$\chi^2 = 47.76$*
65 and older	10	19	71	(.000)	14	21	65	(.000)
Gender	(n = 931)				(n = 929)			
Male	13	11	76	$\chi^2 = 4.51$	16	12	71	$\chi^2 = 17.11$*
Female	9	13	78	(.105)	8	12	80	(.000)
Education	(n = 940)				(n = 937)			
High school diploma or less	15	16	69		11	18	70	
Some college	15	13	72	$\chi^2 = 19.12$*	12	14	74	$\chi^2 = 8.91$
Bachelors or grad degree	8	10	82	(.000)	11	10	79	(.063)
Marital Status	(n = 929)				(n = 927)			
Married	8	10	82		11	10	79	
Never married	29	9	62		15	14	71	
Divorced/separated	14	22	64	$\chi^2 = 67.65$*	13	20	67	$\chi^2 = 14.58$*
Widowed	9	23	68	(.000)	9	20	71	(.024)
Occupation	(n = 653)				(n = 652)			
Mgt, prof or education	7	9	85		10	8	82	
Sales or office support	17	14	69		7	11	81	
Constrn, inst or maint	32	10	59		42	10	49	
Prodn/trans/warehsing	16	16	69		8	12	80	
Agriculture	10	11	78		16	10	74	
Food serv/pers. care	0	9	91		5	9	86	
Hlthcare supp/safety	10	18	72	$\chi^2 = 44.13$*	10	12	78	$\chi^2 = 59.43$*
Other	0	4	96	(.000)	4	35	62	(.000)

* Chi-square values are statistically significant at the .05 level.

Appendix Table 2 continued.

	Purchasing, rehabilitating and reselling vacant housing				***Providing down payment assistance to first-time home buyers***			
	Oppose	*Neither*	*Support*	*Significance*	*Oppose*	*Neither*	*Support*	*Significance*
	Percentages							
Total	12	12	76		17	17	66	
Community Size	(n = 922)				(n = 923)			
Less than 500	11	21	68		19	21	61	
500 - 999	17	11	73		14	22	65	
1,000 - 4,999	15	11	74		16	20	64	
5,000 - 9,999	9	6	85	$\chi^2 = 20.31$*	17	13	71	$\chi^2 = 12.53$
10,000 and up	9	13	79	(.009)	19	13	68	(.129)
Region	(n = 937)				(n = 938)			
Panhandle	6	11	83		18	18	64	
North Central	15	10	75		10	30	60	
South Central	10	12	79		18	15	67	
Northeast	14	13	73	$\chi^2 = 7.23$	17	12	71	$\chi^2 = 25.77$*
Southeast	13	12	75	(.512)	21	16	63	(.001)
Individual Attributes:								
Household Income Level	(n = 889)				(n = 891)			
Under $40,000	10	14	76		13	17	70	
$40,000 - $74,999	12	12	77		14	17	69	
$75,000 - $99,999	6	12	82	$\chi^2 = 12.16$	17	13	70	$\chi^2 = 12.40$
$100,000 and over	16	9	75	(.059)	22	17	61	(.054)
Age	(n = 938)				(n = 939)			
19 - 29	20	5	75		10	10	80	
30 - 39	11	11	78		15	22	63	
40 - 49	7	6	88		16	12	72	
50 - 64	11	12	77	$\chi^2 = 53.23$*	21	13	67	$\chi^2 = 35.26$*
65 and older	12	23	66	(.000)	20	24	55	(.000)
Gender	(n = 927)				(n = 927)			
Male	16	14	69	$\chi^2 = 22.39$*	20	21	59	$\chi^2 = 19.13$*
Female	8	10	82	(.000)	15	13	72	(.000)
Education	(n = 935)				(n = 937)			
High school diploma or less	11	16	73		18	18	63	
Some college	11	13	76	$\chi^2 = 4.33$	17	15	68	$\chi^2 = 1.20$
Bachelors or grad degree	12	10	78	(.364)	17	17	66	(.878)
Marital Status	(n = 925)				(n = 924)			
Married	12	10	79		19	17	64	
Never married	13	17	70		7	12	80	
Divorced/separated	13	15	73	$\chi^2 = 17.98$*	17	15	68	$\chi^2 = 15.42$*
Widowed	8	24	68	(.006)	19	22	60	(.017)
Occupation	(n = 651)				(n = 654)			
Mgt, prof or education	11	7	83		17	13	71	
Sales or office support	7	9	84		16	6	79	
Constrn, inst or maint	38	10	52		15	17	68	
Prodn/trans/warehsing	6	8	86		10	16	75	
Agriculture	17	16	68		14	33	53	
Food serv/pers. care	5	18	77		18	18	64	
Hlthcare supp/safety	12	8	80	$\chi^2 = 61.15$*	22	11	67	$\chi^2 = 34.62$*
Other	4	35	62	(.000)	15	22	63	(.002)

* Chi-square values are statistically significant at the .05 level.

Appendix Table 2 continued.

	Organize volunteer efforts to maintain existing housing stock				***Organize a volunteer housing committee to identify housing needs in the community***			
	Oppose	*Neither*	*Support*	*Significance*	*Oppose*	*Neither*	*Support*	*Significance*
	Percentages							
Total	10	39	51		6	29	66	
Community Size	(n = 925)				(n = 924)			
Less than 500	7	42	51		6	38	56	
500 - 999	8	48	45		8	37	55	
1,000 - 4,999	15	35	50		4	33	63	
5,000 - 9,999	7	39	55	$\chi^2 = 15.66$*	3	20	76	$\chi^2 = 24.46$*
10,000 and up	8	38	54	(.048)	6	23	71	(.002)
Region	(n = 940)				(n = 937)			
Panhandle	11	38	51		7	19	74	
North Central	4	37	59		5	32	63	
South Central	11	38	51		8	27	65	
Northeast	11	41	47	$\chi^2 = 8.44$	3	32	65	$\chi^2 = 11.89$
Southeast	8	39	53	(.392)	7	27	66	(.156)
Individual Attributes:								
Household Income Level	(n = 893)				(n = 893)			
Under $40,000	8	47	45		7	31	63	
$40,000 - $74,999	9	39	51		7	26	68	
$75,000 - $99,999	6	39	55	$\chi^2 = 11.90$	3	30	66	$\chi^2 = 3.67$
$100,000 and over	13	34	53	(.064)	6	27	67	(.722)
Age	(n = 940)				(n = 940)			
19 - 29	5	45	50		0	35	65	
30 - 39	10	37	53		8	25	67	
40 - 49	10	34	56		4	24	73	
50 - 64	10	34	56	$\chi^2 = 17.03$*	7	26	67	$\chi^2 = 28.05$*
65 and older	11	47	42	(.030)	9	34	57	(.000)
Gender	(n = 930)				(n = 927)			
Male	9	39	52	$\chi^2 = 0.22$	6	32	62	$\chi^2 = 4.75$
Female	10	39	51	(.895)	5	26	69	(.093)
Education	(n = 935)				(n = 935)			
High school diploma or less	8	50	42		7	33	60	
Some college	10	36	54	$\chi^2 = 8.41$	6	28	65	$\chi^2 = 2.56$
Bachelors or grad degree	10	38	52	(.078)	5	28	67	(.634)
Marital Status	(n = 927)				(n = 926)			
Married	10	37	52		6	28	65	
Never married	6	48	47		3	30	68	
Divorced/separated	9	41	50	$\chi^2 = 7.16$	7	30	63	$\chi^2 = 3.98$
Widowed	12	43	45	(.307)	8	32	60	(.679)
Occupation	(n = 653)				(n = 653)			
Mgt, prof or education	13	32	55		3	29	69	
Sales or office support	9	51	40		1	29	70	
Constrn, inst or maint	15	34	51		7	31	62	
Prodn/trans/warehsing	2	38	60		10	41	49	
Agriculture	8	48	44		9	30	61	
Food serv/pers. care	5	36	59		5	14	82	
Hlthcare supp/safety	10	27	63	$\chi^2 = 29.36$*	7	19	75	$\chi^2 = 29.14$*
Other	7	56	37	(.009)	4	8	89	(.010)

* Chi-square values are statistically significant at the .05 level.

Appendix Table 2 continued.

	Providing affordable rental housing				***Develop programs to help seniors age in their current home***			
	Oppose	*Neither*	*Support*	*Significance*	*Oppose*	*Neither*	*Support*	*Significance*
	Percentages							
Total	6	12	82		3	9	88	
Community Size	(n = 919)				(n = 914)			
Less than 500	9	21	70		0	16	84	
500 - 999	5	13	82		0	11	89	
1,000 - 4,999	8	11	81		9	10	81	
5,000 - 9,999	5	13	82	$\chi^2 = 11.38$	0	4	96	$\chi^2 = 48.77$*
10,000 and up	6	10	84	(.181)	2	7	91	(.000)
Region	(n = 932)				(n = 928)			
Panhandle	7	8	85		4	2	94	
North Central	5	10	85		2	4	94	
South Central	6	13	81		2	14	85	
Northeast	7	10	83	$\chi^2 = 8.63$	7	7	86	$\chi^2 = 32.01$*
Southeast	8	17	75	(.374)	2	11	87	(.000)
Individual Attributes:								
Household Income Level	(n = 886)				(n = 883)			
Under $40,000	8	11	81		1	8	91	
$40,000 - $74,999	4	8	88		5	6	89	
$75,000 - $99,999	4	11	85	$\chi^2 = 16.65$*	2	10	88	$\chi^2 = 10.46$
$100,000 and over	9	15	76	(.011)	5	11	85	(.107)
Age	(n = 934)				(n = 932)			
19 - 29	0	5	95		11	0	89	
30 - 39	11	11	78		3	20	77	
40 - 49	7	11	82		3	10	87	
50 - 64	6	14	79	$\chi^2 = 31.05$*	3	8	90	$\chi^2 = 62.95$*
65 and older	7	17	76	(.000)	1	8	91	(.000)
Gender	(n = 924)				(n = 921)			
Male	10	15	75	$\chi^2 = 31.14$*	3	11	86	$\chi^2 = 3.62$
Female	3	10	87	(.000)	4	7	89	(.164)
Education	(n = 932)				(n = 928)			
High school diploma or less	6	15	79		1	9	91	
Some college	6	12	82	$\chi^2 = 2.01$	2	10	88	$\chi^2 = 7.47$
Bachelors or grad degree	7	11	82	(.734)	5	9	87	(.113)
Marital Status	(n = 920)				(n = 919)			
Married	6	14	80		4	10	86	
Never married	7	6	88		3	7	90	
Divorced/separated	6	8	86	$\chi^2 = 9.72$	2	8	90	$\chi^2 = 4.25$
Widowed	8	17	75	(.137)	2	8	91	(.643)
Occupation	(n = 648)				(n = 640)			
Mgt, prof or education	6	11	82		10	7	83	
Sales or office support	4	6	90		3	0	97	
Constrn, inst or maint	13	15	73		0	12	88	
Prodn/trans/warehsing	2	12	86		2	6	92	
Agriculture	10	12	77		2	14	84	
Food serv/pers. care	5	5	91		0	5	96	
Hlthcare supp/safety	4	12	84	$\chi^2 = 15.27$	2	8	90	$\chi^2 = 38.46$*
Other	0	12	89	(.360)	0	0	100	(.000)

* Chi-square values are statistically significant at the .05 level.

Appendix Table 2 continued.

	Develop senior housing				***Offer low interest loans or grants to homeowners for repair, rehabilitation, or home improvement***			
	Oppose	*Neither*	*Support*	*Significance*	*Oppose*	*Neither*	*Support*	*Significance*
	Percentages							
Total	5	18	77		6	11	84	
Community Size	(n = 912)				(n = 923)			
Less than 500	7	24	69		3	18	80	
500 - 999	2	33	65		9	9	83	
1,000 - 4,999	9	17	74		9	14	78	
5,000 - 9,999	1	20	80	$\chi^2 = 52.66$*	3	9	89	$\chi^2 = 19.78$*
10,000 and up	5	10	86	(.000)	4	9	87	(.011)
Region	(n = 926)				(n = 937)			
Panhandle	5	5	90		4	5	92	
North Central	2	8	89		3	5	92	
South Central	5	16	79		6	13	81	
Northeast	8	23	69	$\chi^2 = 36.64$*	8	14	78	$\chi^2 = 18.43$*
Southeast	4	23	73	(.000)	5	9	86	(.018)
Individual Attributes:								
Household Income Level	(n = 884)				(n = 892)			
Under $40,000	2	22	77		3	7	90	
$40,000 - $74,999	6	12	82		3	12	86	
$75,000 - $99,999	4	24	72	$\chi^2 = 20.70$*	8	7	85	$\chi^2 = 20.00$*
$100,000 and over	8	16	76	(.002)	9	13	79	(.003)
Age	(n = 929)				(n = 937)			
19 - 29	11	26	63		5	5	90	
30 - 39	7	24	69		9	10	82	
40 - 49	7	12	81		4	8	89	
50 - 64	2	13	85	$\chi^2 = 38.94$*	7	11	82	$\chi^2 = 22.09$*
65 and older	2	17	81	(.000)	5	17	77	(.005)
Gender	(n = 918)				(n = 928)			
Male	6	17	77	$\chi^2 = 0.36$	7	15	78	$\chi^2 = 16.85$*
Female	5	18	77	(.835)	5	8	88	(.000)
Education	(n = 924)				(n = 935)			
High school diploma or less	0	22	78		4	13	83	
Some college	2	18	80	$\chi^2 = 25.44$*	6	7	87	$\chi^2 = 7.46$
Bachelors or grad degree	9	17	75	(.000)	7	13	81	(.113)
Marital Status	(n = 915)				(n = 925)			
Married	6	18	76		7	12	82	
Never married	3	27	70		4	7	89	
Divorced/separated	5	11	85	$\chi^2 = 14.94$*	4	8	89	$\chi^2 = 9.11$
Widowed	2	16	83	(.021)	3	15	82	(.167)
Occupation	(n = 639)				(n = 651)			
Mgt, prof or education	12	16	72		7	12	81	
Sales or office support	0	35	65		6	13	81	
Constrn, inst or maint	2	27	71		10	5	85	
Prodn/trans/warehsing	0	16	84		2	12	86	
Agriculture	6	16	78		7	17	76	
Food serv/pers. care	0	0	100		0	0	100	
Hlthcare supp/safety	2	17	81	$\chi^2 = 55.03$*	6	5	90	$\chi^2 = 23.12$
Other	0	0	100	(.000)	0	0	100	(.058)

* Chi-square values are statistically significant at the .05 level.

Appendix Table 2 continued.

	Offer free lots to people willing to build homes they will occupy				*Offer free lots to people willing to build homes to sell*			
	Oppose	*Neither*	*Support*	*Significance*	*Oppose*	*Neither*	*Support*	*Significance*
	Percentages							
Total	26	20	54		50	22	28	
Community Size	(n = 921)				(n = 920)			
Less than 500	22	19	59		46	21	33	
500 - 999	11	24	66		30	34	36	
1,000 - 4,999	29	19	52		53	17	30	
5,000 - 9,999	36	20	44	$\chi^2 = 26.67$*	51	22	27	$\chi^2 = 33.91$*
10,000 and up	27	21	52	(.000)	57	20	23	(.000)
Region	(n = 937)				(n = 934)			
Panhandle	33	17	50		48	21	31	
North Central	17	21	62		42	26	31	
South Central	23	20	57		53	19	28	
Northeast	30	20	50	$\chi^2 = 12.17$	47	24	29	$\chi^2 = 11.12$
Southeast	29	22	50	(.144)	58	20	22	(.195)
Individual Attributes:								
Household Income Level	(n = 889)				(n = 891)			
Under $40,000	16	28	56		46	22	32	
$40,000 - $74,999	23	23	54		50	20	30	
$75,000 - $99,999	26	25	49	$\chi^2 = 44.64$*	46	31	23	$\chi^2 = 15.89$*
$100,000 and over	36	11	54	(.000)	57	18	26	(.014)
Age	(n = 935)				(n = 936)			
19 - 29	20	15	65		50	20	30	
30 - 39	31	14	56		60	18	22	
40 - 49	26	21	54		46	17	38	
50 - 64	26	22	52	$\chi^2 = 19.11$*	51	22	27	$\chi^2 = 24.34$*
65 and older	27	27	46	(.014)	47	29	24	(.002)
Gender	(n = 926)				(n = 926)			
Male	29	19	52	$\chi^2 = 1.81$	54	21	25	$\chi^2 = 5.48$
Female	25	21	55	(.405)	47	22	31	(.065)
Education	(n = 933)				(n = 934)			
High school diploma or less	23	33	44		50	29	21	
Some college	24	18	58	$\chi^2 = 19.30$*	50	22	28	$\chi^2 = 8.03$
Bachelors or grad degree	29	18	53	(.000)	51	19	30	(.090)
Marital Status	(n = 924)				(n = 924)			
Married	31	19	51		52	19	29	
Never married	14	17	69		47	32	21	
Divorced/separated	23	25	52	$\chi^2 = 27.43$*	51	22	27	$\chi^2 = 21.38$*
Widowed	17	32	51	(.000)	39	38	23	(.002)
Occupation	(n = 650)				(n = 647)			
Mgt, prof or education	32	14	54		53	14	33	
Sales or office support	33	16	51		59	24	17	
Constrn, inst or maint	32	20	49		68	7	24	
Prodn/trans/warehsing	22	24	55		44	32	24	
Agriculture	27	27	46		46	28	26	
Food serv/pers. care	23	14	64		59	23	18	
Hlthcare supp/safety	16	28	56	$\chi^2 = 30.70$*	57	19	25	$\chi^2 = 36.47$*
Other	7	11	82	(.006)	28	44	28	(.000)

* Chi-square values are statistically significant at the .05 level.

Appendix Table 2 continued.

	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***			
	Oppose	*Neither*	*Support*	*Significance*	*Oppose*	*Neither*	*Support*	*Significance*
	Percentages							
Total	21	22	58		21	33	45	
Community Size	(n = 925)				(n = 925)			
Less than 500	25	20	56		21	52	27	
500 - 999	24	36	40		29	42	30	
1,000 - 4,999	24	21	56		25	31	44	
5,000 - 9,999	13	19	68	$\chi^2 = 36.21$*	14	33	53	$\chi^2 = 45.41$*
10,000 and up	19	17	64	(.000)	18	28	54	(.000)
Region	(n = 938)				(n = 940)			
Panhandle	16	37	48		14	33	53	
North Central	23	19	58		21	27	52	
South Central	20	17	63		20	34	47	
Northeast	18	23	59	$\chi^2 = 22.09$*	26	31	43	$\chi^2 = 14.86$
Southeast	27	20	53	(.005)	20	41	39	(.062)
Individual Attributes:								
Household Income Level	(n = 894)				(n = 896)			
Under $40,000	14	15	71		22	44	34	
$40,000 - $74,999	23	21	56		24	32	44	
$75,000 - $99,999	18	28	55	$\chi^2 = 22.08$*	17	36	47	$\chi^2 = 19.60$*
$100,000 and over	26	21	53	(.001)	21	29	50	(.003)
Age	(n = 941)				(n = 940)			
19 - 29	25	15	60		30	25	45	
30 - 39	25	19	56		21	38	41	
40 - 49	15	26	59		18	26	56	
50 - 64	22	22	57	$\chi^2 = 10.94$	20	34	46	$\chi^2 = 27.32$*
65 and older	20	23	58	(.205)	21	41	38	(.000)
Gender	(n = 928)				(n = 930)			
Male	26	24	50	$\chi^2 = 20.09$*	22	35	43	$\chi^2 = 0.84$
Female	17	19	64	(.000)	21	33	46	(.658)
Education	(n = 939)				(n = 938)			
High school diploma or less	16	19	65		23	48	29	
Some college	17	24	59	$\chi^2 = 10.75$*	20	32	48	$\chi^2 = 20.12$*
Bachelors or grad degree	25	21	55	(.030)	22	30	48	(.000)
Marital Status	(n = 928)				(n = 928)			
Married	23	24	52		20	34	46	
Never married	15	13	72		30	23	47	
Divorced/separated	16	17	68	$\chi^2 = 22.77$*	21	34	45	$\chi^2 = 10.71$
Widowed	17	20	64	(.000)	20	41	39	(.098)
Occupation	(n = 651)				(n = 651)			
Mgt, prof or education	23	23	54		19	27	54	
Sales or office support	16	29	56		24	26	50	
Constrn, inst or maint	22	24	54		43	30	28	
Prodn/trans/warehsing	20	18	62		18	35	47	
Agriculture	33	25	42		25	37	39	
Food serv/pers. care	5	14	81		18	27	55	
Hlthcare supp/safety	22	19	60	$\chi^2 = 20.09$	23	48	29	$\chi^2 = 37.53$*
Other	19	15	65	(.127)	12	32	56	(.000)

* Chi-square values are statistically significant at the .05 level.

Appendix Table 2 continued.

	Starting a local investment club to fund housing projects			
	Oppose	*Neither*	*Support*	*Significance*
	Percentages			
Total	21	43	36	
Community Size	(n = 923)			
Less than 500	15	57	28	
500 - 999	10	57	33	
1,000 - 4,999	19	39	42	
5,000 - 9,999	17	48	35	$\chi^2 = 41.38$*
10,000 and up	29	35	37	(.000)
Region	(n = 936)			
Panhandle	18	46	37	
North Central	13	35	52	
South Central	27	40	32	
Northeast	15	46	40	$\chi^2 = 33.87$*
Southeast	25	48	27	(.000)
Individual Attributes:				
Household Income Level	(n = 890)			
Under $40,000	19	47	34	
$40,000 - $74,999	21	43	36	
$75,000 - $99,999	14	52	34	$\chi^2 = 11.59$
$100,000 and over	23	38	39	(.072)
Age	(n = 936)			
19 - 29	20	40	40	
30 - 39	26	41	33	
40 - 49	18	38	45	
50 - 64	19	42	38	$\chi^2 = 18.69$*
65 and older	21	52	27	(.017)
Gender	(n = 928)			
Male	22	43	36	$\chi^2 = 1.05$
Female	19	44	37	(.592)
Education	(n = 935)			
High school diploma or less	23	47	30	
Some college	18	45	38	$\chi^2 = 5.72$
Bachelors or grad degree	22	40	37	(.221)
Marital Status	(n = 925)			
Married	21	42	37	
Never married	25	43	32	
Divorced/separated	16	44	39	$\chi^2 = 6.53$
Widowed	20	53	27	(.366)
Occupation	(n = 650)			
Mgt, prof or education	19	41	40	
Sales or office support	17	63	20	
Constrn, inst or maint	24	39	37	
Prodn/trans/warehsing	14	49	37	
Agriculture	20	43	37	
Food serv/pers. care	24	24	52	
Hlthcare supp/safety	22	33	45	$\chi^2 = 26.40$*
Other	35	31	35	(.023)

* Chi-square values are statistically significant at the .05 level.

Appendix Table 3. *Ratings of Housing Characteristics by Community Size, Region, and Various Individual Attributes*

	How would you rate the following housing characteristics in your local community? *Construction of new homes*					
	None available	*Not enough*	*Adequate*	*More than enough*	*Don't know*	*Chi-square (sig.)*
Total	9	34	40	11	7	
Community Size			(n = 917)			
Less than 500	26	35	27	6	6	
500 - 999	22	32	36	7	3	
1,000 - 4,999	7	36	43	7	7	
5,000 - 9,999	5	39	37	15	4	$\chi^2 = 125.84$*
10,000 and up	0	31	43	17	9	(.000)
Region			(n = 934)			
Panhandle	13	42	37	1	7	
North Central	12	48	30	5	5	
South Central	8	31	37	15	9	
Northeast	7	33	45	11	4	$\chi^2 = 49.46$*
Southeast	8	24	44	15	9	(.000)
Income Level			(n = 889)			
Under $40,000	12	27	38	10	13	
$40,000 - $74,999	13	30	35	16	6	
$75,000 - $99,999	6	33	42	16	3	$\chi^2 = 54.66$*
$100,000 and over	5	39	45	8	3	(.000)
Age			(n = 935)			
19 - 29	15	20	35	20	10	
30 - 39	5	34	47	7	7	
40 - 49	12	38	34	14	4	
50 - 64	4	40	40	12	5	$\chi^2 = 61.35$*
65 and older	8	32	44	7	10	(.000)
Gender			(n = 925)			
Male	9	39	36	9	8	$\chi^2 = 10.23$*
Female	8	30	43	13	7	(.037)
Marital Status			(n = 921)			
Married	10	34	41	9	5	
Never married	1	30	38	22	9	
Divorced/separated	7	30	36	15	12	$\chi^2 = 41.36$*
Widowed	8	34	40	5	13	(.000)
Education			(n = 929)			
H.S. diploma or less	6	31	42	13	9	
Some college	9	29	41	14	7	$\chi^2 = 13.20$
Bachelors degree	9	38	38	9	6	(.105)
Occupation			(n = 651)			
Mgt, prof, education	8	39	38	10	5	
Sales/office support	0	46	39	9	7	
Const, inst or maint	3	23	48	28	0	
Prodn/trans/warehs	14	16	60	4	6	
Agriculture	27	38	27	5	3	
Food serv/pers. care	0	5	46	14	36	
Hlthcare supp/safety	5	24	40	28	3	$\chi^2 = 160.18$*
Other	0	46	35	12	8	(.000)

* Chi-square values are statistically significant at the .05 level.

Appendix Table 3 continued.

	How would you rate the following housing characteristics in your local community?					
	Number of existing homes available for purchase					
	None available	*Not enough*	*Adequate*	*More than enough*	*Don't know*	*Chi-square (sig.)*
Total	3	55	30	5	6	
Community Size			(n = 920)			
Less than 500	9	47	33	4	8	
500 - 999	8	51	36	0	5	
1,000 - 4,999	3	60	32	1	5	
5,000 - 9,999	6	60	22	6	7	$\chi^2 = 66.38$*
10,000 and up	0	54	30	9	8	(.000)
Region			(n = 933)			
Panhandle	2	49	35	5	9	
North Central	10	66	19	2	4	
South Central	1	56	30	6	7	
Northeast	3	50	38	5	5	$\chi^2 = 44.55$*
Southeast	3	60	26	5	7	(.000)
Income Level			(n = 891)			
Under $40,000	6	56	26	3	8	
$40,000 - $74,999	6	48	34	5	6	
$75,000 - $99,999	1	53	35	6	6	$\chi^2 = 27.16$*
$100,000 and over	2	62	27	5	5	(.007)
Age			(n = 939)			
19 - 29	10	60	20	10	0	
30 - 39	1	52	36	1	10	
40 - 49	3	56	34	4	5	
50 - 64	2	56	30	7	6	$\chi^2 = 66.39$*
65 and older	3	53	30	4	10	(.000)
Gender			(n = 926)			
Male	4	50	38	3	6	$\chi^2 = 23.51$*
Female	3	59	25	6	7	(.000)
Marital Status			(n = 923)			
Married	3	57	31	4	6	
Never married	7	52	29	10	2	
Divorced/separated	4	49	30	6	11	$\chi^2 = 29.13$*
Widowed	3	57	25	2	13	(.004)
Education			(n = 934)			
H.S. diploma or less	6	49	33	4	8	
Some college	3	52	36	3	7	$\chi^2 = 18.51$*
Bachelors degree	3	60	26	6	6	(.018)
Occupation			(n = 652)			
Mgt, prof, education	2	58	32	4	4	
Sales/office support	4	66	19	3	9	
Const, inst or maint	2	41	57	0	0	
Prodn/trans/warehs	0	61	31	4	4	
Agriculture	9	56	28	2	5	
Food serv/pers. care	0	68	18	9	7	
Hlthcare supp/safety	0	66	18	9	7	$\chi^2 = 84.58$*
Other	0	39	27	27	8	(.000)

* Chi-square values are statistically significant at the .05 level.

Appendix Table 3 continued.

	How would you rate the following housing characteristics in your local community?					
	Number of homes available for rent					
	None available	*Not enough*	*Adequate*	*More than enough*	*Don't know*	*Chi-square (sig.)*
Total	7	60	19	2	12	
Community Size			(n = 915)			
Less than 500	16	49	20	1	14	
500 - 999	7	51	28	0	13	
1,000 - 4,999	7	67	16	1	9	
5,000 - 9,999	3	71	13	2	12	$\chi^2 = 43.00$*
10,000 and up	5	59	19	3	15	(.000)
Region			(n = 927)			
Panhandle	6	44	31	6	13	
North Central	8	71	14	0	7	
South Central	8	61	14	2	15	
Northeast	7	62	21	1	10	$\chi^2 = 39.30$*
Southeast	5	60	21	1	13	(.000)
Income Level			(n = 884)			
Under $40,000	12	55	22	1	11	
$40,000 - $74,999	9	58	19	2	12	
$75,000 - $99,999	5	58	23	1	13	$\chi^2 = 23.37$*
$100,000 and over	4	65	17	2	12	(.025)
Age			(n = 931)			
19 - 29	10	60	20	0	10	
30 - 39	4	58	25	3	11	
40 - 49	8	65	17	0	10	
50 - 64	8	60	16	4	12	$\chi^2 = 30.54$*
65 and older	5	59	18	1	17	(.015)
Gender			(n = 922)			
Male	4	56	25	3	12	$\chi^2 = 24.67$*
Female	8	64	14	1	13	(.000)
Marital Status			(n = 921)			
Married	5	60	21	2	12	
Never married	15	65	12	0	9	
Divorced/separated	12	54	19	1	14	$\chi^2 = 31.79$*
Widowed	7	62	15	0	16	(.001)
Education			(n = 928)			
H.S. diploma or less	11	55	20	2	12	
Some college	5	62	20	1	13	$\chi^2 = 8.32$
Bachelors degree	7	61	18	2	12	(.403)
Occupation			(n = 649)			
Mgt, prof, education	7	68	17	0.4	8	
Sales/office support	10	65	16	0	10	
Const, inst or maint	7	37	37	2	17	
Prodn/trans/warehs	4	64	24	2	6	
Agriculture	4	66	21	1	8	
Food serv/pers. care	5	68	9	9	9	
Hlthcare supp/safety	11	45	19	2	24	$\chi^2 = 62.66$*
Other	0	65	15	0	19	(.000)

* Chi-square values are statistically significant at the .05 level.

Appendix Table 3 continued.

	How would you rate the following housing characteristics in your local community?					
	Number of apartments available for rent					
	None available	*Not enough*	*Adequate*	*More than enough*	*Don't know*	*Chi-square (sig.)*
Total	8	48	27	4	13	
Community Size			(n = 917)			
Less than 500	23	35	21	1	20	
500 - 999	14	45	28	0	14	
1,000 - 4,999	11	50	28	1	11	
5,000 - 9,999	2	49	34	4	11	$\chi^2 = 81.83$*
10,000 and up	4	49	25	9	13	(.000)
Region			(n = 926)			
Panhandle	4	58	17	5	17	
North Central	16	52	23	2	8	
South Central	10	53	19	4	15	
Northeast	6	45	33	6	10	$\chi^2 = 58.42$*
Southeast	8	35	40	2	15	(.000)
Income Level			(n = 885)			
Under $40,000	11	39	36	2	12	
$40,000 - $74,999	15	47	22	3	14	
$75,000 - $99,999	4	45	33	3	16	$\chi^2 = 55.19$*
$100,000 and over	4	54	25	7	10	(.000)
Age			(n = 932)			
19 - 29	15	30	45	0	10	
30 - 39	7	52	26	5	10	
40 - 49	7	55	20	5	13	
50 - 64	8	52	22	6	12	$\chi^2 = 58.87$*
65 and older	6	45	28	4	17	(.000)
Gender			(n = 920)			
Male	8	45	28	6	12	$\chi^2 = 8.77$
Female	8	49	27	3	14	(.067)
Marital Status			(n = 918)			
Married	8	48	27	5	13	
Never married	10	49	31	1	10	
Divorced/separated	10	41	31	4	14	$\chi^2 = 12.38$
Widowed	8	48	20	3	20	(.416)
Education			(n = 927)			
H.S. diploma or less	14	42	26	4	14	
Some college	5	47	30	4	14	$\chi^2 = 12.84$
Bachelors degree	9	50	26	4	11	(.118)
Occupation			(n = 646)			
Mgt, prof, education	9	52	28	5	6	
Sales/office support	7	47	27	7	11	
Const, inst or maint	12	27	24	2	34	
Prodn/trans/warehs	8	59	26	2	6	
Agriculture	13	55	20	2	9	
Food serv/pers. care	0	50	27	14	9	
Hlthcare supp/safety	11	39	24	3	24	$\chi^2 = 68.38$*
Other	0	48	30	0	22	(.000)

* Chi-square values are statistically significant at the .05 level.

Appendix Table 3 continued.

	How would you rate the following housing characteristics in your local community?					
	Number of move-in ready homes available for purchase					
	None available	*Not enough*	*Adequate*	*More than enough*	*Don't know*	*Chi-square (sig.)*
Total	7	54	25	3	11	
Community Size			(n = 928)			
Less than 500	23	42	25	0	10	
500 - 999	14	49	31	0	6	
1,000 - 4,999	5	62	22	2	9	
5,000 - 9,999	3	60	22	3	12	$\chi^2 = 75.02$*
10,000 and up	4	51	25	5	15	(.000)
Region			(n = 938)			
Panhandle	2	55	25	2	15	
North Central	14	63	15	2	7	
South Central	7	53	21	4	14	
Northeast	6	48	35	1	9	$\chi^2 = 46.98$*
Southeast	7	59	20	3	11	(.000)
Income Level			(n = 894)			
Under $40,000	13	46	25	3	13	
$40,000 - $74,999	11	52	24	4	9	
$75,000 - $99,999	6	46	40	1	8	$\chi^2 = 56.82$*
$100,000 and over	3	66	19	2	10	(.000)
Age			(n = 943)			
19 - 29	15	55	20	0	10	
30 - 39	9	50	26	4	11	
40 - 49	4	63	24	3	7	
50 - 64	6	55	24	5	11	$\chi^2 = 41.50$*
65 and older	7	47	28	2	16	(.000)
Gender			(n = 930)			
Male	9	49	28	3	11	$\chi^2 = 10.07$*
Female	6	58	22	2	12	(.039)
Marital Status			(n = 928)			
Married	6	58	22	3	12	
Never married	14	41	37	5	3	
Divorced/separated	10	49	26	3	13	$\chi^2 = 39.19$*
Widowed	3	52	25	2	19	(.000)
Education			(n = 938)			
H.S. diploma or less	11	39	33	4	13	
Some college	8	52	26	3	11	$\chi^2 = 22.59$*
Bachelors degree	6	60	21	2	11	(.004)
Occupation			(n = 655)			
Mgt, prof, education	2	65	22	4	7	
Sales/office support	11	51	24	3	11	
Const, inst or maint	2	59	37	0	2	
Prodn/trans/warehs	4	59	28	4	6	
Agriculture	12	61	18	2	7	
Food serv/pers. care	0	55	36	5	5	
Hlthcare supp/safety	8	55	17	2	19	$\chi^2 = 63.03$*
Other	4	33	48	0	15	(.000)

* Chi-square values are statistically significant at the .05 level.

Appendix Table 3 continued.

	How would you rate the following housing characteristics in your local community?					
	Number of move-in ready homes available for rent					
	None available	*Not enough*	*Adequate*	*More than enough*	*Don't know*	*Chi-square (sig.)*
Total	9	56	18	1	16	
Community Size			(n = 926)			
Less than 500	23	40	23	0	15	
500 - 999	9	51	23	0	17	
1,000 - 4,999	9	63	14	1	12	
5,000 - 9,999	11	58	18	0	13	$\chi^2 = 49.12$*
10,000 and up	6	55	17	3	20	(.000)
Region			(n = 938)			
Panhandle	8	53	19	1	19	
North Central	11	72	8	0	10	
South Central	9	56	14	3	19	
Northeast	8	53	24	1	14	$\chi^2 = 37.08$*
Southeast	12	50	20	1	17	(.002)
Income Level			(n = 894)			
Under $40,000	9	49	26	2	14	
$40,000 - $74,999	11	55	18	1	15	
$75,000 - $99,999	10	54	21	1	14	$\chi^2 = 24.55$*
$100,000 and over	7	64	12	2	15	(.017)
Age			(n = 939)			
19 - 29	15	50	20	0	15	
30 - 39	4	57	22	1	16	
40 - 49	9	63	14	1	14	
50 - 64	11	57	15	3	15	$\chi^2 = 28.70$*
65 and older	8	51	20	1	20	(.026)
Gender			(n = 930)			
Male	7	54	21	2	17	$\chi^2 = 8.41$
Female	11	57	15	1	16	(.078)
Marital Status			(n = 929)			
Married	8	57	17	2	17	
Never married	15	53	22	1	10	
Divorced/separated	15	53	15	1	17	$\chi^2 = 16.21$
Widowed	8	52	19	2	20	(.182)
Education			(n = 936)			
H.S. diploma or less	15	42	24	3	16	
Some college	9	58	16	2	15	$\chi^2 = 19.65$*
Bachelors degree	8	58	17	1	16	(.012)
Occupation			(n = 653)			
Mgt, prof, education	9	63	16	1	11	
Sales/office support	21	55	10	0	14	
Const, inst or maint	15	32	24	0	29	
Prodn/trans/warehs	6	65	16	2	12	
Agriculture	4	77	9	0	9	
Food serv/pers. care	5	68	14	5	9	
Hlthcare supp/safety	11	41	22	0	26	$\chi^2 = 78.57$*
Other	0	74	4	0	22	(.000)

* Chi-square values are statistically significant at the .05 level.

Appendix Table 3 continued.

	How would you rate the following housing characteristics in your local community?					
	Number of safe and affordable apartments available for rent					
	None available	*Not enough*	*Adequate*	*More than enough*	*Don't know*	*Chi-square (sig.)*
Total	10	54	22	2	12	
Community Size			(n = 918)			
Less than 500	28	28	24	1	19	
500 - 999	12	55	22	0	11	
1,000 - 4,999	10	56	21	1	12	
5,000 - 9,999	8	53	25	3	11	$\chi^2 = 58.98$*
10,000 and up	6	58	22	4	11	(.000)
Region			(n = 929)			
Panhandle	12	51	18	4	17	
North Central	21	54	16	0	9	
South Central	10	55	18	3	14	
Northeast	4	55	30	3	8	$\chi^2 = 51.35$*
Southeast	11	52	22	1	15	(.000)
Income Level			(n = 887)			
Under $40,000	11	49	26	3	11	
$40,000 - $74,999	18	53	17	1	11	
$75,000 - $99,999	6	53	25	1	16	$\chi^2 = 33.88$*
$100,000 and over	6	58	23	3	10	(.000)
Age			(n = 933)			
19 - 29	5	63	32	0	0	
30 - 39	14	49	22	3	12	
40 - 49	9	61	16	3	11	
50 - 64	12	51	19	4	13	$\chi^2 = 54.69$*
65 and older	9	47	24	2	18	(.000)
Gender			(n = 922)			
Male	12	50	24	3	11	$\chi^2 = 12.53$*
Female	8	57	21	1	13	(.014)
Marital Status			(n = 921)			
Married	10	54	21	3	13	
Never married	7	62	26	2	3	
Divorced/separated	14	47	25	1	13	$\chi^2 = 21.40$*
Widowed	9	45	20	5	20	(.045)
Education			(n = 930)			
H.S. diploma or less	15	40	29	3	13	
Some college	10	57	18	2	12	$\chi^2 = 16.47$*
Bachelors degree	8	56	23	2	11	(.036)
Occupation			(n = 647)			
Mgt, prof, education	7	65	21	1	5	
Sales/office support	9	47	29	3	13	
Const, inst or maint	30	24	30	0	15	
Prodn/trans/warehs	16	63	14	2	6	
Agriculture	16	57	13	1	13	
Food serv/pers. care	9	61	17	4	9	
Hlthcare supp/safety	6	51	23	2	18	$\chi^2 = 60.94$*
Other	4	59	19	0	19	(.000)

* Chi-square values are statistically significant at the .05 level.

Appendix Table 3 continued.

	How would you rate the following housing characteristics in your local community?					
	Housing for people earning low-to-moderate incomes					
	None available	*Not enough*	*Adequate*	*More than enough*	*Don't know*	*Chi-square (sig.)*
Total	11	49	23	7	11	
Community Size			(n = 926)			
Less than 500	25	27	26	9	14	
500 - 999	6	60	21	2	11	
1,000 - 4,999	6	51	25	7	12	
5,000 - 9,999	7	44	31	9	9	$\chi^2 = 54.06$*
10,000 and up	13	52	18	7	10	(.000)
Region			(n = 940)			
Panhandle	11	46	20	6	18	
North Central	12	56	23	2	7	
South Central	16	53	16	6	10	
Northeast	6	51	28	6	10	$\chi^2 = 53.30$*
Southeast	10	38	27	13	12	(.000)
Income Level			(n = 893)			
Under $40,000	17	43	23	6	12	
$40,000 - $74,999	12	50	20	8	9	
$75,000 - $99,999	7	48	25	5	14	$\chi^2 = 18.86$
$100,000 and over	8	52	23	7	9	(.092)
Age			(n = 942)			
19 - 29	10	55	25	10	0	
30 - 39	11	45	21	10	14	
40 - 49	12	49	24	5	10	
50 - 64	11	49	21	7	13	$\chi^2 = 31.43$*
65 and older	9	50	23	5	14	(.012)
Gender			(n = 933)			
Male	8	49	24	8	12	$\chi^2 = 7.57$
Female	12	50	21	6	10	(.109)
Marital Status			(n = 930)			
Married	9	50	22	8	12	
Never married	16	44	32	3	4	
Divorced/separated	15	49	21	4	11	$\chi^2 = 27.41$*
Widowed	11	50	20	5	15	(.007)
Education			(n = 939)			
H.S. diploma or less	19	36	24	4	17	
Some college	10	53	22	6	10	$\chi^2 = 28.04$*
Bachelors degree	9	50	23	8	10	(.000)
Occupation			(n = 651)			
Mgt, prof, education	11	56	19	8	7	
Sales/office support	6	53	24	6	11	
Const, inst or maint	20	44	20	10	7	
Prodn/trans/warehs	16	50	18	2	14	
Agriculture	6	49	29	2	14	
Food serv/pers. care	5	71	0	19	5	
Hlthcare supp/safety	21	30	28	10	12	$\chi^2 = 68.27$*
Other	4	37	44	0	15	(.000)

* Chi-square values are statistically significant at the .05 level.

Appendix Table 3 continued.

	How would you rate the following housing characteristics in your local community?					
	Senior housing (single level, zero entry, and maintenance free)					
	None available	*Not enough*	*Adequate*	*More than enough*	*Don't know*	*Chi-square (sig.)*
Total	10	47	27	5	12	
Community Size			(n = 924)			
Less than 500	30	37	15	5	13	
500 - 999	21	35	27	8	10	
1,000 - 4,999	7	53	28	2	10	
5,000 - 9,999	7	47	33	1	13	$\chi^2 = 89.70$*
10,000 and up	4	49	28	6	13	(.000)
Region			(n = 936)			
Panhandle	8	55	24	4	8	
North Central	21	57	13	1	8	
South Central	6	53	24	7	11	
Northeast	7	43	33	6	11	$\chi^2 = 72.87$*
Southeast	15	31	33	3	17	(.000)
Income Level			(n = 892)			
Under $40,000	9	37	42	3	9	
$40,000 - $74,999	14	50	25	2	8	
$75,000 - $99,999	7	42	23	12	16	$\chi^2 = 51.70$*
$100,000 and over	9	51	23	5	13	(.000)
Age			(n = 940)			
19 - 29	10	30	50	5	5	
30 - 39	8	37	27	7	21	
40 - 49	8	54	20	7	10	
50 - 64	13	53	20	3	12	$\chi^2 = 80.79$*
65 and older	11	51	24	3	11	(.000)
Gender			(n = 928)			
Male	13	46	23	7	11	$\chi^2 = 13.39$*
Female	8	48	29	3	12	(.010)
Marital Status			(n = 927)			
Married	9	50	24	5	12	
Never married	8	28	50	9	6	
Divorced/separated	15	48	21	3	13	$\chi^2 = 50.93$*
Widowed	9	47	25	5	14	(.000)
Education			(n = 937)			
H.S. diploma or less	8	45	32	5	10	
Some college	12	49	24	5	11	$\chi^2 = 6.98$
Bachelors degree	9	46	28	5	13	(.539)
Occupation			(n = 652)			
Mgt, prof, education	5	52	25	5	13	
Sales/office support	10	40	21	14	14	
Const, inst or maint	30	25	30	8	8	
Prodn/trans/warehs	8	68	20	0	4	
Agriculture	22	55	11	2	10	
Food serv/pers. care	5	27	55	14	0	
Hlthcare supp/safety	6	31	45	4	15	$\chi^2 = 119.01$*
Other	4	52	37	0	7	(.000)

* Chi-square values are statistically significant at the .05 level.

Appendix Table 3 continued.

	How would you rate the following housing characteristics in your local community?					
	Assisted living and long-term care units for seniors					
	None available	*Not enough*	*Adequate*	*More than enough*	*Don't know*	*Chi-square (sig.)*
Total	11	35	36	7	11	
Community Size			(n = 924)			
Less than 500	43	24	21	3	10	
500 - 999	26	22	34	8	10	
1,000 - 4,999	7	30	48	9	6	
5,000 - 9,999	2	46	32	3	18	$\chi^2 = 186.35$*
10,000 and up	4	43	35	7	11	(.000)
Region			(n = 936)			
Panhandle	8	57	22	5	8	
North Central	22	39	29	2	7	
South Central	8	38	39	6	9	
Northeast	10	25	42	12	11	$\chi^2 = 64.47$*
Southeast	9	35	36	5	14	(.000)
Income Level			(n = 894)			
Under $40,000	7	35	40	5	13	
$40,000 - $74,999	16	35	39	5	7	
$75,000 - $99,999	12	32	33	9	15	$\chi^2 = 22.37$*
$100,000 and over	10	38	34	9	10	(.034)
Age			(n = 939)			
19 - 29	10	20	50	10	10	
30 - 39	7	36	37	5	15	
40 - 49	13	32	38	9	9	
50 - 64	13	42	28	6	11	$\chi^2 = 41.35$*
65 and older	11	41	35	6	8	(.000)
Gender			(n = 931)			
Male	14	33	37	7	9	$\chi^2 = 7.85$
Female	9	38	35	7	11	(.097)
Marital Status			(n = 929)			
Married	11	37	35	7	10	
Never married	11	18	50	11	11	
Divorced/separated	11	34	33	6	15	$\chi^2 = 26.43$*
Widowed	11	45	28	6	11	(.009)
Education			(n = 936)			
H.S. diploma or less	8	40	34	6	11	
Some college	14	37	33	6	9	$\chi^2 = 10.18$
Bachelors degree	9	33	39	8	11	(.253)
Occupation			(n = 649)			
Mgt, prof, education	11	32	35	11	12	
Sales/office support	9	33	33	12	13	
Const, inst or maint	27	24	32	10	7	
Prodn/trans/warehs	12	61	22	0	4	
Agriculture	24	34	28	5	9	
Food serv/pers. care	5	24	57	14	0	
Hlthcare supp/safety	6	32	47	8	8	$\chi^2 = 71.73$*
Other	0	33	56	0	11	(.000)

* Chi-square values are statistically significant at the .05 level.

Appendix Table 4. *Perceptions of Housing by Community Size, Region, and Various Individual Attributes*

	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.*				
	Strongly disagree or disagree	*Neither*	*Agree or strongly agree*	*Don't know*	*Chi-square (sig.)*
Total	4	7	87	2	
Community Size		(n = 929)			
Less than 500	9	17	73	1	
500 - 999	1	6	91	2	
1,000 - 4,999	3	6	89	1	
5,000 - 9,999	0	11	88	1	$\chi^2 = 37.34$*
10,000 and up	6	4	88	1	(.000)
Region		(n = 941)			
Panhandle	2	7	91	0	
North Central	2	3	93	2	
South Central	6	8	85	2	
Northeast	5	6	88	1	$\chi^2 = 16.95$
Southeast	2	10	84	4	(.152)
Income Level		(n = 895)			
Under $40,000	4	14	79	3	
$40,000 - $74,999	4	8	86	2	
$75,000 - $99,999	3	7	89	1	$\chi^2 = 32.73$*
$100,000 and over	5	3	92	1	(.000)
Age		(n = 941)			
19 - 29	0	5	95	0	
30 - 39	7	5	86	1	
40 - 49	4	6	91	0	
50 - 64	5	9	85	1	$\chi^2 = 36.96$*
65 and older	6	9	81	5	(.000)
Gender		(n = 933)			
Male	3	7	88	2	$\chi^2 = 2.06$
Female	5	7	86	2	(.560)
Marital Status		(n = 932)			
Married	3	5	91	1	
Never married	7	14	78	1	
Divorced/separated	8	11	79	3	$\chi^2 = 33.21$*
Widowed	3	8	83	6	(.000)
Education		(n = 940)			
H.S. diploma or less	4	14	79	4	
Some college	4	9	85	2	$\chi^2 = 30.06$*
Bachelors degree	4	3	92	1	(.000)
Occupation		(n = 652)			
Mgt, prof, education	5	2	93	0.4	
Sales/office support	7	4	89	0	
Const, inst or maint	0	10	90	0	
Prodn/trans/warehs	4	6	86	4	
Agriculture	2	12	86	0	
Food serv/pers. care	0	10	91	0	
Hlthcare supp/safety	3	8	90	0	$\chi^2 = 42.91$*
Other	0	0	100	0	(.003)

* Chi-square values are statistically significant at the .05 level.

Appendix Table 4 continued.

	Please rate the extent to which you agree or disagree with the following statements regarding housing in your community. *Inadequate housing options result in worker shortages in my community.*				
	Strongly disagree or disagree	*Neither*	*Agree or strongly agree*	*Don't know*	*Chi-square (sig.)*
Total	12	19	63	7	
Community Size		(n = 923)			
Less than 500	16	26	54	4	
500 - 999	9	30	53	8	
1,000 - 4,999	11	17	69	3	
5,000 - 9,999	10	23	57	10	$\chi^2 = 42.42$*
10,000 and up	13	11	69	7	(.000)
Region		(n = 940)			
Panhandle	15	21	61	4	
North Central	2	20	73	4	
South Central	14	15	64	7	
Northeast	11	23	62	4	$\chi^2 = 41.72$*
Southeast	14	15	58	14	(.000)
Income Level		(n = 895)			
Under $40,000	10	27	55	8	
$40,000 - $74,999	12	20	62	6	
$75,000 - $99,999	13	18	58	12	$\chi^2 = 29.46$*
$100,000 and over	13	14	70	3	(.000)
Age		(n = 939)			
19 - 29	5	20	70	5	
30 - 39	18	18	60	5	
40 - 49	15	12	66	7	
50 - 64	13	20	63	5	$\chi^2 = 29.93$*
65 and older	8	22	60	10	(.003)
Gender		(n = 930)			
Male	11	22	62	4	$\chi^2 = 10.55$*
Female	11	16	65	8	(.014)
Marital Status		(n = 928)			
Married	13	17	65	6	
Never married	11	18	68	4	
Divorced/separated	12	25	55	9	$\chi^2 = 16.35$
Widowed	8	23	55	14	(.060)
Education		(n = 938)			
H.S. diploma or less	10	23	57	10	
Some college	12	25	55	8	$\chi^2 = 34.00$*
Bachelors degree	12	13	71	5	(.000)
Occupation		(n = 650)			
Mgt, prof, education	10	11	72	7	
Sales/office support	22	26	48	4	
Const, inst or maint	15	24	56	5	
Prodn/trans/warehs	10	29	55	6	
Agriculture	12	27	61	0	
Food serv/pers. care	14	14	71	0	
Hlthcare supp/safety	11	14	67	8	$\chi^2 = 46.17$*
Other	0	15	82	4	(.001)

* Chi-square values are statistically significant at the .05 level.

Appendix Table 4 continued.

	Please rate the extent to which you agree or disagree with the following statements regarding housing in your community. *It is affordable for a person working in my profession to purchase a home in my community.*				
	Strongly disagree or disagree	*Neither*	*Agree or strongly agree*	*Don't know*	*Chi-square (sig.)*
Total	43	14	37	6	
Community Size		(n = 925)			
Less than 500	22	25	44	9	
500 - 999	52	21	25	2	
1,000 - 4,999	43	10	42	5	
5,000 - 9,999	36	13	47	4	$\chi^2 = 47.27$*
10,000 and up	48	13	33	7	(.000)
Region		(n = 936)			
Panhandle	32	19	44	5	
North Central	43	20	30	7	
South Central	43	15	34	8	
Northeast	53	11	34	3	$\chi^2 = 34.59$*
Southeast	34	13	46	8	(.000)
Income Level		(n = 894)			
Under $40,000	59	16	16	10	
$40,000 - $74,999	49	14	34	4	
$75,000 - $99,999	45	10	42	4	$\chi^2 = 71.95$*
$100,000 and over	34	16	48	2	(.000)
Age		(n = 939)			
19 - 29	66	5	25	5	
30 - 39	53	12	33	1	
40 - 49	39	10	49	3	
50 - 64	45	17	36	1	$\chi^2 = 137.57$*
65 and older	25	23	36	16	(.000)
Gender		(n = 931)			
Male	36	16	41	6	$\chi^2 = 12.55$*
Female	48	13	34	6	(.006)
Marital Status		(n = 927)			
Married	39	15	41	5	
Never married	76	7	17	1	
Divorced/separated	43	16	32	9	$\chi^2 = 85.15$*
Widowed	27	22	34	17	(.000)
Education		(n = 936)			
H.S. diploma or less	46	19	24	10	
Some college	49	15	30	6	$\chi^2 = 35.19$*
Bachelors degree	38	12	45	4	(.000)
Occupation		(n = 650)			
Mgt, prof, education	44	9	46	1	
Sales/office support	59	13	27	1	
Const, inst or maint	66	7	27	0	
Prodn/trans/warehs	53	10	35	2	
Agriculture	41	27	31	1	
Food serv/pers. care	50	14	36	0	
Hlthcare supp/safety	43	8	47	2	$\chi^2 = 52.36$*
Other	73	19	8	0	(.000)

* Chi-square values are statistically significant at the .05 level.

Appendix Table 4 continued.

	Please rate the extent to which you agree or disagree with the following statements regarding housing in your community. *The community should invest public resources to support the availability of housing in the community.*				
	Strongly disagree or disagree	*Neither*	*Agree or strongly agree*	*Don't know*	*Chi-square (sig.)*
Total	19	26	52	4	
Community Size		(n = 928)			
Less than 500	17	36	42	5	
500 - 999	21	36	41	1	
1,000 - 4,999	22	22	51	5	
5,000 - 9,999	10	28	58	4	$\chi^2 = 28.98$*
10,000 and up	18	22	57	3	(.004)
Region		(n = 938)			
Panhandle	21	28	47	4	
North Central	15	21	61	3	
South Central	18	23	53	6	
Northeast	21	26	51	2	$\chi^2 = 15.99$
Southeast	19	31	46	4	(.192)
Income Level		(n = 895)			
Under $40,000	14	27	53	6	
$40,000 - $74,999	23	23	50	4	
$75,000 - $99,999	17	30	50	3	$\chi^2 = 14.48$
$100,000 and over	21	25	52	2	(.106)
Age		(n = 943)			
19 - 29	15	30	55	0	
30 - 39	26	26	47	1	
40 - 49	16	15	68	1	
50 - 64	20	27	49	4	$\chi^2 = 70.07$*
65 and older	19	32	40	9	(.000)
Gender		(n = 933)			
Male	23	29	46	3	$\chi^2 = 15.18$*
Female	16	24	56	5	(.002)
Marital Status		(n = 929)			
Married	22	26	50	3	
Never married	10	30	58	3	
Divorced/separated	18	21	55	6	$\chi^2 = 25.91$*
Widowed	14	31	45	11	(.002)
Education		(n = 939)			
H.S. diploma or less	14	26	53	8	
Some college	18	28	50	4	$\chi^2 = 14.77$*
Bachelors degree	21	24	53	2	(.022)
Occupation		(n = 653)			
Mgt, prof, education	21	17	59	3	
Sales/office support	14	37	47	3	
Const, inst or maint	24	49	27	0	
Prodn/trans/warehs	16	20	62	2	
Agriculture	26	30	45	0	
Food serv/pers. care	19	19	57	5	
Hlthcare supp/safety	16	26	58	1	$\chi^2 = 43.85$*
Other	15	19	65	0	(.002)

* Chi-square values are statistically significant at the .05 level.

Appendix Table 4 continued.

	Please rate the extent to which you agree or disagree with the following statements regarding housing in your community. *Businesses in my community have problems recruiting workers because of the lack of housing.*				
	Strongly disagree or disagree	*Neither*	*Agree or strongly agree*	*Don't know*	*Chi-square (sig.)*
Total	18	20	46	16	
Community Size		(n = 929)			
Less than 500	21	26	46	7	
500 - 999	26	16	46	12	
1,000 - 4,999	16	23	49	11	
5,000 - 9,999	7	16	58	20	$\chi^2 = 40.99$*
10,000 and up	20	20	40	21	(.000)
Region		(n = 941)			
Panhandle	13	21	37	29	
North Central	15	16	62	7	
South Central	16	22	47	14	
Northeast	23	16	43	17	$\chi^2 = 37.31$*
Southeast	18	24	41	16	(.000)
Income Level		(n = 896)			
Under $40,000	21	27	38	14	
$40,000 - $74,999	22	24	44	10	
$75,000 - $99,999	18	16	43	24	$\chi^2 = 32.31$*
$100,000 and over	15	15	52	18	(.000)
Age		(n = 943)			
19 - 29	30	15	40	15	
30 - 39	19	19	41	21	
40 - 49	14	14	58	15	
50 - 64	17	23	48	13	$\chi^2 = 39.93$*
65 and older	15	26	41	18	(.000)
Gender		(n = 934)			
Male	20	23	47	10	$\chi^2 = 19.28$*
Female	17	17	46	20	(.000)
Marital Status		(n = 931)			
Married	19	17	49	16	
Never married	20	22	45	13	
Divorced/separated	17	30	37	16	$\chi^2 = 22.63$*
Widowed	12	28	34	26	(.007)
Education		(n = 940)			
H.S. diploma or less	18	23	43	16	
Some college	20	25	39	16	$\chi^2 = 19.43$*
Bachelors degree	17	15	52	16	(.003)
Occupation		(n = 654)			
Mgt, prof, education	19	13	51	17	
Sales/office support	14	26	37	23	
Const, inst or maint	43	13	33	13	
Prodn/trans/warehs	28	18	39	16	
Agriculture	16	17	61	5	
Food serv/pers. care	5	67	24	5	
Hlthcare supp/safety	27	21	35	18	$\chi^2 = 91.33$*
Other	4	26	33	37	(.000)

* Chi-square values are statistically significant at the .05 level.

RURAL POLL

Nebraska Rural Poll
Research Report 24-5
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