FHLBank ATLANTA
A FEDERAL HOME LOAN BANK



2026
TARGETED COMMUNITY LENDING PLAN

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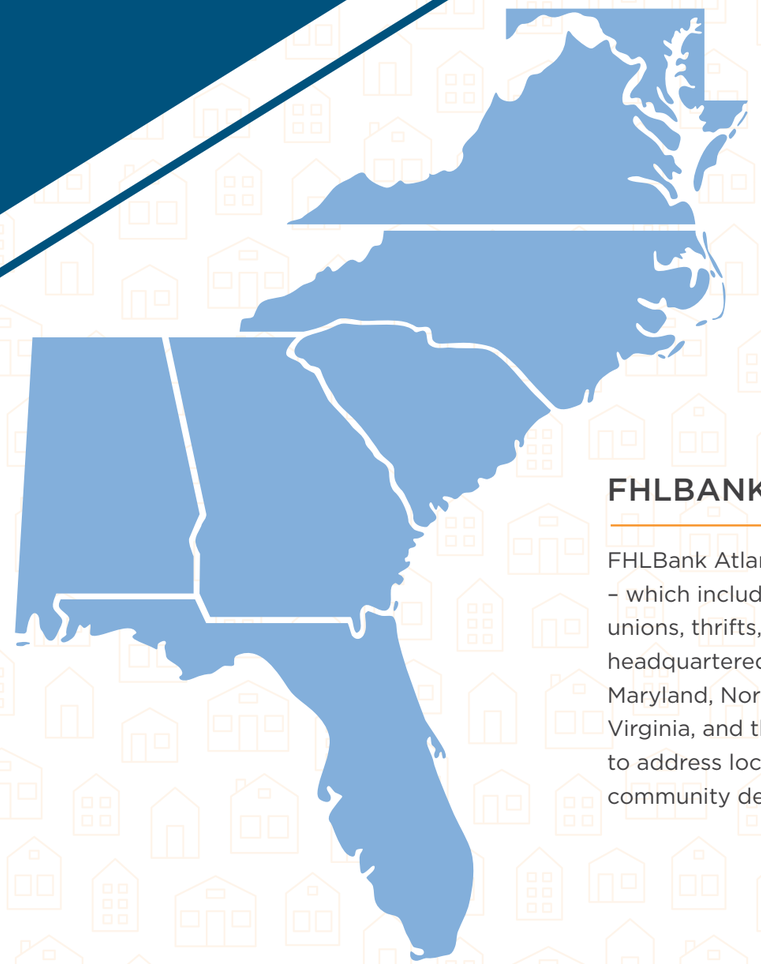


TCLP OVERVIEW

Federal Home Loan Bank of Atlanta (FHLBank Atlanta) supports affordable housing and community development across its district by providing reliable funding, targeted subsidies, and technical support through its cooperative membership structure. Strong, resilient communities depend on access to stable, affordable housing, and the Bank plays a critical role in expanding affordable housing opportunities, preserving quality rental housing, and strengthening community development capacity.

As one of 11 regional banks in the FHLBank System, our mission to help our members and communities thrive inspires all our actions. Each year, FHLBank Atlanta develops a Targeted Community Lending Plan (TCLP) to describe how the Bank will deploy its affordable housing and community lending programs in response to identified district needs, market conditions, stakeholder input, and applicable federal guidance. The TCLP serves as the Bank's primary framework for aligning district housing needs with program design, funding priorities, and performance measures.

For 2026, the TCLP outlines the Bank's goals, strategies, and tactics for addressing affordable housing and community development challenges across its district. The plan reflects a coordinated approach to advancing housing supply, affordability, and access to credit through the Bank's Affordable Housing Program (AHP), Community Investment Cash Advance (CICA) Program, and voluntary housing initiatives.



FHLBANK ATLANTA DISTRICT

FHLBank Atlanta partners with its members – which include commercial banks, credit unions, thrifts, and insurance companies headquartered in Alabama, Florida, Georgia, Maryland, North Carolina, South Carolina, Virginia, and the District of Columbia – to address local affordable housing and community development needs.

Purpose and Scope of the Plan

The purpose of the 2026 TCLP is to:

- Identify key affordable housing and community development needs within the Bank's district
- Describe how the Bank's programs, products, and initiatives respond to those needs
- Establish clear strategies, tactics, and measures of success
- Promote transparency, accountability, and effective governance

The TCLP applies to the following programs:

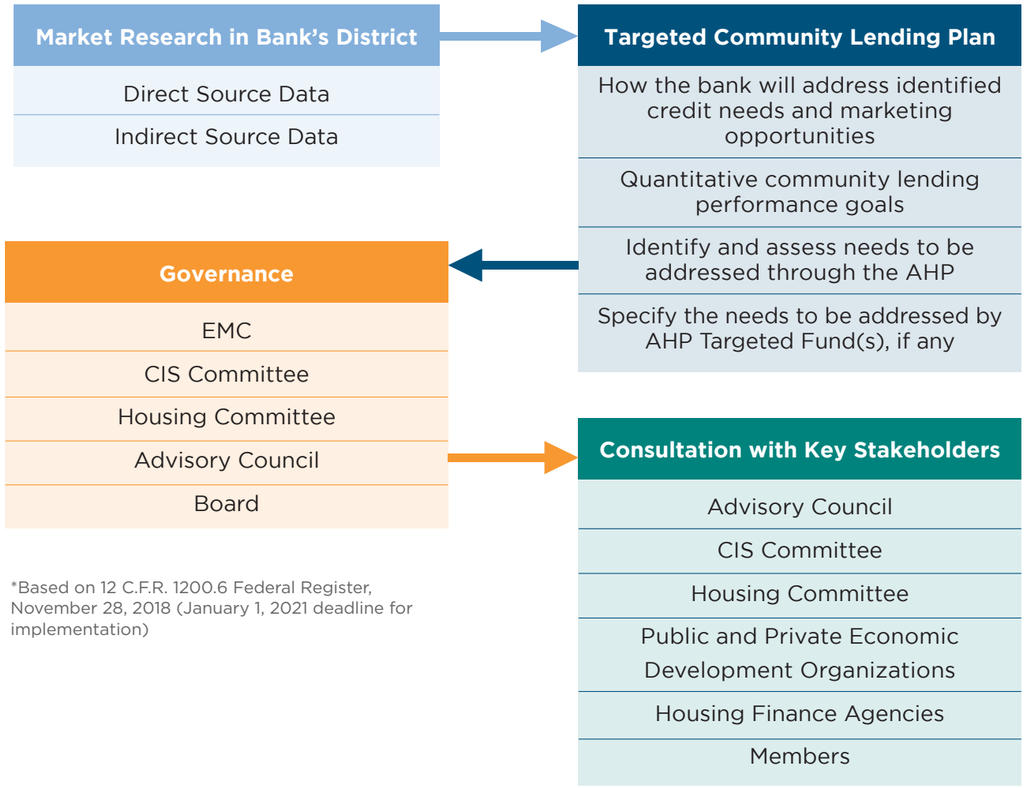


Together, these programs represent the Bank's primary tools for supporting affordable housing creation, preservation, and access to credit.

To help shape the plan, the Bank leveraged three components:

- State-level and D.C. market research
- Analysis of trends in FHLBank Atlanta's district
- Goals, quantitative measures of success, strategies, and tactics

Additionally, the TCLP reflects the input of key stakeholders, aligns to the priorities detailed in the Bank's enterprise strategic plan, and includes governance to ensure accountability. All these factors play an important role in realizing the plan's success.



*Based on 12 C.F.R. 1200.6 Federal Register, November 28, 2018 (January 1, 2021 deadline for implementation)

"While we realize no single entity or group can alone solve the affordable housing crisis, the FHLBanks are one of the largest sources of private funding for affordable housing, down payment assistance, and community development in the country. FHLBank Atlanta expects to distribute $120+ million again in 2026, which will total over $300 million since 2024 to help expand housing supply and affordability."

Reggie O'Shields, FHLBank Atlanta President and CEO



MARKET RESEARCH AND EMERGING TRENDS

To assess affordable housing and community financing needs, FHLBank Atlanta conducted market research using a combination of quantitative data analysis and qualitative stakeholder engagement. This research incorporates state-level and district-wide data, national and regional housing indicators, and insights from members, sponsors, and developers, housing authorities, trade organizations, and other stakeholders via the following sources.

DIRECT SOURCES

The Bank participates in, sponsors, and/or creates affordable housing and community lending events with key stakeholders, including:

- FHLBank Atlanta Members
- For-profit organizations
- Nonprofit organizations
- Government officials
- Housing authorities
- Advocacy groups
- Trade organizations
- Regulators
- Developers

INDIRECT SOURCES

Bank staff reviews reports, articles, and material from government entities, trade groups, and other trusted sources to gather data on each of the states within its district and D.C., including:

- Population statistics
- Income and poverty statistics
- Housing statistics (homeownership rates, mortgage/rent delinquencies, home prices and affordability)
- Housing supply and preservation (housing starts, permits, and completions)
- Affordable Housing Program funding
- Healthcare
- Housing and Property encumbered by title entanglement
- Disaster preparedness/resiliency of buildings
- Difficult development areas
- Senior housing needs
- Property insurance expenses
- Rural housing

The analysis highlights a consistent set of housing challenges affecting its communities, including:

- Rising development and construction costs
- Constrained housing supply
- Affordability gaps for renters and homeowners
- Disparities in homeownership rates and wealth building opportunities
- Housing instability related to disasters, insurance costs, and economic opportunities
- Barriers to housing access caused by title defects and heirs' property

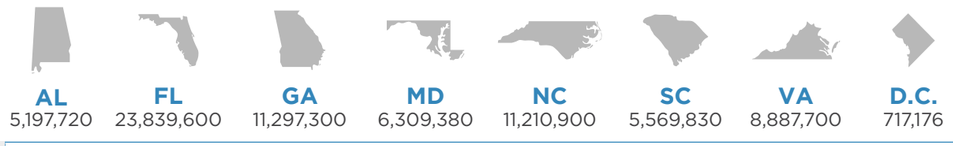
While the severity of these challenges varies by geography, the underlying conditions inform the Bank's strategic priorities and programmatic responses for 2026.



Analysis of FHLBank Atlanta's District Emerging Trends

Population:

Five of the seven states, along with D.C., experienced a higher population growth rate than the national average between 2010 and 2020. Population increases exert greater strain on public services, local governments, and available resources needed to serve new residents.



Source: US Census 2020, World Population Review 2025

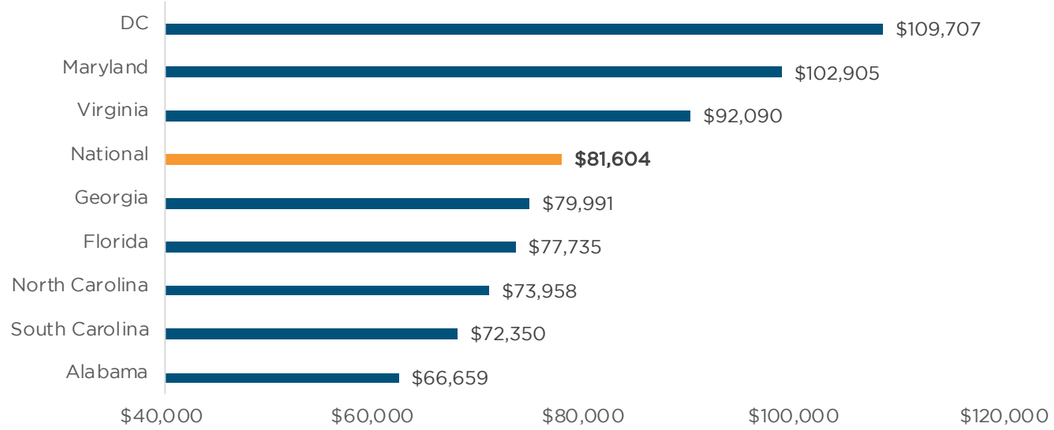
Numbers reflect the 2025 World Population Review Estimates. Population totals are sourced from the latest available US Census Bureau data. Totals for current year(s) are projected using each state's USCB data and previous year population growth rate.

Key Trend:

Compared to the national average, which was 7.4 percent between 2010 and 2020, only two states in FHLBank Atlanta's district had a lower rate of growth.

Median Household Income:

Household income is directly correlated with state and national economic conditions. It is also correlated to educational attainment. States with higher levels of graduate or professional degree holders tend to have higher median income levels. 2024 data reflects these conditions throughout the Bank's district.



Source: Census (2024 Inflation Adjusted Estimates)

Key Trend:

The median income for five states in the Bank's district is lower than the national average, while in two states and D.C. median incomes are noticeably higher than the national average.





Poverty Rate:

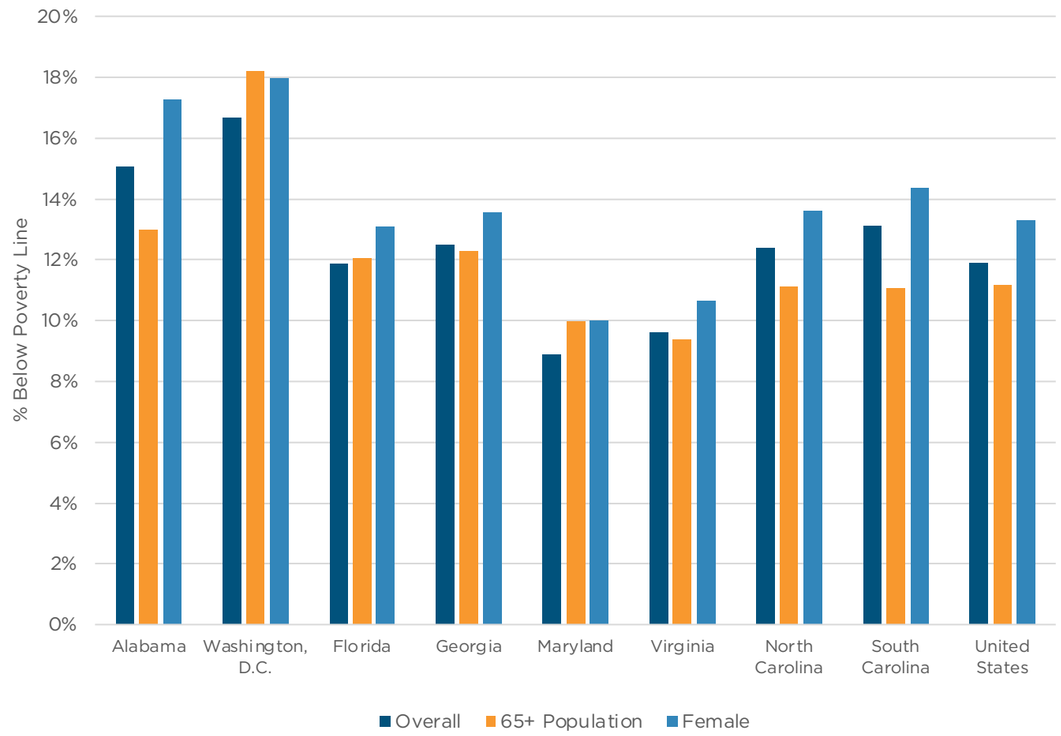
As of 2024, 12.1 percent of the nation's residents lived below the poverty line. Five of the seven states along with D.C., have a percentage of residents living below the poverty line, which is higher than the national average.

The racial makeup of those living below the poverty line varies across the Bank's district.

- Maryland = 9.1%
- Virginia = 9.7%
- Florida = 12.0%
- National Poverty Rate = 12.1%
- North Carolina = 12.5%
- Georgia = 12.6%
- South Carolina = 13.3%
- District of Columbia = 17.3%
- Alabama = 15.2%

Source: U.S. Census Bureau 2023 ACS 1-year

Poverty Level of American Population by Subgroup

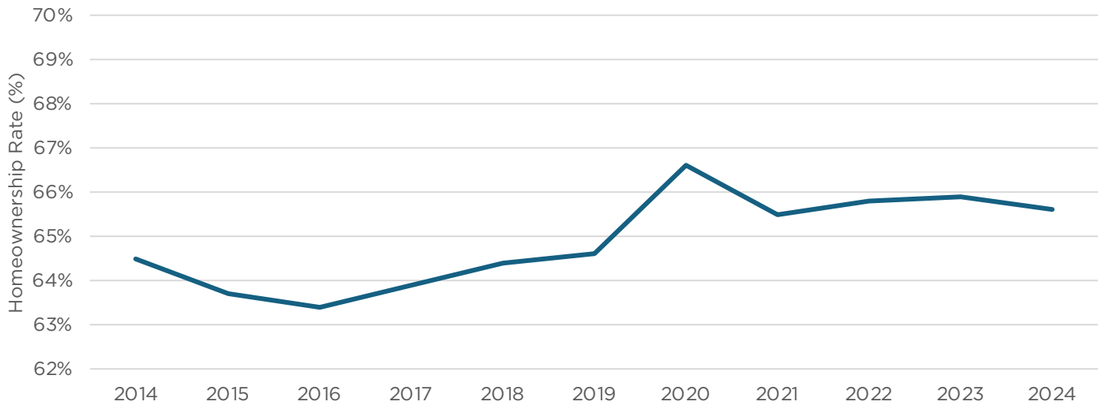


Source: Census Poverty Status in Past 12 Months (ACSST1Y2024)

Homeownership Rate:

While the national average fluctuates, southern states have outpaced the rest of the U.S. in homeownership. From 2023 to 2025, most of the country saw a slight dip in ownership, though Virginia did not. Washington, D.C. remains an outlier with notably lower levels of home ownership, contrasting sharply with the levels found in the district.

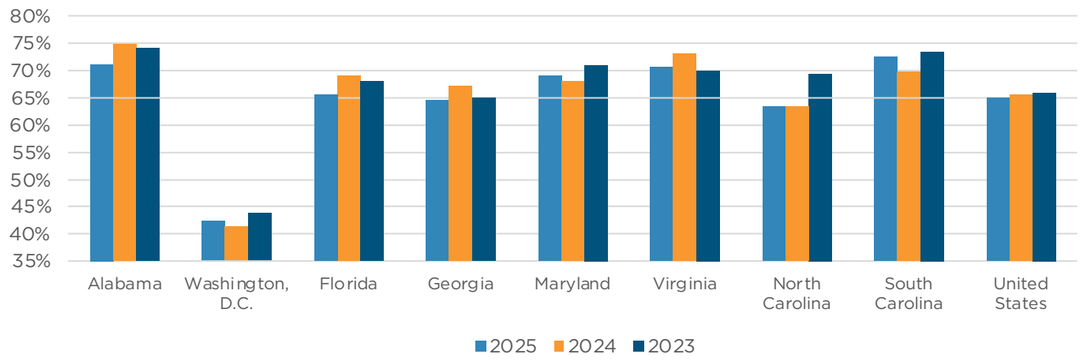
Homeownership Rate 2014 - 2024



Source: FRED Economic Data, St. Louis Fed, Q1 data

Rational homeownership peaked in 2004 around 69% - US Census Data (1985-2018)

Homeownership Rates by State (2023 - 2025)



Source: National Association of Realtors 2025 (Data as of 2023)

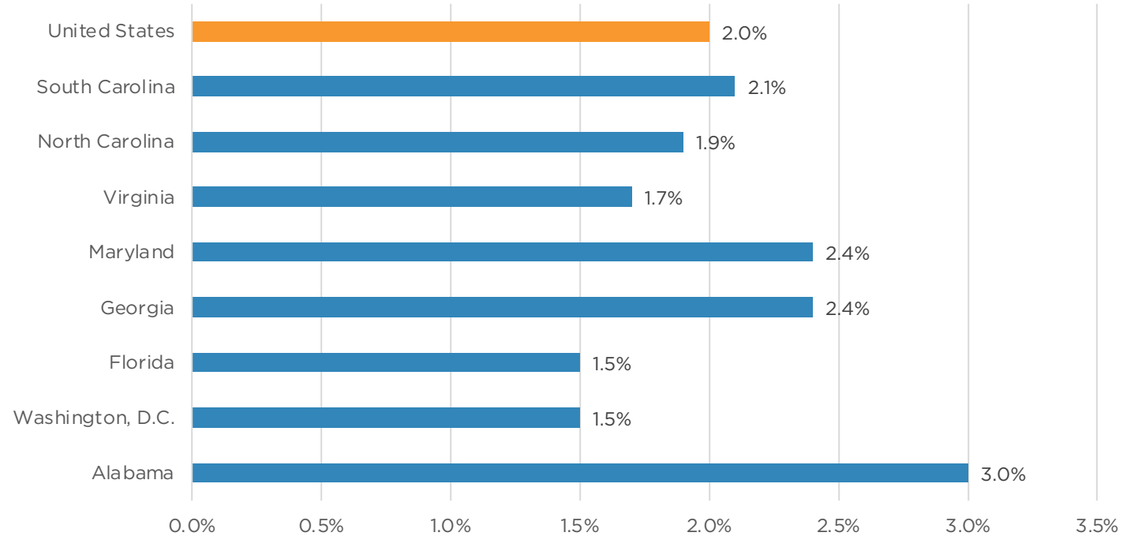
Key Trend:

From 2023 to 2025, homeownership rates declined across most states and nationally, with Virginia as a notable exception.

Mortgage and Rent Delinquencies:

In all seven states and in D.C., a segment of residents has fallen behind on their rent or mortgage payments. During the COVID-19 pandemic, many citizens experienced an initial loss of income, which was resolved with government programs, moratoria on evictions, and suspended student debt payments. However, those payments and programs have ended. December 2024 data on mortgages 30-89 days delinquent, as reported by the Consumer Financial Protection Bureau, is reflected in the following chart. The chart illustrates that the states within the Bank's district generally have similar or higher delinquency rates than the national average. Alabama has the highest delinquency rate in the district.

Mortgage Delinquency Rates* (30-89 days delinquent)



Source: Dec 2024 Data Source: National Mortgage Database

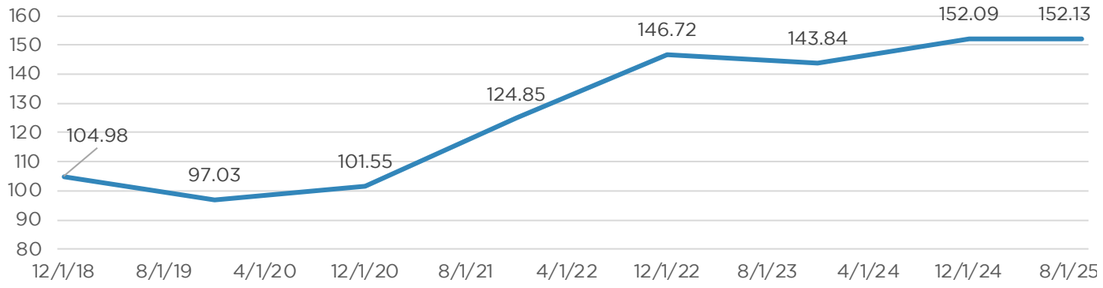
Key Trend:

Across the Bank's district, many states have higher levels of mortgage delinquency than the national average.

Development Cost and Materials Price Escalation:

Affordable housing stock is driven by a multitude of supply-side factors. Nationally, the supply/demand imbalance for building supplies has contributed to significant price increases for all types of building materials and by extension increased the overall cost to build affordable housing stock. The chart below reflects Gypsum Building Materials (drywall) prices from 2018-2025, as reported by the US Bureau of Labor Statistics. While the most recent months reported have seen some easing, the overall prices are dramatically higher than they were prior to the pandemic, as increases began to consistently occur at the beginning of 2021.

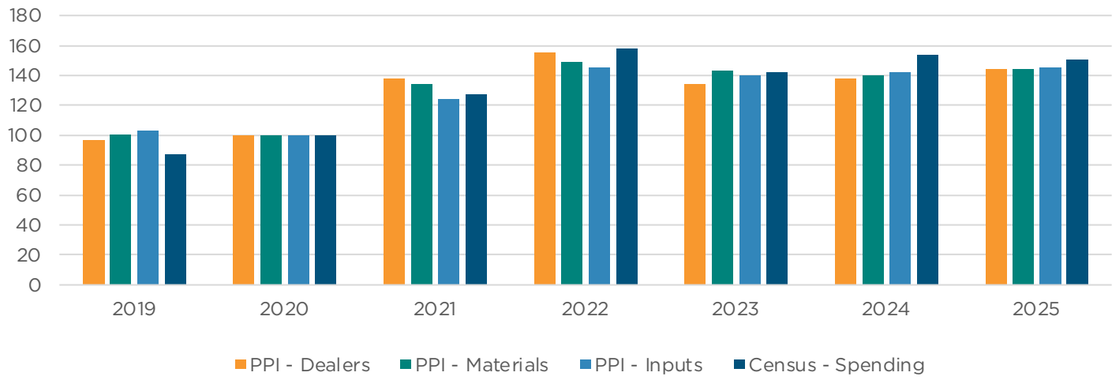
Building Materials Prices Year-to-Date*
100 Index = 02/2020



Source: U.S. Bureau of Labor Statistics, Producer Price Index by Industry: Gypsum Product Manufacturing: Gypsum Building Materials [PCU32742032742011]

Other components of construction cost and construction spending such as those broken out below (PPI – Dealers, Materials and Construction Inputs) indicate that construction and its inputs as stabilized but is still significantly above pre-pandemic levels with each index value having risen from between 44.3% to 50.4% percent. The chart below uses the 1st quarter of 2020 as a base line to measure the changes in construction drivers and overall spending.

Construction Materials & Spending

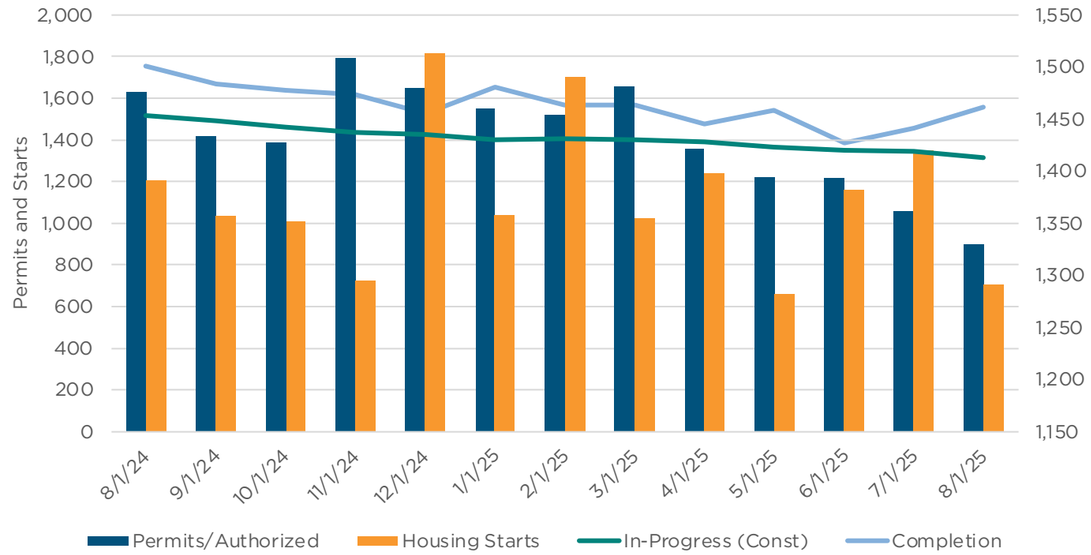


Source: PPI - Dealer | PPI - Materials | PPI - Net Inputs | Const. Spending

Additionally, the time to complete required permitting, start construction and ultimately complete units is very time consuming and directly impacts the number of units available on the open market for homebuyers and renters alike.

The chart below shows the number of residential permits issued, construction starts and completions from August 2024 through August 2025. Overall permitting activity has slowed, which ripples into the number of projects that can and will be completed in the future.

Housing Supply (Residential Construction)

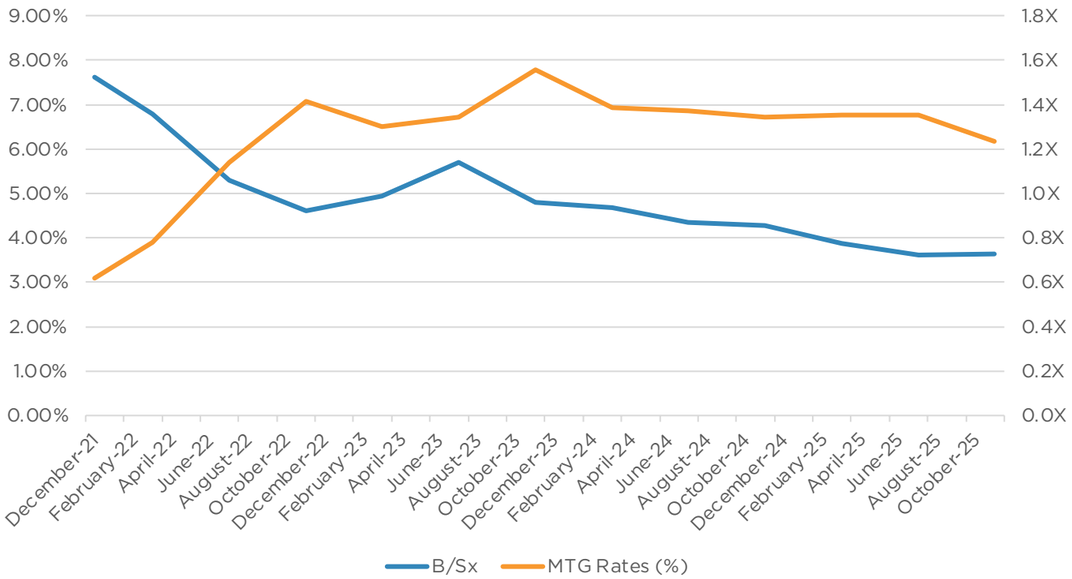


Source: US Census: New Residential Construction



While the above sections address the flow of new housing stock onto the market, the number of homes that are currently available for sale has also become a larger hot button issue over the last several years. Mortgage rates as of late 2021 were roughly between 3-3.5%, which provided buyers with lower payment opportunities in both purchase and refinance transactions. However, since then rates have increased which has led to people who otherwise would have sold their homes electing to hold onto their properties resulting in less sellers on the open market. The chart below combines Redfin homebuyer and seller data along with Freddie Mac 30-year mortgage rates to illustrate this trend.

Buyers & Sellers vs. Mortgage Rates



Sources: Freddie Mac Mortgage Market Survey and Redfin MLS Data

Data provided by Redfin national real estate brokerage.

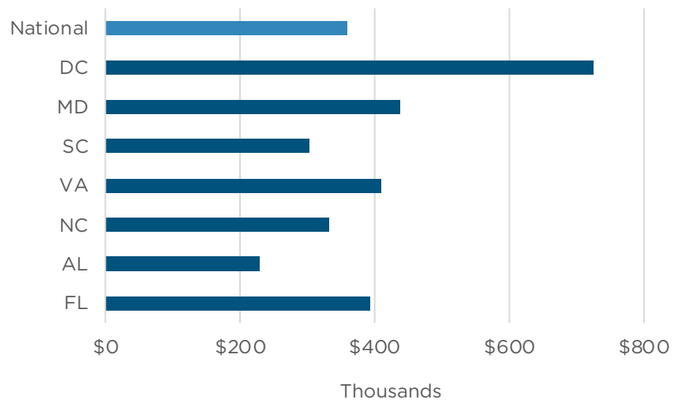
Key Trend:

Since early 2020 the cost of construction inputs has increased while housing supply has continued to lag demand. The number of permits issued and by extension the number of units being built has also slowed, sellers are less inclined to sell properties given the increase in mortgage rates, all of which have exacerbated the availability of lower-cost housing units. These trends are likely to continue to negatively impact the overall availability of affordable housing in our district.

Demand for Affordable Homeownership:

Median home prices in all seven states and D.C. have been rapidly rising for several years. With home prices continuing to rise, the ability to offer affordable housing options is becoming increasingly important. D.C., Maryland, Florida, and Virginia all feature median home prices above the national average.

Median Home Prices - 2025



Source: Zillow, as of November 2025. Values are a proxy for median home prices and are defined by Zillow as "typical home value for the region."

Key Trend:

Median home prices both nationally and within the Bank's district remain high and price out many low- to moderate-income potential homebuyers.

Demand for Affordable Homeownership – Middle Income Populations:

As median incomes have not kept pace with house price escalation, working populations who are above 80 percent of median income face increased challenges in achieving homeownership. These residents are typically not able to access programs for down payment assistance, which are typically focused on lower-income populations, even though they are not significantly above, and in some cases below, the median income level for their area.

Key Trend:

Throughout the Bank's district, working populations with incomes above 80 percent of AMI face significant challenges in efforts to become homeowners due to increased housing prices.

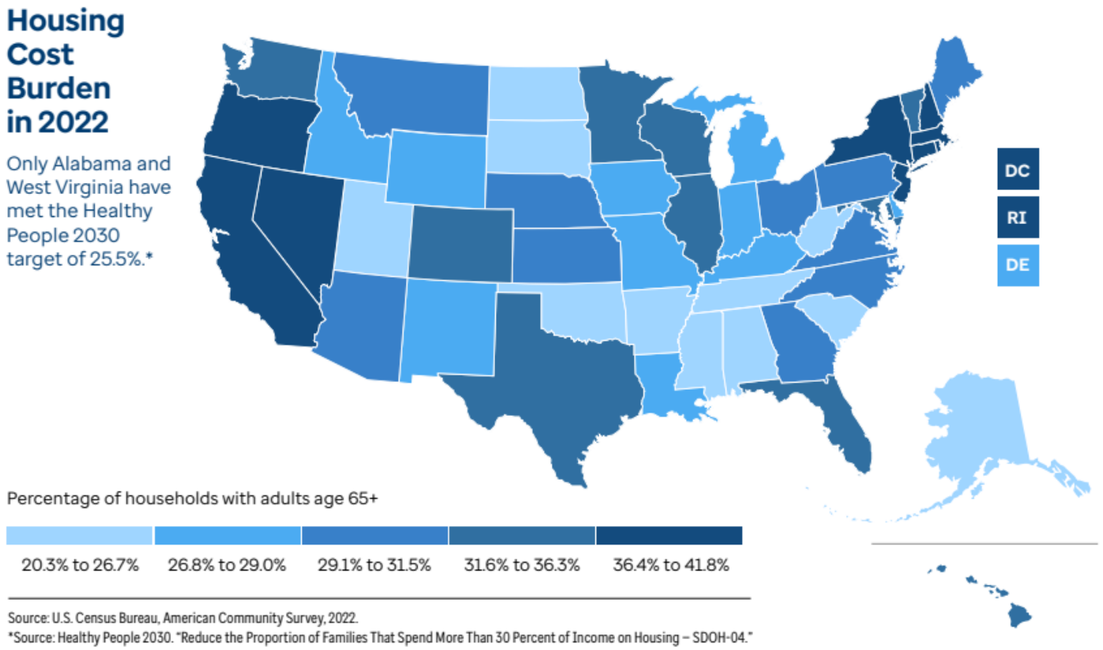
Percentage of Median Income Necessary to Purchase Median Priced Home in 2025
Alabama - 116%
District of Columbia - 219%
Florida - 172%
Georgia - 127%
Maryland - 129%
North Carolina - 139%
South Carolina - 145%
Virginia - 128%

Source: https://www.bankrate.com/real-estate/home-affordability-in-current-housing-market-study/#location-income-to-afford-a-typical-home

Affordable Housing for Seniors:

According to the study by the Joint Center for Housing Studies of Harvard University completed in 2024, 57 percent of renter households with a head of household aged 65 and over report having some level of housing cost burden. This study used data from the U.S. Census Bureau gathered in 2022. Housing cost 'burden' is based on income and 'burden' is experienced when housing costs exceed 30 percent of income.

Seniors are frequently on fixed incomes, and a significant percentage have incomes that are below median income. As displayed in the chart below, only South Carolina and Alabama have less than 29 percent of senior households facing a housing cost burden.



Source: America's Health Rankings – United Health Foundation – 2024 Senior Report

Key Trend:

Seniors represent a population with a high incidence of poverty and housing cost burden and need affordable housing units available to them.

According to the World Population's 2025 analysis of state level average rents the average apartment price in the United States is $1,674 per month. Seniors (65+) have a median household income of $59,648 per the 2025 median population income data reporting sourced from the Census Bureau's Inflation adjusted Median Income report. This information, when taken together indicates that the average senior household rent burden (which in this context is defined as annual apartment rent/annual median income) is 33.7% vs. the national average rent burden for all age groups using this same methodology which is 26.9%.

Key Trend:

Seniors on average have less income and are more rent burdened. Seniors in our district are impacted even more than the national average.

"Witnessing the positive impact our affordable housing programs make on our communities continues to inspire and strengthen the partnerships we forge with our members, sponsors, and developers. We're honored to play a meaningful role in making our communities stronger and will continue to seek ways to deliver on this important aspect of our mission throughout 2026."

Tomeka Strickland, FHLBank Atlanta Director of Community Investment Services



Difficult Development Areas:

Nationally, HUD identifies areas that are facing challenges in development of affordable housing, due to several factors, and the areas are then described as Difficult Development Areas (DDAs). These communities have elevated land, construction, and utility costs relative to the area median income. The costs are compared based on fair market rents, income limits, census counts, and data from the American Community Survey. HUD publishes these lists based on a comparison of incomes with housing costs. DDAs exist in each of the 50 states, D.C., Puerto Rico, American Samoa, Guam, the Northern Mariana Islands, and the U.S. Virgin Islands

Rising Insurance Costs:

Recent years have seen increasing home and property insurance expenses. The incidence of large-scale natural disasters has exacerbated the size of claims, and in some cases, insurers have discontinued offering insurance at any price in certain areas. These costs impact homeowners, prospective homeowners, and property owners of existing multi-family projects, as well as prospective developers of new projects.

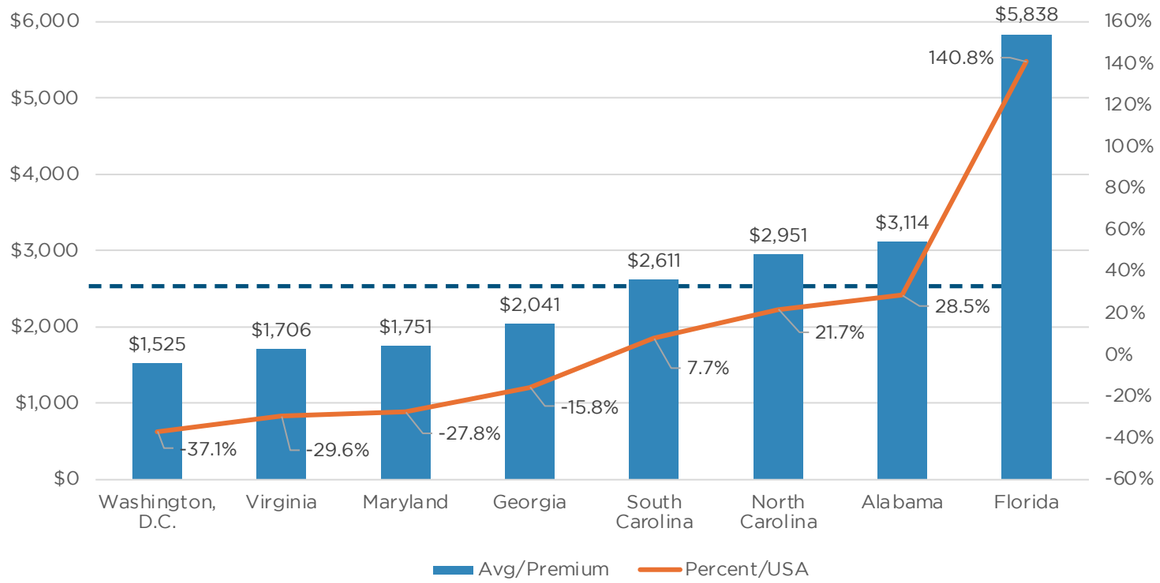
Key Trend:

Four states in the district have average insurance premiums that exceed the national average. Florida is experiencing rates that are more than double the national average.



Low-income and fixed-income families have more challenges in affording insurance at an increased cost. Owners of affordable housing projects cannot pass along expense increases given the restrictions on rents for their properties, so they must cover the increased expenses and possible resulting deficits from other sources, sometimes in the near term with their capital reserves. A survey was done by the National Multifamily Housing Council (NMHC) and an analysis published in Housing Finance Magazine in July 2023 documented that nearly two-thirds of the 155 multi-family firms who responded had increased their deductibles to maintain affordability of their insurance policies in the prior three years. (Source: 2023 State of Multifamily Risk Survey and Report, NMHC)

Average Insurance Premium for a $300,000 Dwelling

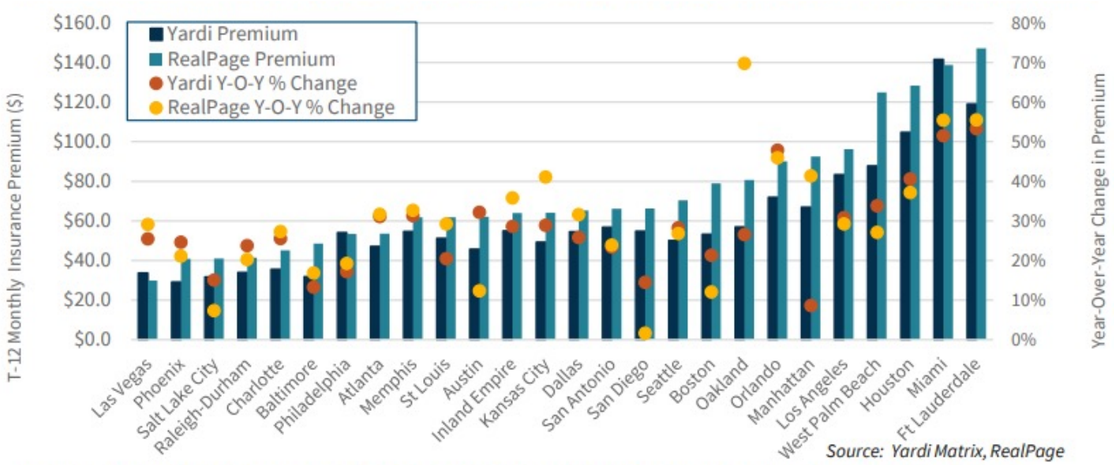


Source: Bankrate - Home Insurance Rates by State for 2025

Site data is periodically updated to reflect current and subject to change. Information reflects data retrieved as of November 2025.

In its May 2024 Multifamily Market Commentary, Fannie Mae presented the chart below showing growth in insurance premiums being experienced across the country for multifamily properties. Some of the highest increases were reported in the metropolitan areas within the FHLBank Atlanta district.

Monthly Insurance Premiums Per Unit ($) and Year-Over-Year Change in Premium (%) as of January 2024



Source: Yardi Matrix, RealPage

Notes: There may be differences in geographical definitions in the data for Yardi and Real Page for some metros. Premiums for Yardi based on North Dallas, Manhattan, Metro Los Angeles, East Houston and Urban Philadelphia. Trailing 12-month costs.

Source: https://www.fanniemae.com/media/51396/display

Key Trend:

Existing homeowners face rising insurance cost, as do potential homebuyers. The insurance rates for existing and proposed multi-family projects are impacting the capacity for development of new projects, as well as the viability of maintaining existing projects with rent restrictions and strained cashflow.

Rental Wages vs. Cost of Rental Housing:

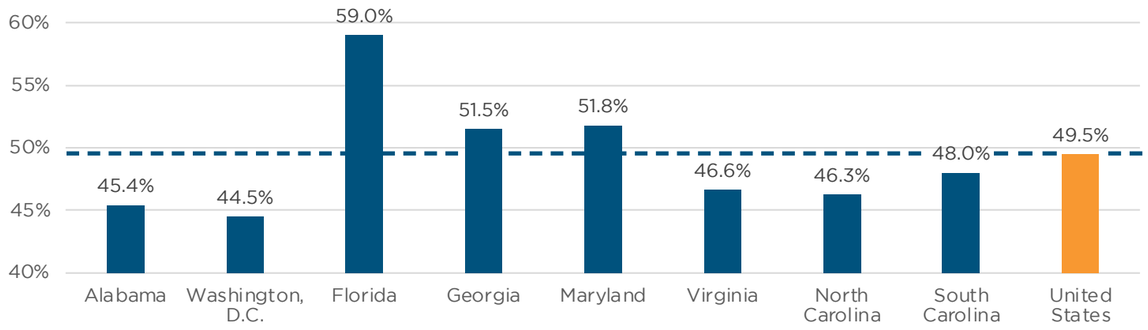
In all seven states and D.C., average wages for a significant percentage of renters fall below what is required to afford a two-bedroom apartment without exceeding the housing cost burden threshold of 30 percent. Six states, along with D.C., have a slightly lower percentage of cost burdened renters than the national average. Notably, Florida has the highest level of cost burden in the country, while Maryland ranks 37th.

Key Trend:

Rental housing remains unaffordable for a significant portion of renter populations. Florida ranks last in the nation with the highest percentage of renters facing a cost burden, while Maryland also falls short of the midpoint. North Carolina ranks lowest, but is still only 23rd nationally.

Total Cost Burdened (%) Rentals

(Cost burdened renters who pay more than 30% of their income for housing)



Source: Harvard Joint Center for Housing Studies, The State of the Nation's Housing 2025



Housing and Healthcare:

Housing intervention on behalf of low-income populations has been found to improve health outcomes and lower costs for healthcare systems and communities. Four identified components reflect the impact of housing on health: housing stability, quality and safety of the housing unit, the health impact of being cost-burdened as a result of high-cost housing, and the health impact of the environmental and social aspect of housing.

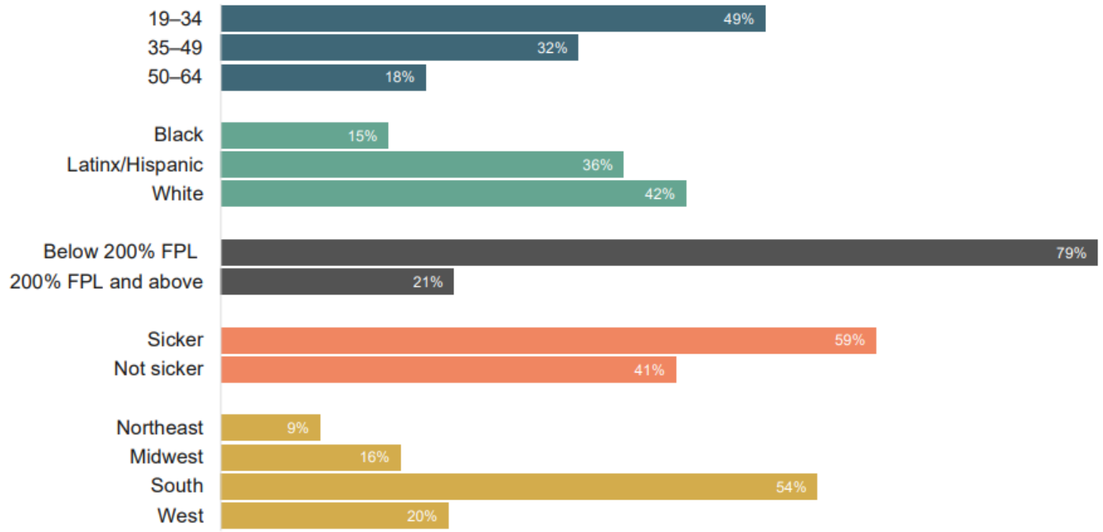
The Housing First model emphasizes the need to offer unconditional, permanent housing to homeless individuals and families as quickly as possible and recognizes that stable housing saves up to $29,000 per year in individual health care costs. By providing access to healthcare that is preventative and more readily available, the higher cost solutions of emergency medical treatment and delayed treatment of chronic conditions are greatly reduced.

The Commonwealth Fund reports on the state of U.S. Health Insurance periodically and their most recent report in 2022 included an analysis of the uninsured population which included the chart below. The conclusion of the data in this chart is that the uninsured population is disproportionately young, Hispanic, and living in poverty in the South.

Key Trend:

Access to low-cost health care is critical for low-income populations who also frequently are underinsured or not insured at all. Affordable housing providers are uniquely positioned to assist these populations.

*Percentage distribution of adults ages 19–64 who were uninsured for one or more years, by age, race, income, health status, and region^*



^ Base: Adults ages 19–64 who were insured but had a gap in coverage in the past year or were uninsured at the time of the survey.

Source: The Common Wealth Fund, The State of US Health Insurance in 2022, Commonwealth Fund Biennial Health Insurance Survey (2022)

Community Development Financial Institutions (CDFIs):

Community Development Financial Institutions (CDFIs) continue to play a critical role in local markets Districtwide. CDFIs are private-sector, financial intermediaries with a primary mission of community development, and they are certified by the U.S. Treasury, which awards funds via the CDFI Fund. As of 2024, the Bank's district includes 91 member CDFIs. There are also many CDFIs within the Bank's district that are not members, with a total of 218 CDFIs in the district. These organizations are mission-driven to provide much needed capital in support of minority businesses, entrepreneurs, residents, and homeowners in their markets.

Heirs' Property Prevention and Resolution:

Nationally, and with even higher incidence in the Southern Black Belt that includes most of FHLBank Atlanta's district, there are properties that have limited financial use due to the title being clouded in some way. Frequently this is the result of a transfer of property without legal assistance through the death of an original owner to a family member or members, resulting in what is called Heirs' Property. Heirs' Property is more common among low-income community members, creating disadvantageous financial consequences for them and their families, as well as negatively impacting the community around them if the property falls into disrepair. The families and individuals impacted by this issue tend to be low-income minorities, and Heir's Property is a deterrent to the accumulation of wealth by affected households over successive generations due to the inability to transfer the title or otherwise leverage the subject property.

In December 2023, Fannie Mae published a national study on the prevalence of Heirs' Property, done in conjunction with the Housing Assistance Council. The study presented current data which had been missing from this discussion and sorely needed to quantify the impact of the issue. The data presented for the areas within the Bank's district are shown in the table below.

State Name	Total Properties	Most Likely Heirs' Property	Percent Most Likely Heirs' Property	At-Risk Heirs' Property	Percent At-Risk Heirs' Property	Total Estimate of Heirs' Property	Percent Estimated Heirs' Property	Total Assessed Value for Ident. Heirs' Property
Alabama	1,678,069	6,344	0.38	68,321	4.07	74,665	4.45	$994,430,000
District of Columbia	158,897	1	0	32	0.02	33	0.02	$9,500,000
Florida	7,727,675	23,256	0.3	22,461	0.29	45,717	0.59	$7,222,630,000
Georgia	3,575,822	2,881	0.08	12,340	0.35	15,221	0.43	$408,900,000
Maryland	Data not available in this study							
North Carolina	3,760,932	13,275	0.35	59,639	1.59	72,914	1.94	$5,526,860,000
South Carolina	2,084,358	2,775	0.13	14,198	0.68	16,973	0.81	$57,580,000
Virginia	2,813,111	644	0.02	19,949	0.71	20,593	0.73	$2,330,910,000
Total Across District	21,798,864	49,176	-	196,940	-	246,116	-	$16,550,810,000

State	Total/Properties	Heir's Parcels	Avg Value/Parcel	Property (%)
Alabama	1,678,069	74,665	13,319	4.45%
Washington, D.C.	158,897	33	287,879	0.02%
Florida	7,727,675	45,717	157,986	0.59%
Georgia	3,575,822	15,221	26,864	0.43%
North Carolina	3,760,932	72,914	75,800	1.94%
South Carolina	2,084,358	16,973	3,392	0.81%
Virginia	2,813,111	20,593	113,189	0.73%
Subtotal: District	21,798,864	246,116	67,248	1.13%
United States	94,201,062	580,371	63,321	0.62%

Note: Reporting Data was not available for Maryland. However, per page 13 of the Fannie Mae Report, the prevalence of heirs' property in Virgina and Maryland ranges from 0.035 to 3.3%. The data indicates that over $16 billion worth of equity exists in the bank district that is restricted from property owners and heirs.

Source: Fannie Mae A Methodological Approach to Estimate Residential Heirs' Property in the United States
The Housing Assistance Council | December 2023

Key Trend:

The impact to generational wealth building from Heirs' Property has reached a level that will require targeted resolution efforts.



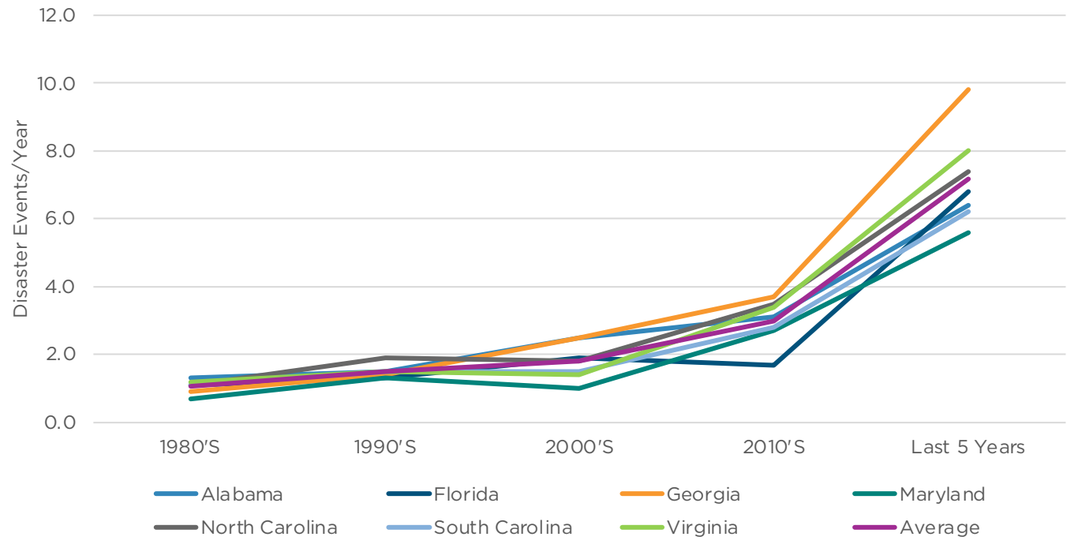
Natural Disaster Impact and Building Resiliency:

FHLBank Atlanta's district includes coastal areas that are regularly impacted by natural disasters. The frequency and intensity of storms have increased over time, and the impact to housing has been extreme in many areas. Recurring floods are a risk for homeowners in coastal and inland settings that have poor drainage and infrastructure, and areas that are less valuable and house lower-income occupants are often the most impacted. These populations bear the brunt of the costs of damage and recovery and are subject to additional expenses related to relocation as a result.

Key Trend:

Disaster recovery is a recurring need in many communities. The number of expensive disaster events throughout the Bank's district has been steadily increasing since the 1980s. The increase in events with a significant dollar impact has become even more rapid in recent years.

Billion-Dollar Disasters per Year

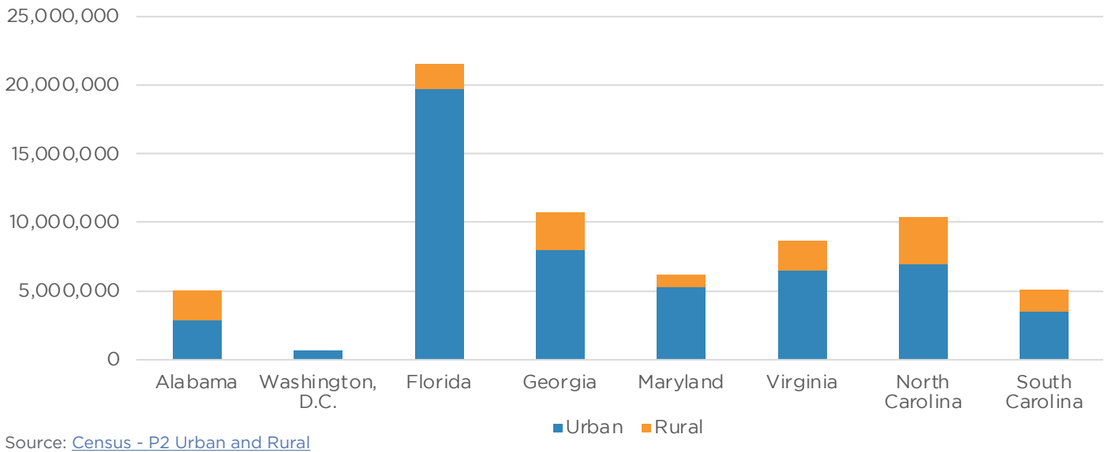


Source: NOAA National Centers for Environmental Information (NCEI) U.S. Billion-Dollar Weather and Climate Disasters.

Rural Housing:

Rural areas across the country and within FHLBank's district face persistent challenges, like inadequate housing stock, limited affordable housing, and aging infrastructure. Rising costs of materials and lower access to financing exacerbate these issues, leaving many residents in substandard housing. From an economic development perspective, rural economies often depend on agriculture, manufacturing, and tourism. However, job growth in urban areas continues to draw people away from rural areas. Initiatives focusing on workforce development and economic diversification, such as vocational training tied to local industries, are seen as potential solutions to retain and attract residents. The overall percentage of the U.S. population that lives in rural areas is 19.9% per the most recent Census estimates. It's important to note that except for D.C. and Florida, the FHLBank of Atlanta's footprint contains an above average number of individuals that live in rural areas. South Carolina and Alabama in particular stand out.

Rural Housing — Population



Source: Census - P2 Urban and Rural

Key Trend:

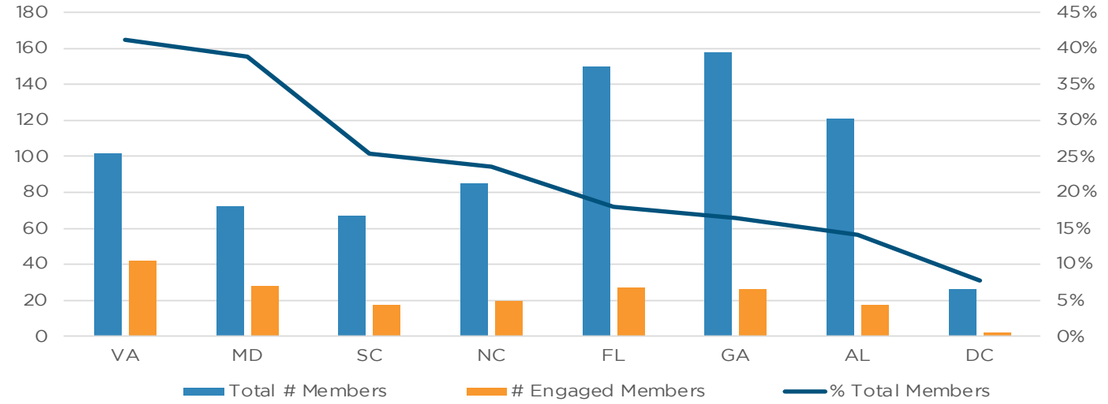
Programs and financing by organizations like USDA and other federal, state, and local funders are critical in addressing housing and economic challenges in rural markets. Rural areas lack the appropriate level of funding for affordable housing and community development, which are particularly impactful in low-income rural communities.

Rural Population (%)
Maryland = 14.4%
Virginia = 24.4%
Florida = 8.5%
National = 19.9%
North Carolina = 33.3%
Georgia = 25.9%
South Carolina = 32.1%
District of Columbia = 0%
Alabama = 42.3%

Source: U.S. Census Bureau, (n.d.), URBAN AND RURAL, Decennial Census, DEC 118th Congressional District Summary File, Table P2

Member Housing Engagement:

Member Housing Engagement (2025)



Source: Ad-hoc ICP Report

Member engagement in affordable housing and community lending programs remains a critical determinant of housing outcomes across the district, with engagement levels varying significantly by state and product type. While the Bank has made measurable progress in expanding member participation over the past three years, utilization remains uneven geographically, indicating an ongoing need for targeted strategies to broaden and deepen engagement. Between 2023 and 2025, the number of unique members participating in housing-related programs increased from 126 to 179, and the member penetration rate rose from approximately 16 percent to 22 percent. These improvements reflect focused outreach efforts, program refinements, and the introduction of new voluntary housing products. However, participation continues to be concentrated among a subset of members and states, limiting the Bank's ability to fully address housing supply needs across the entire district. Sustained and expanded member engagement remains essential, as affordable housing units cannot be created or preserved without active and geographically diverse member participants.



CONNECTING DISTRICT HOUSING NEEDS TO THE BANK'S STRATEGIC RESPONSE

Market research and emerging trends across FHLBank Atlanta's district reveal a consistent set of challenges affecting affordability, supply, and access to capital. Population growth in several states continues to strain housing availability, while rising development costs, insurance expenses, and financing constraints limit the feasibility of affordable housing development. At the same time, disparities in income, homeownership rates, and access to credit persist, particularly in rural areas, disaster-impacted communities, and neighborhoods affected by heirs' property and title issues.

FHLBank Atlanta's affordable housing and community lending programs are designed to respond to these district needs in a coordinated and flexible manner:

1

The **Affordable Housing Program (AHP)** serves as the primary subsidy platform, supporting the creation, preservation and rehabilitation of affordable housing.



2

The **Community Investment Cash Advance (CICA) program** complements the Bank's Affordable Housing Program by offering below market financing that supports eligible housing and economic development activities.



3

In addition, **voluntary programs and targeted initiatives** allow the Bank to further address emerging or specialized needs that may not be fully met through statutory programs alone.



The table below illustrates how the Bank aligns its housing and community lending programs to the most significant district housing needs identified through market research and emerging trends.

District Housing Need/ Emerging Trend	Program Response	Supporting Initiative and Tactics
Rising development and construction costs limiting the affordable housing supply	AHP General Fund; AHP Homeownership Set-aside: Multifamily Housing Bridge Fund; CICA CIP advances	Financial sponsorships and in-market engagement
Persistent housing affordability gaps for low-to-moderate income households	AHP General Fund, AHP Homeownership Set-aside programs	CICA CIP advances supporting eligible housing community development initiatives, financial sponsorships
Limited supply of affordable homeownership opportunities for first-time and moderate-income buyers (<=80% AMI)	AHP Homeownership Set-aside: Community Partners Program	Financial education, financial sponsorships, in-market events, member partnerships
Increased disaster risk and need for resilient housing in vulnerable communities	AHP General Fund, AHP Homeownership Set-aside, Community Rebuild and Restore	Partnerships between members and non-profits, such as Habitat for Humanity, to support and manage rehab activities; financial sponsorships
Housing resiliency improvement needs in communities within the Bank's district	AHP Homeownership Set-aside: Community Rebuild and Restore	In-market events, financial sponsorships, member partnerships, Partnerships between members and non-profits, such as Habitat for Humanity, to support and manage rehab activities
Rural housing supply constraints and limited access to housing development capital	Multifamily Housing Bridge Fund, AHP General Fund, Workforce Housing Plus+, Heir's Property and Family Protection Fund	Financial education, financial sponsorships, in-market events, member partnerships and technical assistance
Aging population and growing demand for senior housing and supportive services	Multifamily Housing Bridge Fund; CICA CIP advances	Partnerships between members and non-profits, financial education, financial sponsorships in-market events, member partnerships and technical assistance
Housing affordability gaps for workforce households (>80% AMI – 120% AMI)	Workforce Housing Plus+	Financial education, financial sponsorships, in-market events, member partnerships
Short-term financing gaps impacting multifamily affordable housing production and preservation	AHP General Fund; Multifamily Housing Bridge Fund; CICA CIP advances	CICA, financial education, financial sponsorships, in-market events, member partnerships and technical assistance
Homelessness and housing instability among vulnerable populations	AHP General Fund	CICA CIP and EDP advances; financial sponsorships, technical assistance
Heirs' property prevention and resolution issues	Heirs' Property Law Clinic	Partnerships local organizations, financial education, financial sponsorships in-market events and member partnerships

FHLBANK ATLANTA RESPONSES, GOALS, AND STRATEGIES

This section describes how FHLBank Atlanta translates identified district housing and community development needs into coordinated goals, strategies, and measures of success. The Bank's response framework prioritizes the creation and preservation of affordable housing, while also strengthening member engagement, expanding access to capital and supporting long-term community development outcomes.

Consistent with the Bank's enterprise strategic plan, FHLBank Atlanta's approach emphasizes measurable housing supply impact, effective deployment of statutory and voluntary resources, and broad member participation across the district.

FHLBank Atlanta's response to district needs is organized across three complementary components:

Products:
Strategic deployment of statutory and voluntary funding through housing and community development programs to increase housing supply, preserve existing units, and address targeted community needs.

Services:
Support for effective utilization of Bank programs through member and stakeholder engagement, financial education, technical assistance, and operational support.

Knowledge-Sharing Activities:
Activities that strengthen member and stakeholder capacity, collaboration and awareness of emerging housing community development challenges and solutions.

Together, these components ensure the Bank addresses district needs in a coordinated, flexible, and effective manner consistent with its housing mission.

PRODUCTS

FHLBank Atlanta administers a suite of statutory and voluntary programs and products designed to increase the creation and preservation of affordable housing, expand homeownership opportunities, and support community and economic development across the district.

Affordable Housing Programs



General Fund

Provides competitive grants to support the acquisition, construction, and rehabilitation of affordable rental and owner-occupied housing. The General Fund prioritizes projects that increase housing supply, preserve aging housing stock, serve underserved and rural communities and address housing needs for vulnerable populations.

Key Strategies and Tactics:

- » Align scoring criteria with housing supply and preservation priorities
- » Provide incentives for projects serving rural, underserved, and high-cost development areas
- » Maintain award levels that reflect increased development costs (up to $1.25 million per project)



Homeownership Set-aside

Provide direct assistance to low-to-moderate income households for home purchase and/or rehabilitation, including:

- First-time Homebuyer Program (<= 80% AMI) – up to $17,500 per unit
- Community Partners Program for first responders, including first-time and repeat homebuyers (<=80% AMI) – up to $20,000 per unit
- Community Rebuild and Restore Program for disaster declared areas and housing resiliency improvements (<= 80% of AMI) – up to $25,000 per unit

Key Strategies and Tactics:

- » Maintain per member maximum funding limit to promote broad participation
- » Adjust product design and requirements to better respond to housing affordability challenges



Community Investment Cash Advances (CICA)

Provide discounted advances to members to support housing and community development activities, including:

- Community Investment Program (CIP) advances supporting housing initiatives
- Economic Development Program (EDP) advances supporting economic development activities

Key Strategies and Tactics:

- » Expand the use of discounted advances to support housing creation, preservation, and community development activities
- » Coordinate outreach with members and stakeholders to increase utilization



Voluntary Programs

Voluntary programs allow the Bank to respond to emerging needs and targeted gaps that may not be fully addressed through statutory programs alone. FHLBank Atlanta supplements statutory programs with Board-approved voluntary initiatives, including:

- Heirs' Property Family Wealth Protection Fund
- Workforce Housing Plus (down payment assistance for households earning 80% - 120% AMI)
- Multifamily Housing Bridge Fund

Key Strategies and Tactics:

- » Ongoing monitoring of program performance and outcomes
- » Leverage technology to streamline administrative and reporting
- » Advance innovative solutions to support emerging housing needs within the Bank's district
- » Heirs' Property Initiatives in partnerships with local organizations

Service and Knowledge Sharing

Service delivery and knowledge sharing activities support effective program implementation, increase accessibility and strengthen member and stakeholder capacity. In addition to funding programs, the Bank supports housing and community development through:



- In-market events and outreach
- Sponsorships
- Financial education and technical assistance
- Member and stakeholder engagement initiatives

Key Strategies and Tactics:

- Leverage the Bank's financial literacy curriculum with Bank partners as resources to increase financial education to meet the needs across the district

MEASURES OF SUCCESS

In alignment with the Bank's strategic plan, the Bank will design and implement measures of success as approved by the board of directors, in a cooperative, efficient, and effective manner to achieve the following goals:

- Provide a strategic funding response to the emerging housing and community lending needs as identified in the TCLP.
- Leverage existing funding opportunities and platforms in the Bank's district to maximize the impact of the Bank's products.
- Increase current level of member use of AHP, CICA and Voluntary programs commensurate with the availability of funding.

New 10 percent Statutory Contribution	Returned AHP	Voluntary
65% General Fund	Allocate 100% of uncommitted, returned funds received **by** the 2026 AHP General Fund application **deadline** to AHP General Fund.	Allocate voluntary funds to the Bank's regulatory and/or voluntary program(s) approved by the board, including uncommitted and/or recaptured voluntary funds not utilized in 2025.
35% Homeownership Set-aside Program	Allocate 100% of uncommitted, returned funds received **after** the 2026 AHP General Fund application **deadline** to the AHP Set-aside program.	

ALLOCATION PLAN

AHP allocation is based on **10 percent** of the Bank's 2025 net income, plus any recaptured AHP funds returned to the bank. Voluntary allocation is based on an additional **6.3 percent** of the Bank's 2025 net income.

QUANTITATIVE GOALS

1 **Achieve broad-based member housing engagement across the Bank's affordable housing and community lending products**

→ Metric: 420 cumulative member engagement points

2 **Increase the housing supply across the Bank's district by creating and/or preserving affordable housing units**

→ Metric: 5,000 units created and/or preserved

3 **Engage in knowledge-sharing events and/or activities that assist mission-oriented members and other stakeholders achieve shared objectives**

→ Metric: Eight (8) knowledge-sharing events and/or activities



APPENDIX:
STATE BY STATE ANALYSIS

Alabama

District of Columbia

Florida

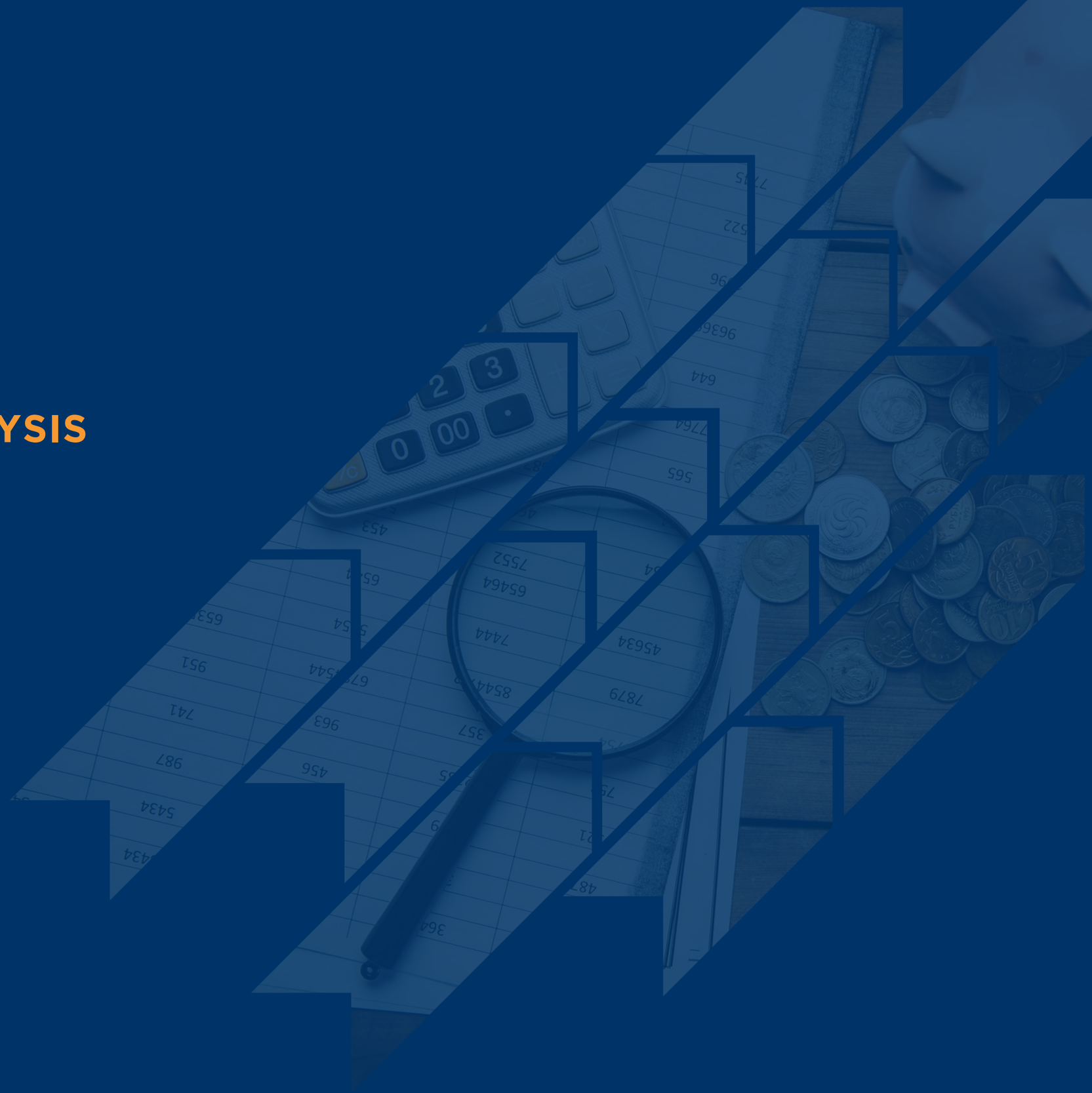
Georgia

Maryland

North Carolina

South Carolina

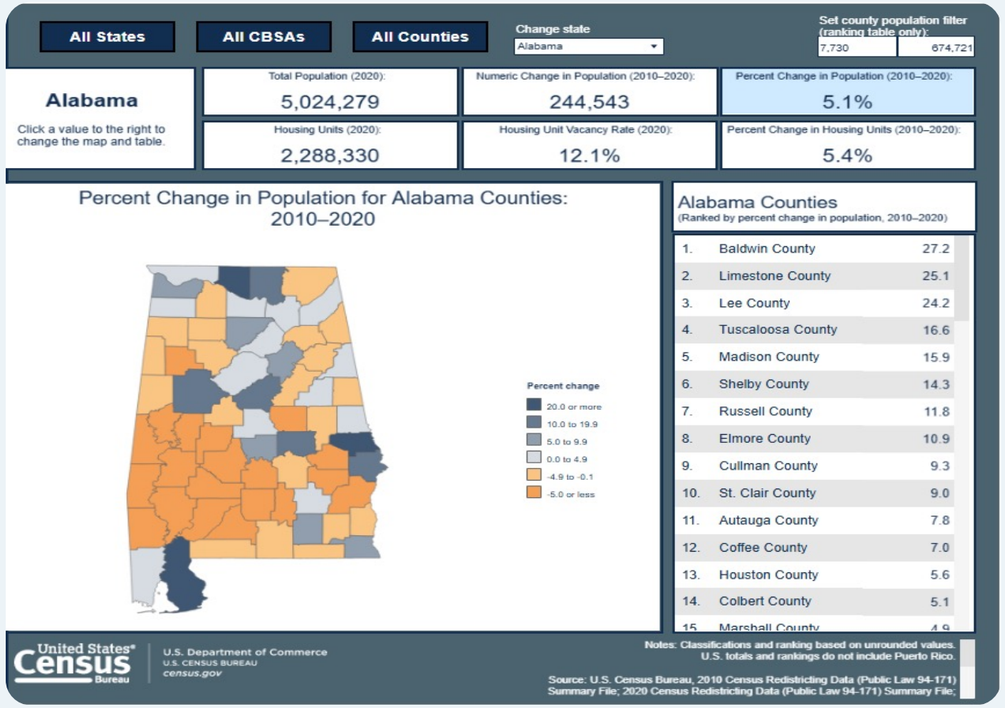
Virginia



ALABAMA

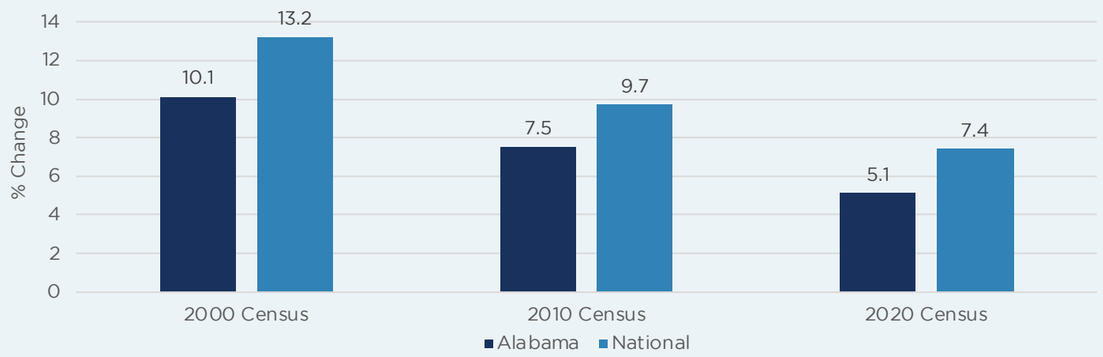
Population Statistics:

Alabama's population growth has consistently trailed the national population growth rate over the last three census periods and has slowed more sharply between 2010 and 2020. This continuing decline signals emerging demographic pressures that may affect long-term housing demand, workforce stability, and economic growth across the state.



Source: 2020 Population and Housing State Data

Population Growth Rate Over 10 Year Periods



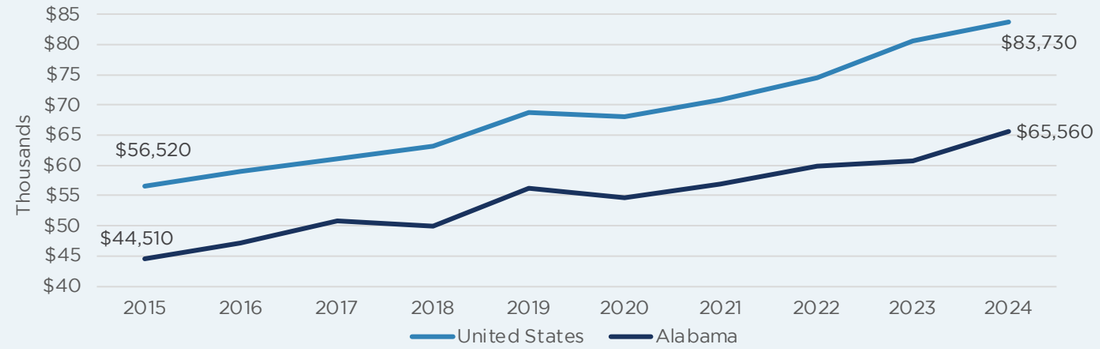
Source: US Census Bureau 2020

Income Statistics:

In 2024, the median household income for Alabama was almost $65,560, marking an increase of $23,280 since 2015. Nationally median household income in the United States grew at a faster rate over the same period, rising from approximately $54,000 in 2015 to approximately $84,000 in 2024.

The percentage of Alabamians living below the poverty line is higher than the percentage nationally, as might be expected in view of the levels of median household income being lower in Alabama.

Median Household Income
(unadjusted for inflation)

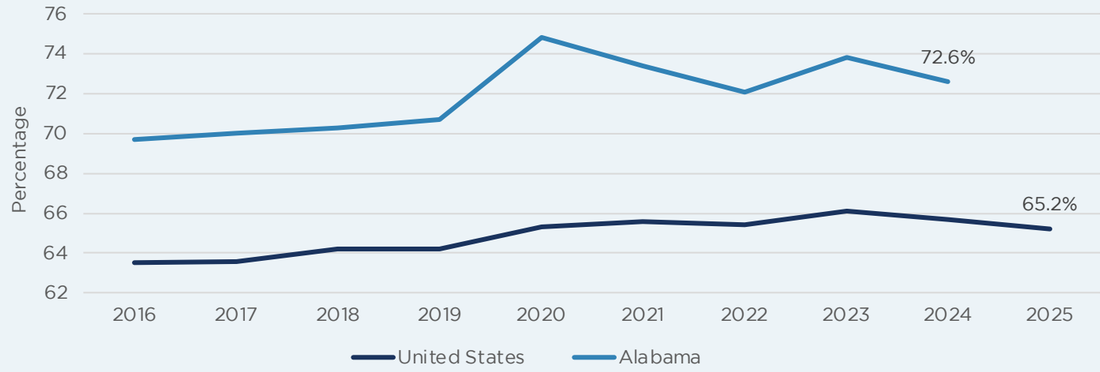


Source: Income and Poverty Data from US Census

Housing Statistics:

Although Alabama's median household income trails the national average, the homeownership rate continues to surpass the national homeownership rate consistently for the last decade, reinforcing the state's stronger preference for access to homeownership.

Homeownership Rate
(as a proportion of total households)



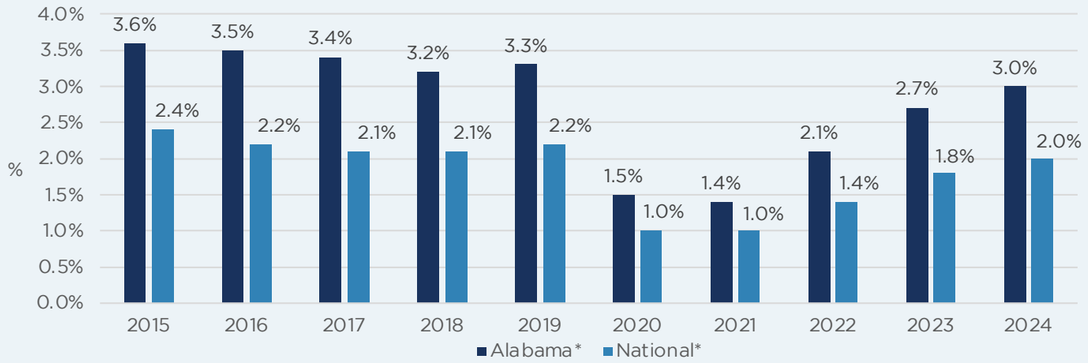
Source: US Census Bureau, FRED Economic Data, 2024 ACS 1-Year Estimates
Total US Households: 132,737,146 | Total Alabama Households: 2,059,528

ALABAMA

Mortgage Delinquency Rates:

Alabama's mortgage delinquency rates have consistently trended above the national average. As delinquency rates in Alabama have steadily increased, since 2022 signaling a potential indicator of emerging affordability strains on the state's housing market.

Mortgage Delinquency Rates
(30-89 days past due)

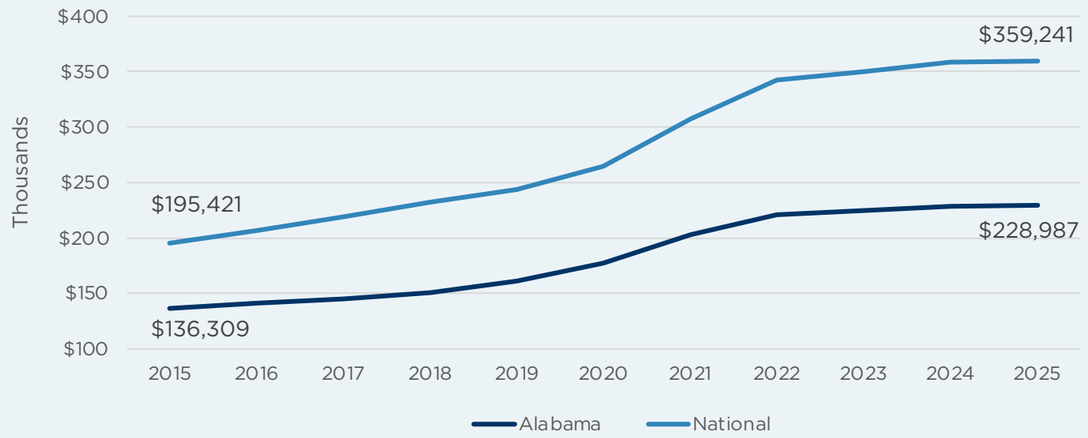


*December Data
Source: Consumer Financial Protection Bureau, 2025

Median Home Prices:

Median home process have remained fairly steady since 2022 and far below the national levels, as the median home price in Alabama is $228,987, which is 36.3 percent below the national median home price of $359,241.

Median Home Prices (2015 - 2025)



Source: Zillow, Data as of November 2025

Rental Housing:

The National Low Income Housing Coalition publishes an analysis of the conditions by state for rental housing available to low income households. Below is their analysis as of 2025 for low income renters in Alabama.

ALABAMA #45*

In **Alabama**, the Fair Market Rent (FMR) for a two-bedroom apartment is **$1,072**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **$3,572** monthly or **$42,869** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

$20.61
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT ALABAMA:

STATE FACTS	
Minimum Wage	$7.25
Average Renter Wage	$17.19
2-Bedroom Housing Wage	$20.61
Number of Renter Households	592,043
Percent Renters	30%

114
Work Hours Per Week At **Minimum Wage** To Afford a **2-Bedroom Rental Home** (at FMR)

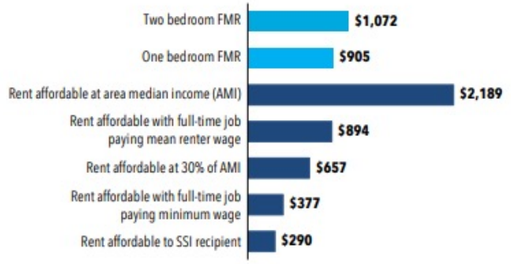
96
Work Hours Per Week At **Minimum Wage** To Afford a **1-Bedroom Rental Home** (at FMR)

2.8
Number of Full-Time Jobs At **Minimum Wage** To Afford a **2-Bedroom Rental Home** (at FMR)

2.4
Number of Full-Time Jobs At **Minimum Wage** To Afford a **1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Birmingham-Hoover HMFA	$24.37
Huntsville MSA	$24.00
Daphne-Fairhope-Foley MSA	$23.92
Auburn-Opelika MSA	$22.46
Tuscaloosa HMFA	$21.88

MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.
* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.



Source: National Low Income Housing Coalition Out of Reach Reports (2024 and 2025)

The average Alabama's renter's wage increased slightly in 2025 from $16.70 in 2024 to $17.19 in 2025, however this did not keep pace with the increased cost of renting. Renters making minimum wage would now have to work 114 hours a week to afford the average 2-bedroom apartment, as compared to 115 hours a week in 2024. This demonstrate the severe burden for many North Carolina residents who cannot afford housing if they are working for minimum wage, even with more than one full time earner contributing to the rent payment.

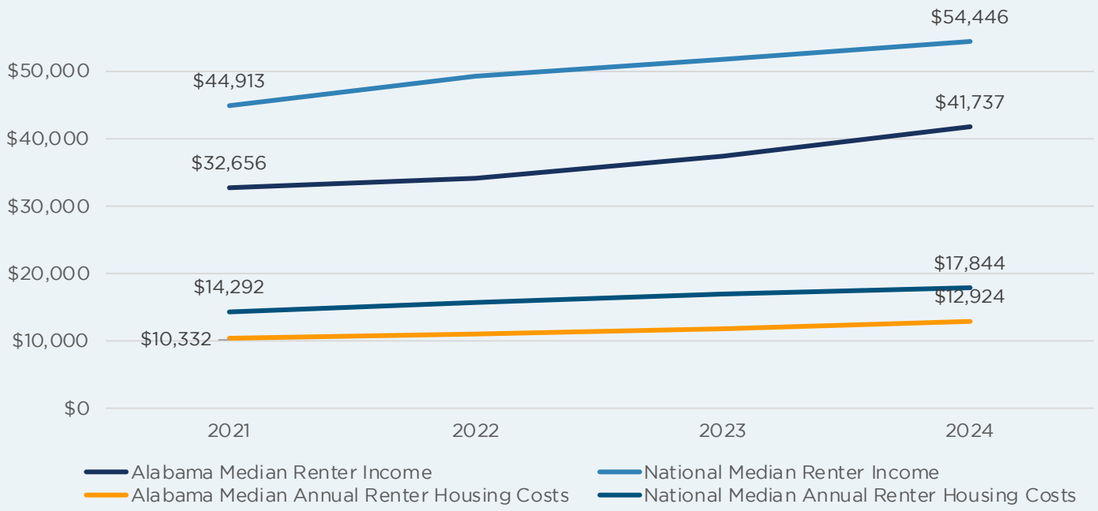
According to U.S. Census data through 2024, the median renter income in Alabama experienced a slightly slower growth in income than rental housing costs, when comparing data from 2021 to 2024. The growth in income over the three-year period was 27.8 percent while the growth in rental housing costs was 25.1 percent over that same period.

ALABAMA

Median Renter Income vs. Renter Housing Costs

In 2024, housing costs for renters in Alabama continued to increase; however, the median renter income in Alabama has actually increased at a slightly quicker rate, but still remains well below the national average.

Median Renter Income vs Renter Housing Costs
(Adjusted for Inflation)

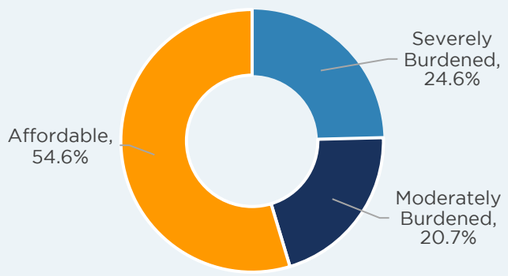


Source: US Census Bureau ACS 2024

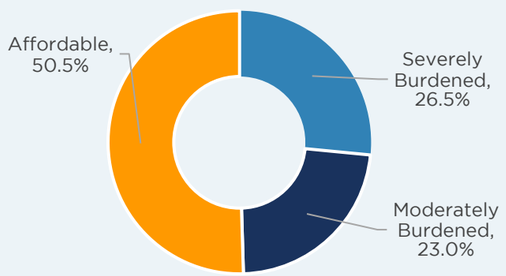
Cost Burden:

54.6 percent of Alabama renters are cost burdened, and 24.6 percent of Alabama renters are severely cost burdened. The situation in Alabama is only slightly better than the national average.

Alabama Cost Burden



National Cost Burden

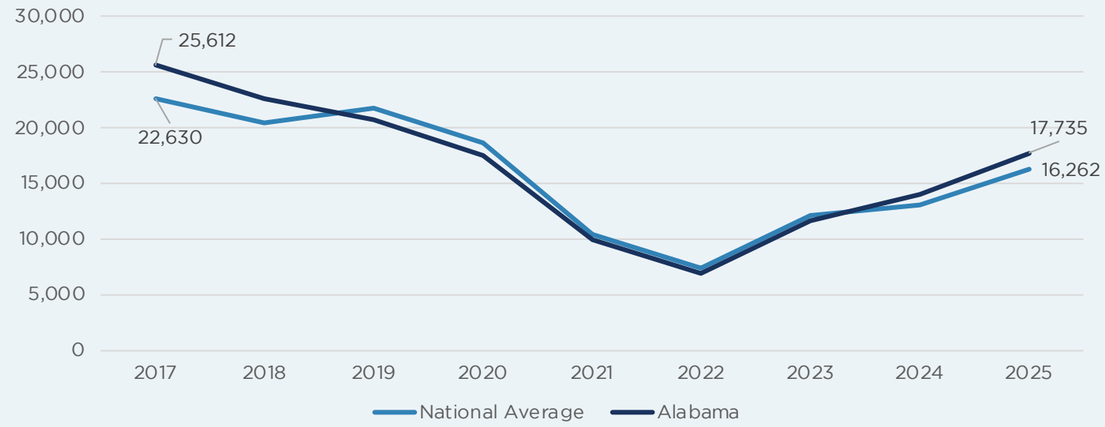


Source: Harvard University Joint Center for Housing Studies, The State of the Nation's Housing 2025

Housing Inventory:

Although active housing listings in Alabama have rebounded since 2023, reaching 17,735 listings in 2025, although it remains well below pre-pandemic levels indicating that supply constraints persist despite recent recovery.

Housing Inventory: Active Listing Count

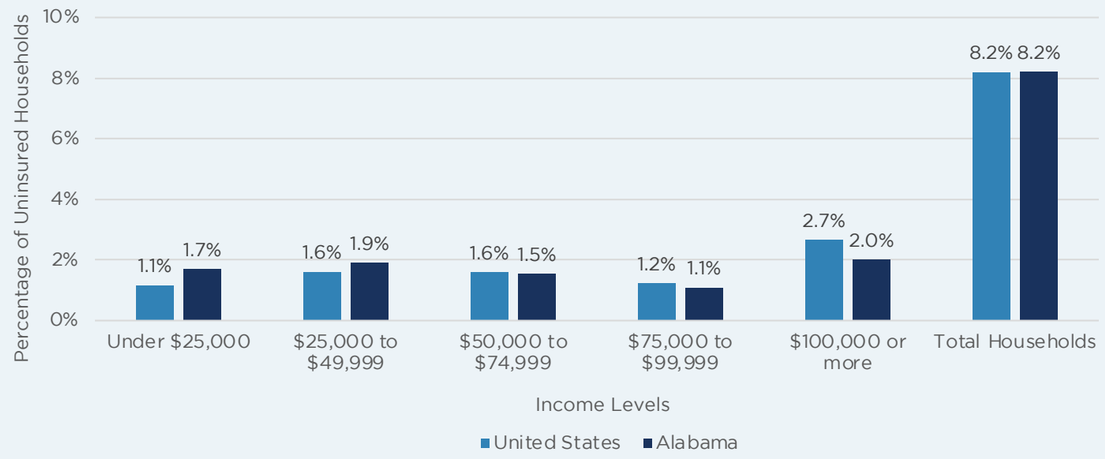


Source: Realtor.com via FRED

Housing and Healthcare:

Alabama households are more likely to be without healthcare coverage than households nationally, and over 400,000 households in the state report no coverage in 2024. For those households with limited income, they are unlikely to be able to afford basic healthcare.

Uninsured Households Across Income Levels



Source: US Census Bureau 2024 ACS-1-year estimates Total Uninsured Households: US 27,150,843 | AL 410,670

ALABAMA

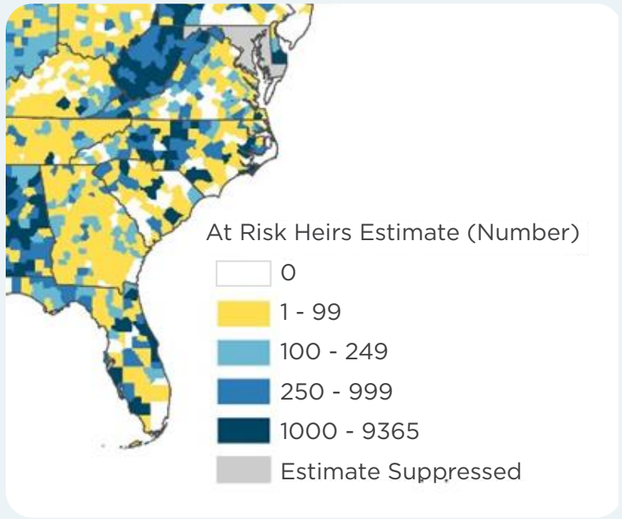
Housing and Property Encumbered by Title Entanglement:

Nationally, and with even higher incidence in the 'Southern Black Belt' that includes Alabama, there are properties that have limited financial use due to the title being clouded in some way. Frequently, this is the result of a transfer without legal assistance through the death of an original owner, to a family member or members, and this situation results in what is called Heirs' Property. It is more common among low-income community members and creates negative financial consequences for those households, as well as potentially negative impacts to the community if impacted properties fall into disrepair.

In 2023, Fannie Mae published a national study that was done to quantify the impact of heirs' property and tangled title on 44 states and the District of Columbia. States that did not have data resources that were able to be validated for heirs' issues were not included in the study. The state of Alabama was included and there were over 74,000 parcels identified as being potential heirs' properties, with a value associated of almost $1 billion. This was in fact the state with the largest number of potential parcels of all those states included.

State Name	Total Properties	Most Likely Heirs' Property	Percent Most Likely Heirs' Property	At-Risk Heirs' Property	Percent At-Risk Heirs' Property	Total Estimate of Heirs' Property	Percent Estimated Heirs' Property	Total Assessed Value for Ident. Heirs' Property
Alabama	1,678,069	6,344	0.38	68,321	4.07	74,665	4.45	$994,430,000

The analysis by county resulted in the map below the impact.



Top Ten States with the Greatest Total Most Likely Heirs' Properties	Total Most Likely Heirs' Properties
Florida	23,256
North Carolina	13,275
Alabama	6,344
Indiana	6,272
Ohio	4,133
West Virginia	3,371
Georgia	2,881
South Carolina	2,775
Texas	2,657
California	2,558

Top 10 States with the Greatest Percent of Most Likely Heirs' Properties	Percent Heirs' Properties
West Virginia	0.5%
Alabama	0.4%
North Carolina	0.4%
Florida	0.3%
Indiana	0.3%
Iowa	0.2%
Mississippi	0.1%
South Carolina	0.1%
Kentucky	0.1%
Ohio	0.1%

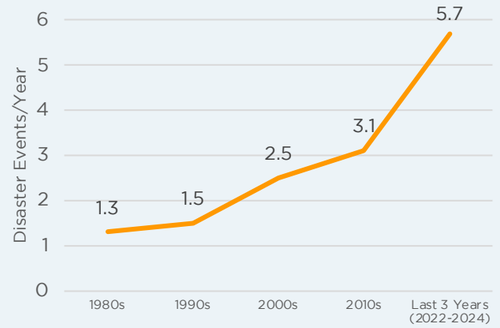
Building Resiliency:

Disaster recovery is a recurring need in many communities within Alabama. The number of expensive disaster events has been steadily increasing since the 1980s, and the increase has become even more rapid in recent years.

Tropical storms and hurricanes have become more frequent and more intense over the last 50 years, and the results have been devastating for Alabama. It is expected that those impacts will continue as they are largely increasing due to climate change.

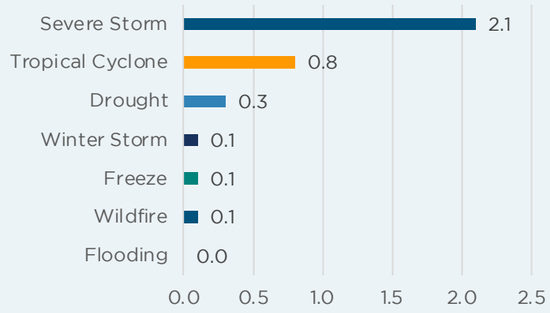
Sea levels are projected to rise along the Alabama coast by 18 inches to four feet in the next century, which will lead to more coastal homes and infrastructure being impacted by storm surge. This is likely to lead to increases in rates for flood insurance and the more frequent storms will lead to higher deductibles for wind damage insurance. Drivers of economic activity along the Alabama coast could be impacted – cities, railways, ports and oil and gas facilities along the Gulf Coast are vulnerable to the combined impacts of more frequent and stronger storms and the sea level rise. The variety of climate disasters is also increasing and only further negative impacts communities in Alabama. Low- or moderate-income households are disproportionately affected by the rise in disaster events as they already struggle with housing cost burdens, so any extra expenses have a severe impact.

Alabama Billion Dollar Disasters Per Year



Source: NOAA National Centers for Environmental Information, 2025

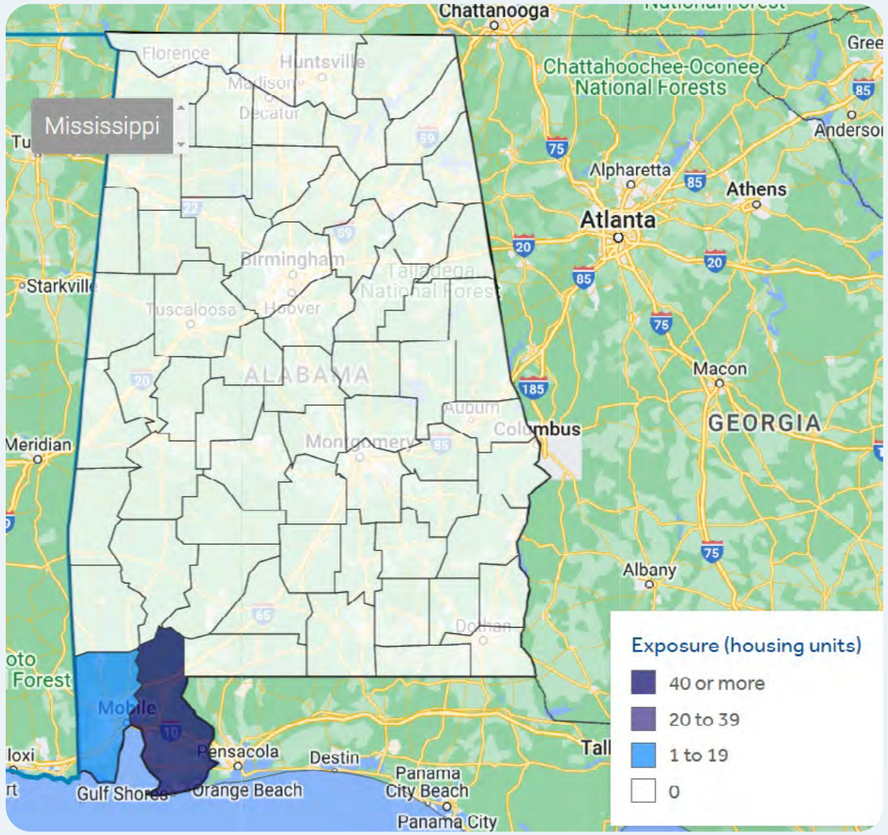
Alabama Disaster Events/Year by Type (2000-2024)



Source: National Oceanic and Atmospheric Administration, 2024

ALABAMA

The Alabama southern coastline faces severe risk of flooding in the future.



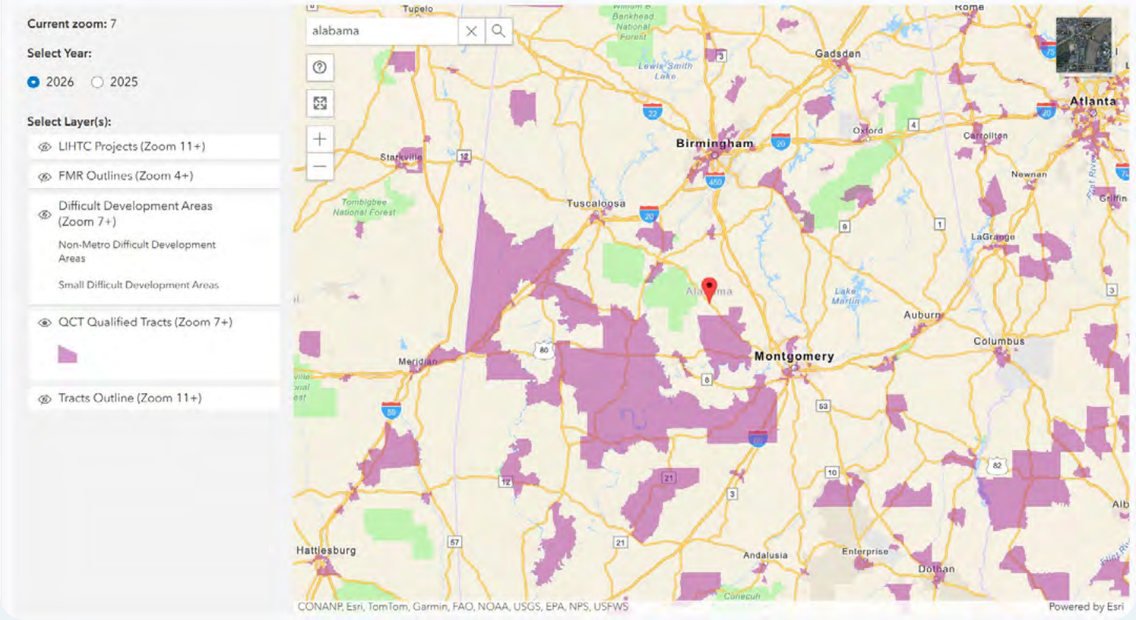
Difficult Development Areas (DDAs):

The Difficult Development Areas (DDAs) are effective January 1, 2026. The 2026 Qualified Census Tracts (QCT) designations use tract boundaries from the 2020 decennial census. The 2026 metro DDAs use ZIP Code Tabulation Area (ZCTA) boundaries from the 2020 Decennial census. The designation methodology is explained in the Federal Register notice published September 30, 2025.

For Alabama, the following map demonstrates the existence of several areas across the state that are impacted by DDA conditions, as they have been designated by HUD using the process described above.

Overview of 2025 and 2026 Small DDAs and QCTs

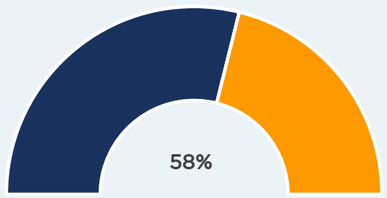
The 2026 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective January 1, 2026. The 2026 QCT designations use tract boundaries from the 2020 decennial census. The 2026 metro DDAs use ZIP Code Tabulation Area (ZCTA) boundaries from the 2020 decennial census. The designation methodology is explained in the Federal Register notice published September 30, 2025.



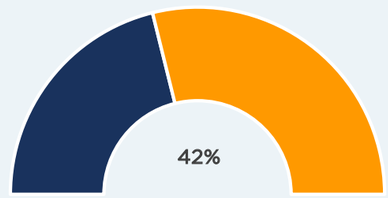
Rural Areas:

Approximately 42 percent of Alabamians reside in rural areas compared to approximately 58 percent in urban areas.

Percentage of Urban Population in Alabama



Percentage of Rural Population in Alabama



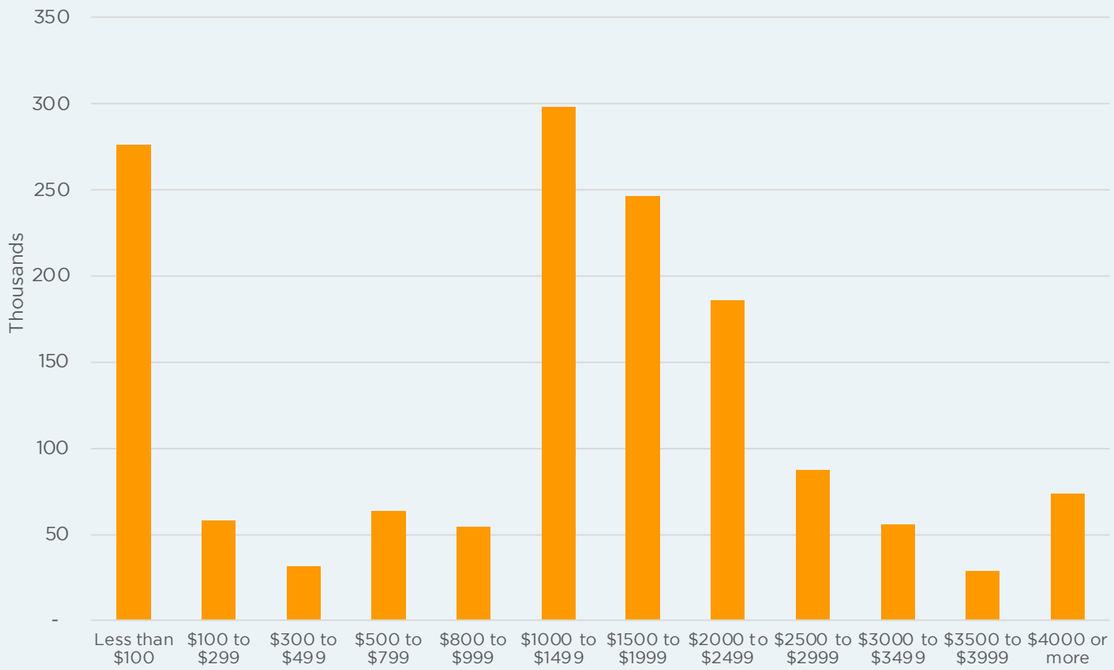
Source: P2 Urban and Rural - Census Bureau Table

ALABAMA

Property Insurance:

Most owner-occupied homes in Alabama fall within the $1,000-$1,4999 annual homeowners insurance cost range, indicating that significantly fewer households face very low or very high insurance costs – highlighting growing cost concentration and potential affordability pressure as premiums rise.

Number of Owner-Occupied Housing Units by Annual Homeowners Insurance Cost - Alabama

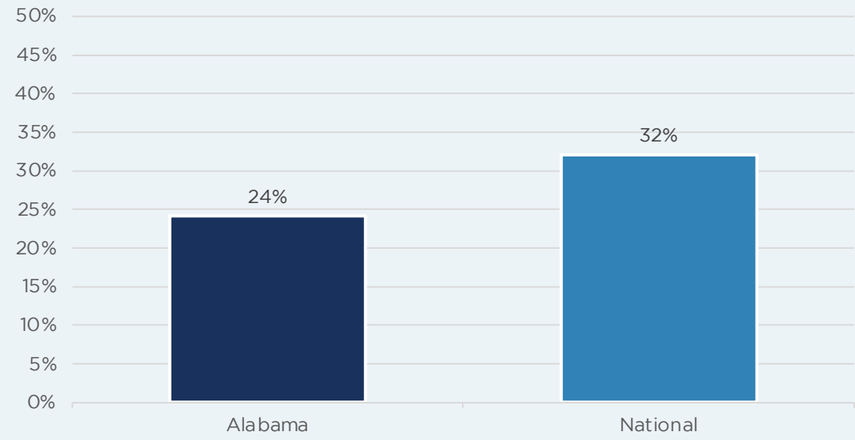


Source: U.S. Census Bureau, "Homeowners Insurance Costs by Mortgage Status (Yearly)," American Community Survey, ACS 1-Year Estimates Detailed Tables, Table B25141

Senior Housing Needs:

Alabama seniors (age 62+) experience slightly lower rates of severe housing problems (24 percent) than the national average (32 percent), but nearly one in three households still face significant housing challenges.

Severe Housing Problems - Age 62+



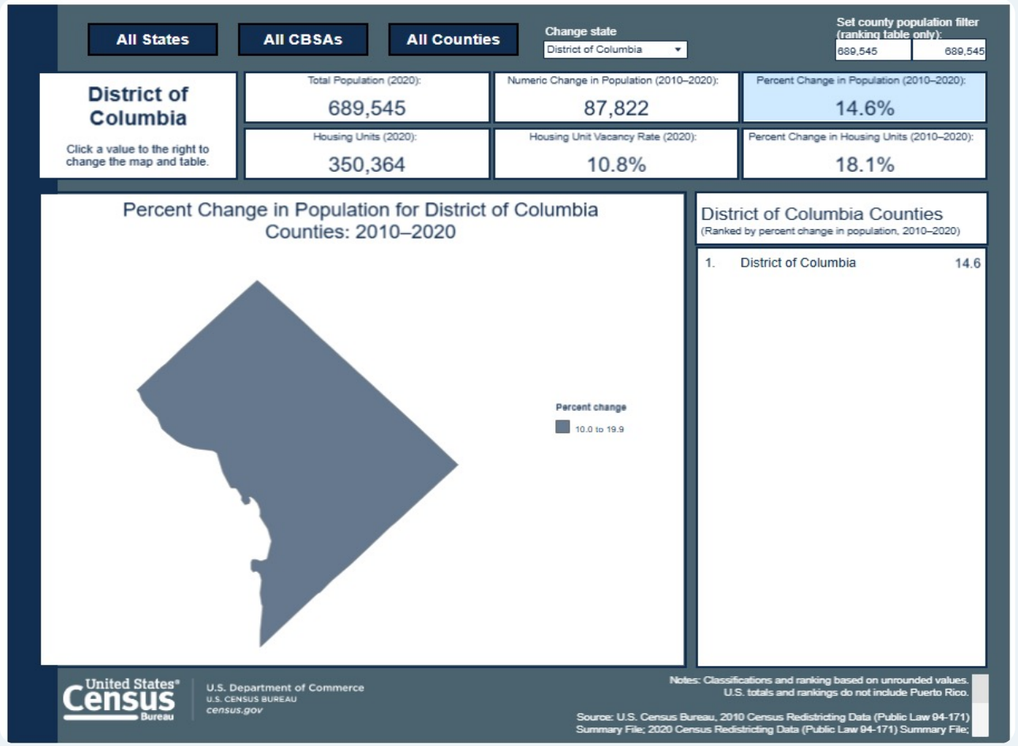
Source: https://www.americashealthrankings.org/explore/measures/severe_housing_problems_62plus



DISTRICT OF COLUMBIA

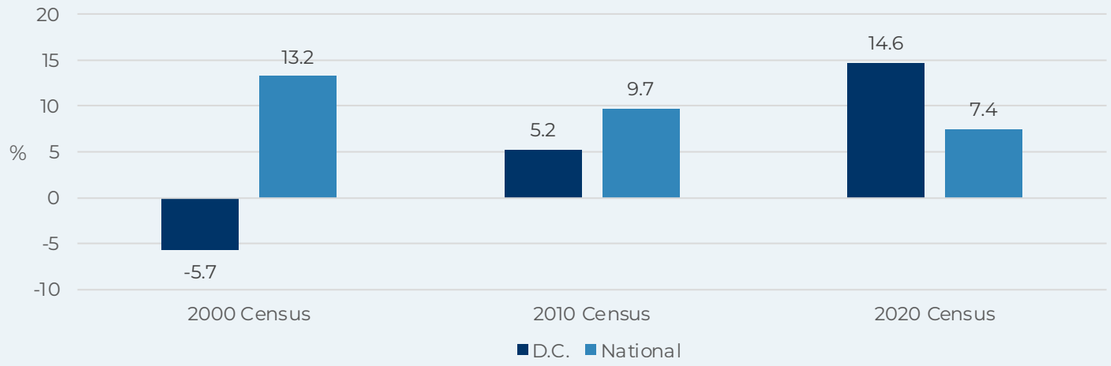
Population Statistics:

D.C. experienced rapid population growth between 2010 and 2020. Their growth rate of 14.6 percent was approximately double the national growth rate.



Source: 2020 Population and Housing State Data

Population Growth Rate Over 10 Year Periods

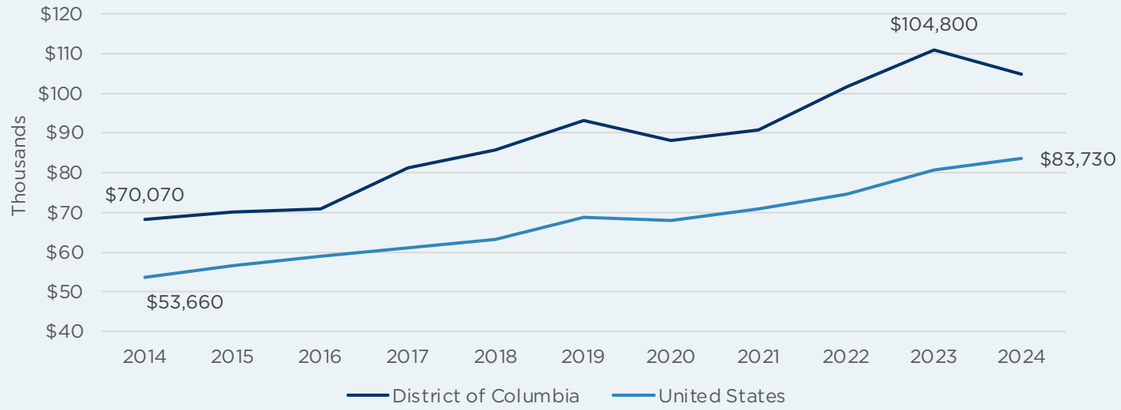


Source: US Census Bureau 2020

Income Statistics:

From 2015 to 2024, the median household income for D.C. grew by 49.6 percent, marking an increase of almost $50,940. The national median income lagged, growing by 48.1 percent.

Median Household Income
(unadjusted for inflation)

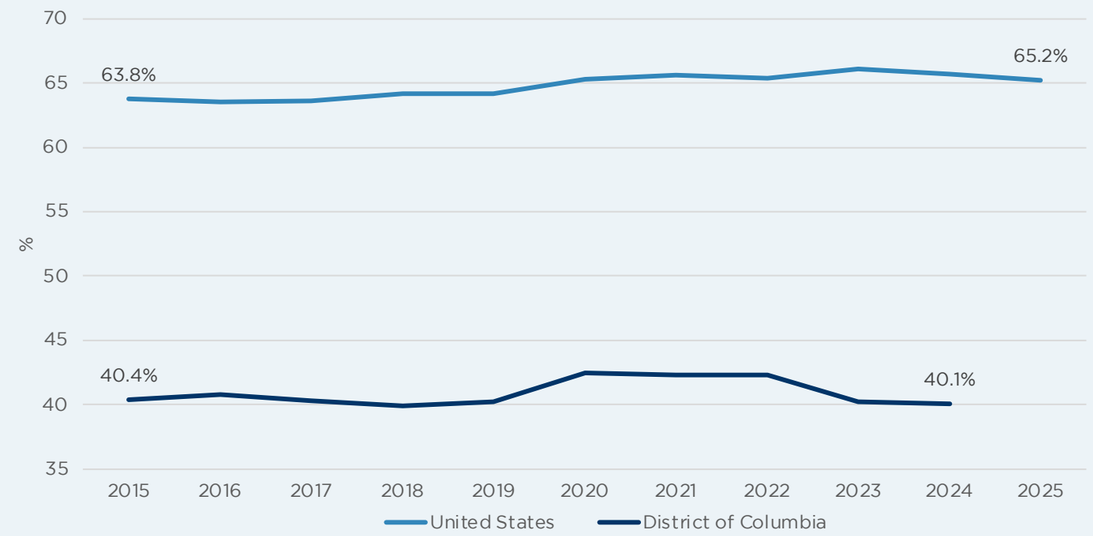


Source: Income and Poverty Data from US Census

Housing Statistics:

D.C. has the lowest homeownership rate in the Bank's district and has a lower homeownership rate than any of the 50 states.

Homeownership Rate
(as a proportion of total households)



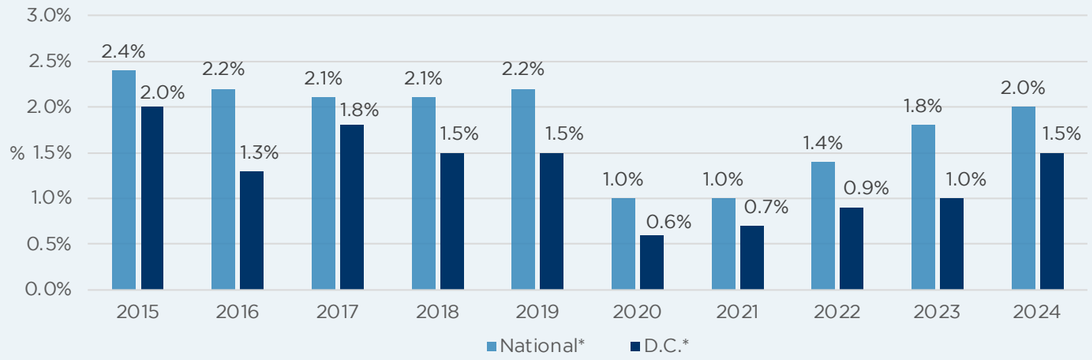
Source: US Census Bureau, FRED Economic Data, 2024 ACS 1-Year Estimates
Total US households: 132,737,146 | Total D.C. households: 329,687

DISTRICT OF COLUMBIA

Mortgage Delinquency Rates:

The mortgage delinquency rates in D.C. increased in 2024, as did the rates across the country. However, D.C.'s mortgage delinquency rate remains below the national average.

Mortgage Delinquency Rates
(30 - 89 days past due)

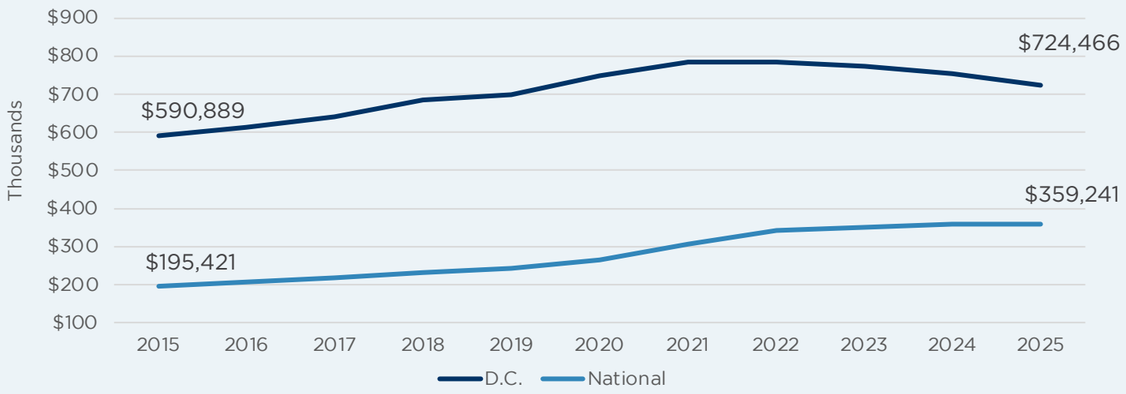


*December Data
Source: Consumer Financial Protection Bureau, 2025

Median Home Prices:

Median home prices in D.C. remain far above the national level. However, national median home prices saw an increase in the past three years. The median home price is $724,466, which is 101.7 percent higher than the national median of $359,241.

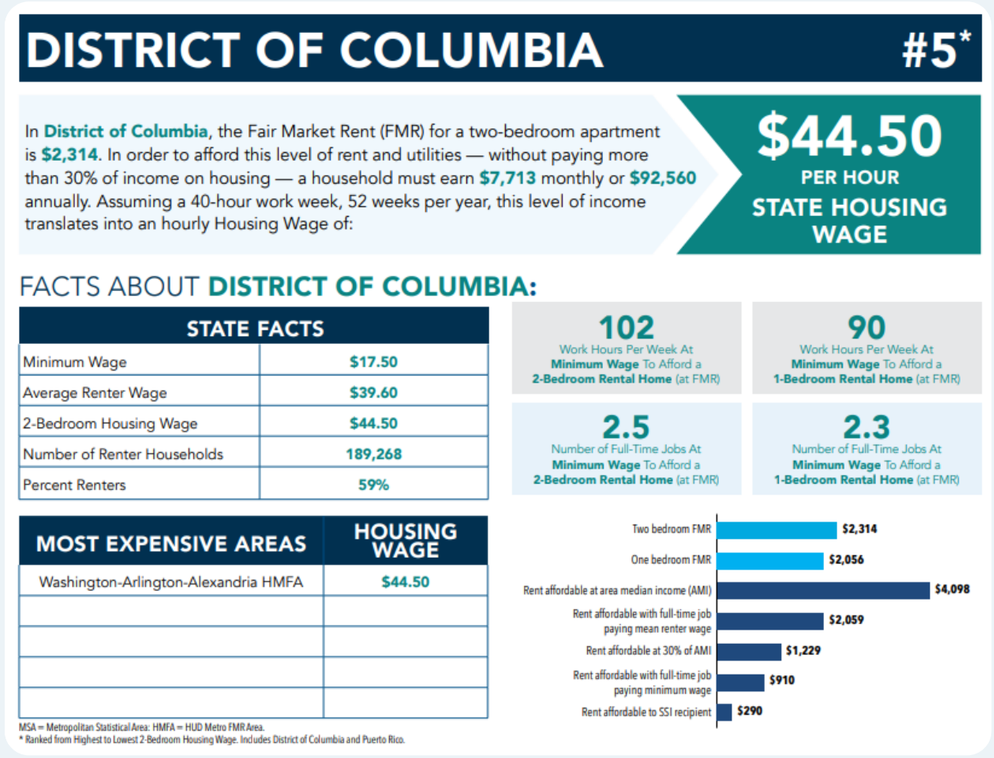
Median Home Prices, 2015 - 2025



Source: Zillow, Data as of November 2025

Rental Housing:

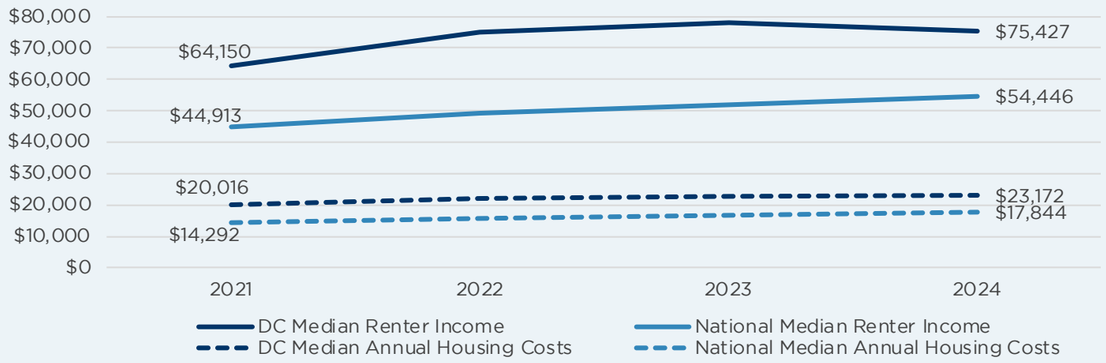
The National Low Income Housing Coalition publishes an analysis of the conditions by state for rental housing available to low-income households. Below is their analysis as of 2025 for low-income renters in the D.C. area.



Source: National Low Income Housing Coalition Out of Reach Reports (2024 and 2025)

Median Renter Income vs. Renter Housing Costs:

In 2024, median housing costs for renters in D.C. grew at a slightly slower pace than the median renter income. Both housing costs and renter income remain well above the national average.



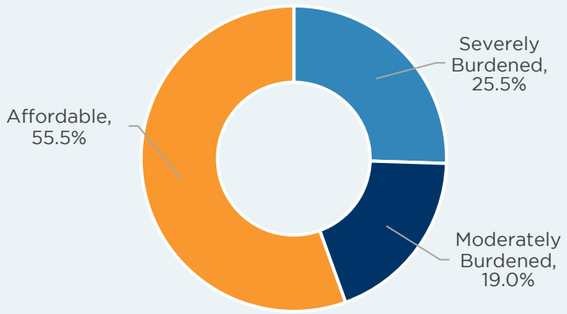
Source: US Census Bureau American Community Survey 2024

DISTRICT OF COLUMBIA

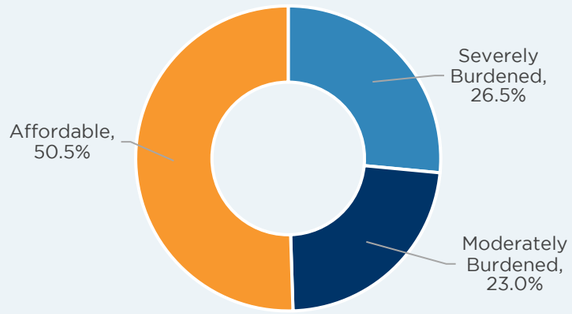
Cost Burden:

55.5 percent of D.C. renters are cost burdened and 25.5 percent are severely cost burdened. The situation in D.C. is slightly better than the national average.

D.C. Cost Burden

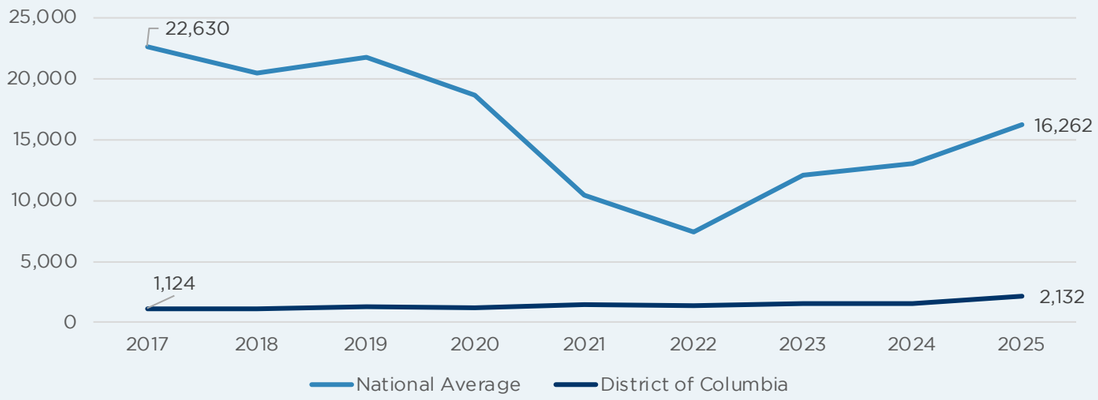


National Cost Burden



Source: Harvard University Joint Center for Housing Studies, The State of the Nation's Housing 2025

Housing Inventory: Active Listing Count

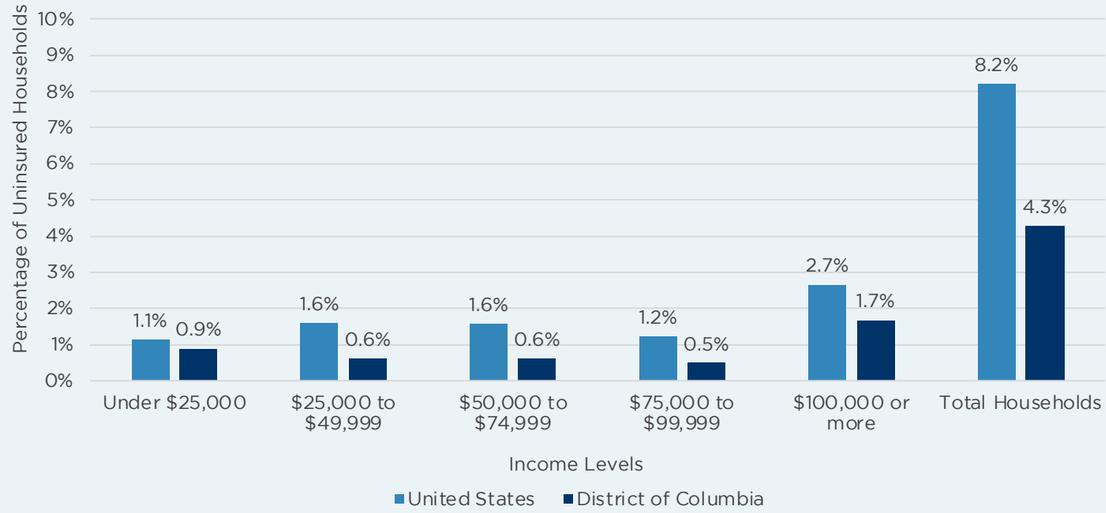


Source: Realtor.com via FRED®, January of 2025

Housing and Healthcare:

Households in D.C. are more likely to be to have healthcare coverage than households nationally, and more than 28,000 households report no coverage in 2024. Those households with limited income are unlikely to be able to afford basic healthcare.

Uninsured Households Across Income Levels

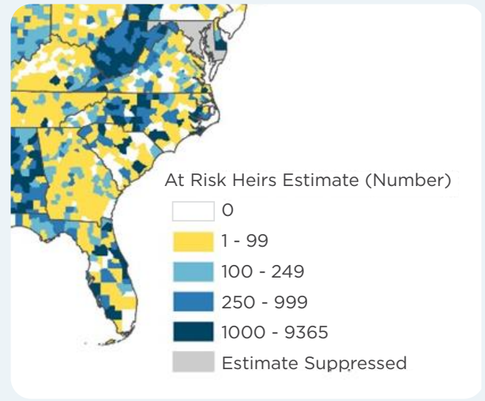


Source: US Census Bureau 2024
Total Uninsured Households: US 27,150,843 | D.C. 28,276

Housing and Property Encumbered by Title Entanglement:

Based on the information gathered by the Federal Reserve Bank of Atlanta and the United States Department of Agriculture, there is a significant amount of property around the country impacted by the Heirs' Property title issue. While there is not any current data specific to the impacted property within the limits of D.C., it is logical that the issue exists in this geographic region as it does in surrounding areas.

In 2023, Fannie Mae published a national study to quantify the impact of Heirs' Property and tangled title on 44 states and D.C. (States that did not have data resources that were able to be validated for heirs' issues were not included in the study). D.C. was included and there were around 33 parcels identified as being potential Heirs' Properties, with a value associated of approximately $10 million. The analysis by county resulted in the impact opposite.



State Name	Total Properties	Most Likely Heirs' Property	Percent Most Likely Heirs' Property	At-Risk Heirs' Property	Percent At-Risk Heirs' Property	Total Estimate of Heirs' Property	Percent Estimated Heirs' Property	Total Assessed Value for Ident. Heirs' Property
District of Columbia	158,897	1	0	32	0.02	33	0.02	$9,500,000

DISTRICT OF COLUMBIA

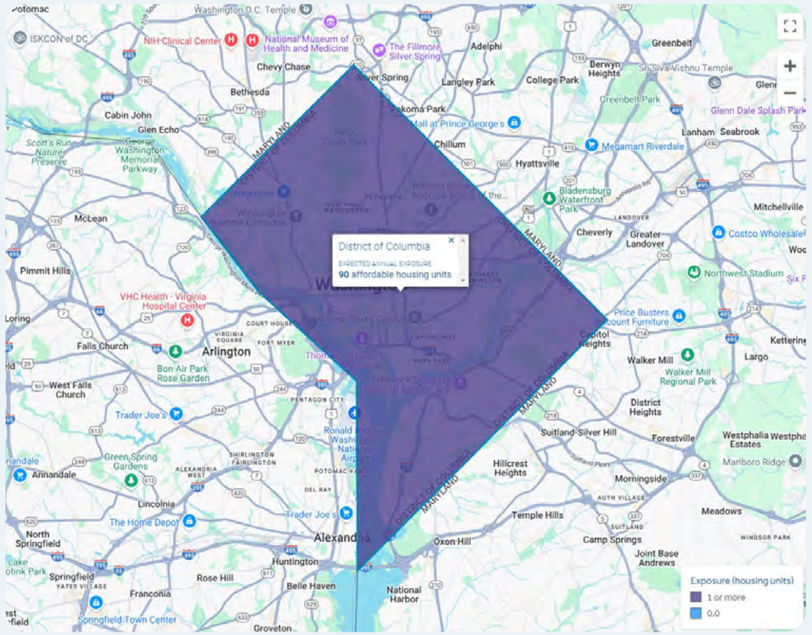
Building Resiliency:

Residents of D.C. may experience increased expenses related to negative impacts from climate change over the next several decades, increasing financial hardship for low- and moderate-income households already struggling with a cost burden.

D.C. has seen average temperatures rise by more than two degrees over the last century, with five of the six hottest months on record having occurred since 2010. Shifts in rainfall patterns resulted in heavier rainstorms, causing the Potomac River to rise about one inch every eight years. Annual precipitation increased during the last century by five to ten percent in D.C., which may lead to increased flooding and higher risk of sewer overflows, which is a health concern.

Rising sea levels are already impacting the river front parks in Washington. Sidewalks along the Tidal Basin area are roughly one foot above the average daily high tide. While in 1950 that resulted in flooding six times per year, now the area floods on average 30 times per year. With a sea level rise of one foot, floods will occur during half the days of the year.

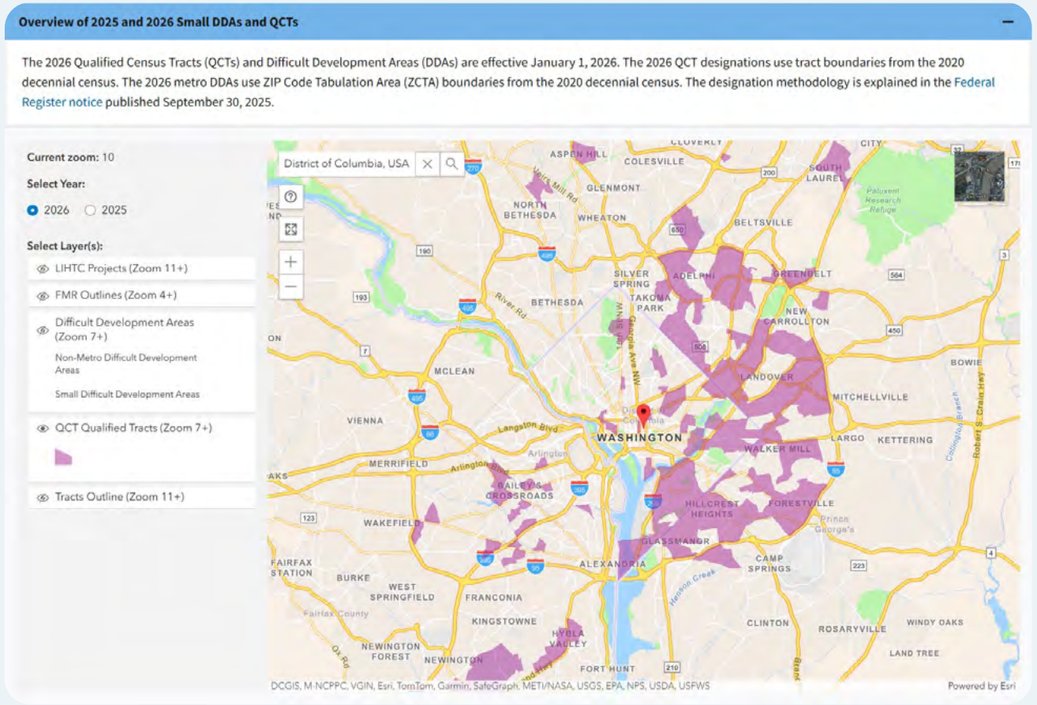
The risk of flooding is a result of sea-level rise and coastal flooding from severe storms, and it represents a significant threat to affordable housing located in flood-prone areas. This housing is vulnerable frequently due to location and construction, and residents are more vulnerable from a socioeconomic standpoint. Climate Central produced maps to project estimated annual exposure to flooding in D.C. through 2050, and this map indicates how many units of affordable housing are at risk each year, based on the current frequency and intensity of storm activity and sea level.



Difficult Development Areas (DDAs):

DDAs are effective January 1, 2026. The 2026 Qualified Census Tracts (QCT) designations use tract boundaries from the 2020 decennial census. The 2026 metro DDAs use ZIP Code Tabulation Area (ZCTA) boundaries from the 2020 Decennial census. The designation methodology is explained in the Federal Register notice published September 30, 2025.

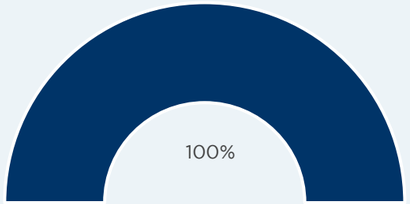
For D.C., the following map demonstrates the existence of several areas across the area that are impacted by DDA conditions, as they have been designated by HUD using the process described above.



Rural Areas:

100 percent of D.C. residents live in urban areas with 0 percent in rural areas.

Percentage of Urban Population in D.C.



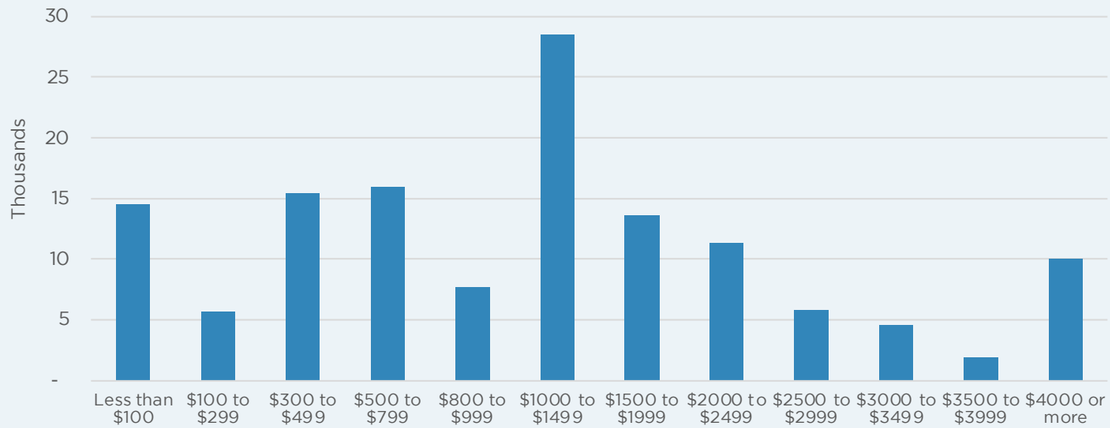
Source: P2 - Urban and Rural - Census Bureau Table

DISTRICT OF COLUMBIA

Property Insurance:

Most owner-occupied homes in D.C. fall within the $1,000-$1,4999 annual homeowners insurance cost range, indicating that significantly fewer households face very low or very high insurance costs – highlighting growing cost concentration and potential affordability pressure as premiums rise.

Number of Owner-Occupied Housing Units by Annual Homeowners Insurance Cost - D.C.



Source: U.S. Census Bureau. "Homeowners Insurance Costs by Mortgage Status (Yearly)." American Community Survey, ACS 1-Year Estimates Detailed Tables, Table B25141

Senior Housing Needs:

D.C. seniors (age 62+) experience slightly lower rates of severe housing problems (38 percent) than the national average (32 percent), but nearly one in three households still face significant housing challenges.

Severe Housing Problems - Age 62+



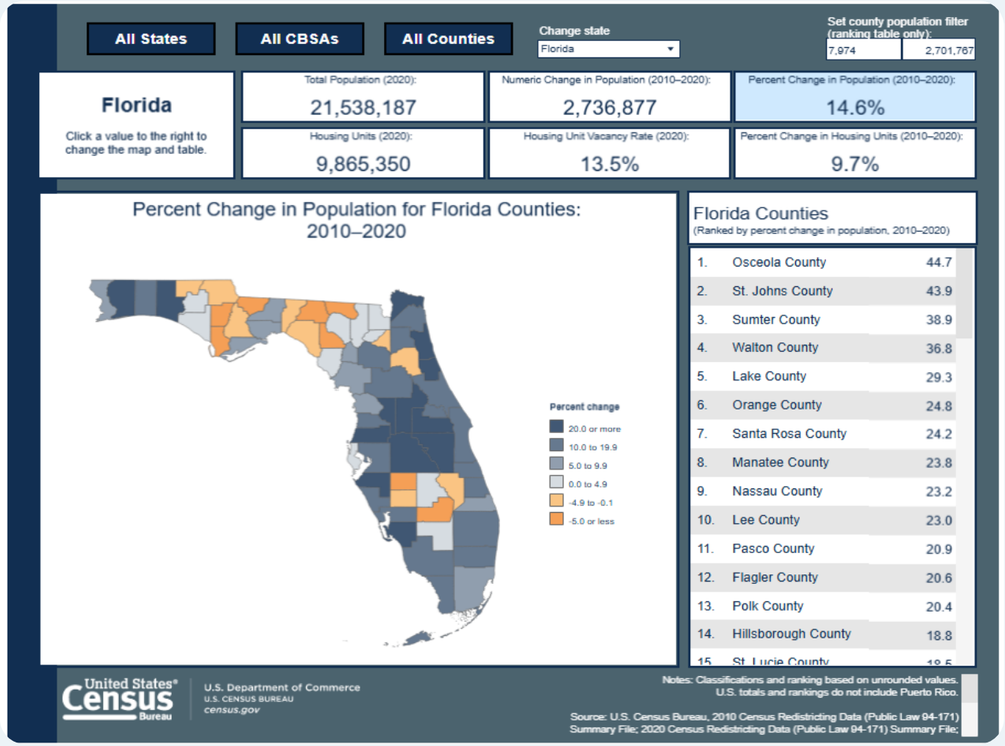
Source: https://www.americashealthrankings.org/explore/measures/severe_housing_problems_62plus



FLORIDA

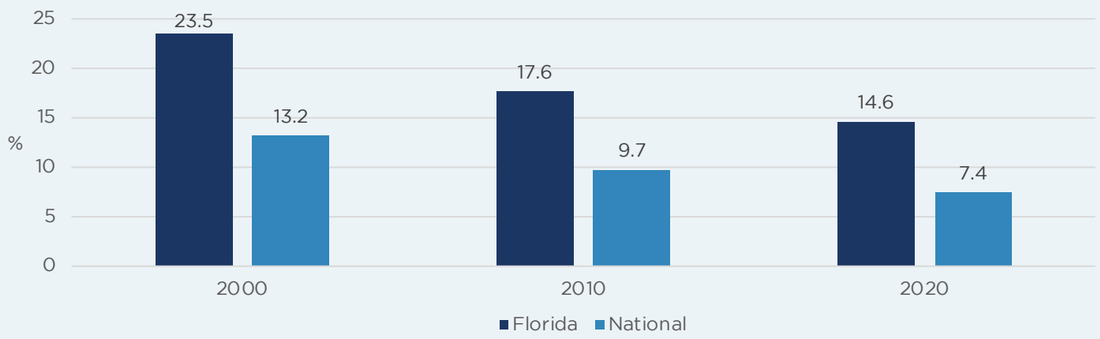
Population Statistics:

Florida's population growth rate has been steadily declining since 2000. However, Florida's growth rate of 14.6 percent between 2010 and 2020 still far exceeded the national rate.



Source: 2020 Population and Housing State Data

Population Growth Rate Over 10 Year Periods

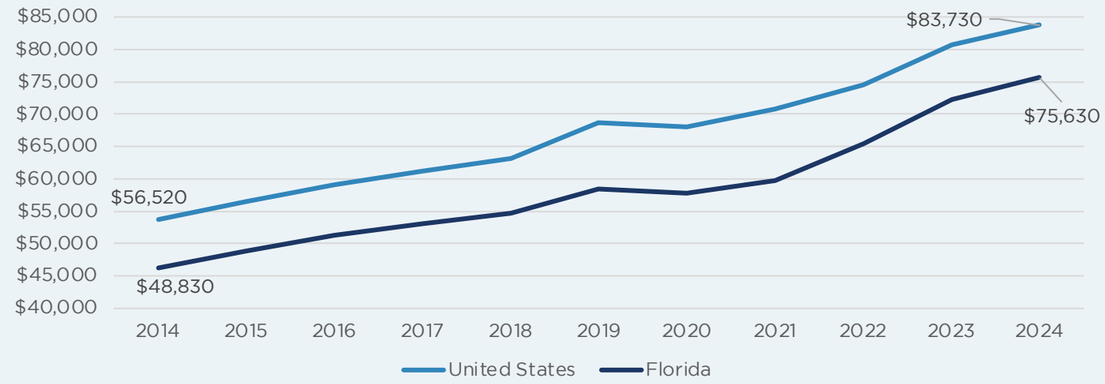


Source: US Census Bureau 2020

Income Statistics:

Florida's 2024 median household income of $75,630 remained approximately 10 percent below the national median household income of $83,730, highlighting continued affordability pressure for households earning below or near the state median.

Median Household Income (unadjusted for inflation)

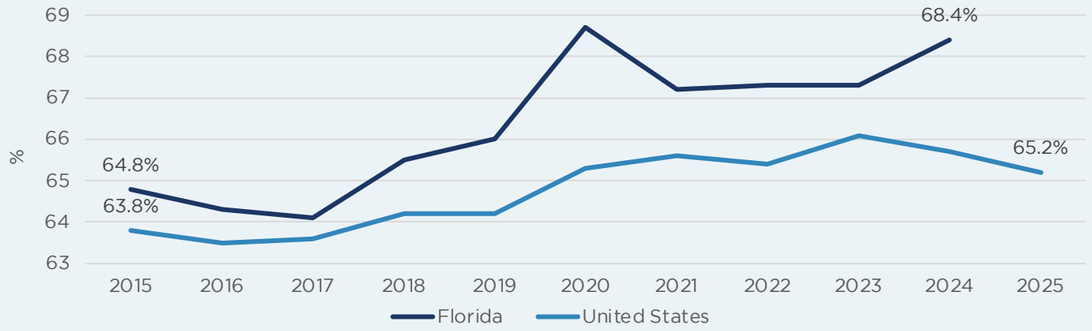


Source: Income and Poverty Data from US Census

Housing Statistics:

The homeownership rate in Florida has remained consistently higher than the national average. In Florida, the homeownership rate currently stands at 68.4 percent as of 2024, slightly above the national average of 65.2 percent as of 2025.

Homeownership Rate (as a proportion of total households)



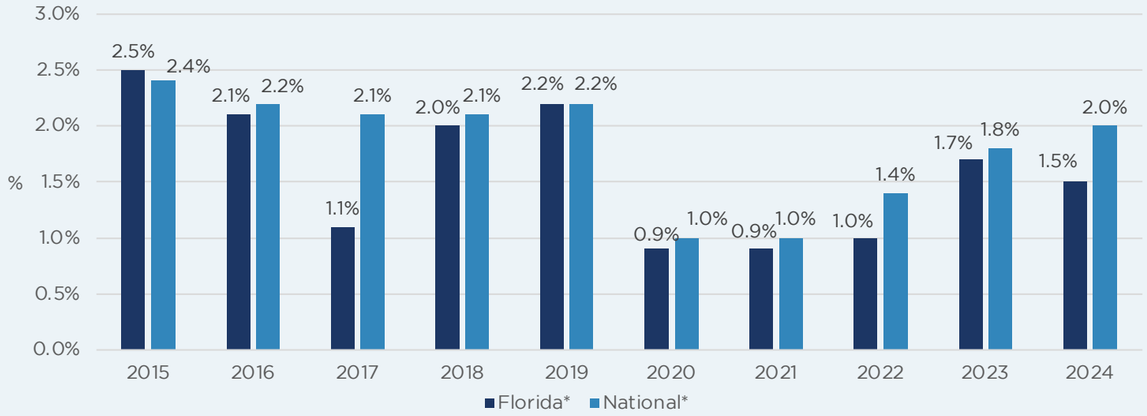
Source: US Census Bureau; FRED Economic Data
US Households: 132,737,146 | Florida Households: 9,141,675

FLORIDA

Mortgage Delinquency Rates:

The mortgage delinquency rates both nation-wide and in Florida remained the same in 2021 as they were in 2020. For 2024, these rate continued to increase, although still below the prepandemic.

Mortgage Delinquency Rates (30-89 days past due)

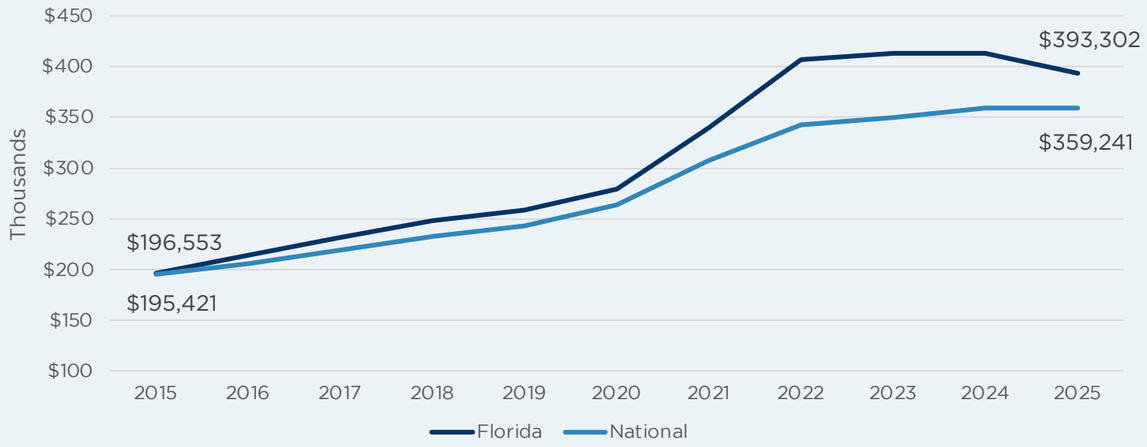


*December Data
Source: Consumer Financial Protection Bureau, 2025

Median Home Prices:

The median home prices in Florida now sits at $393,302, which is a decrease of just over $20,000.

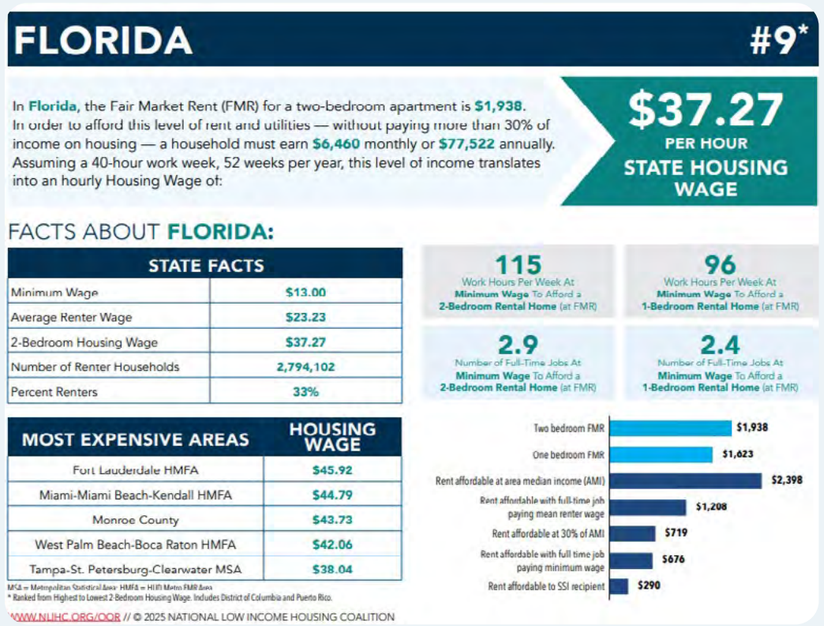
Median Home Prices



Source: Zillow, Data as of November 2025

Rental Housing:

The National Low Income Housing Coalition publishes an analysis of the conditions by state for rental housing available to low-income households. Below is their analysis as of 2025 for low-income renters in Florida.

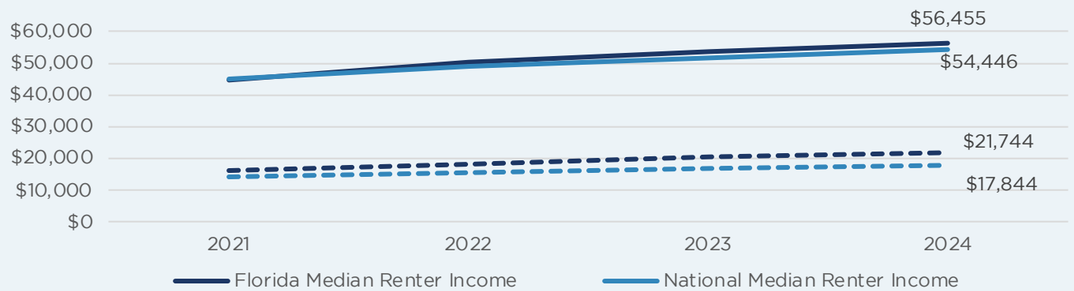


Source: National Low Income Housing Coalition Out of Reach Reports (2024 and 2025)

Median Renter Income vs. Median Renter Housing Costs:

In 2024 as compared to 2020, median housing costs for renters in Florida were slightly less than the national average, going up by over 5.4 percent, while national housing costs went up by 5.4 percent. Incomes did not keep pace, nationally or at the state level.

Median Renter Income vs Median Renter Housing Costs (adjusted for inflation)



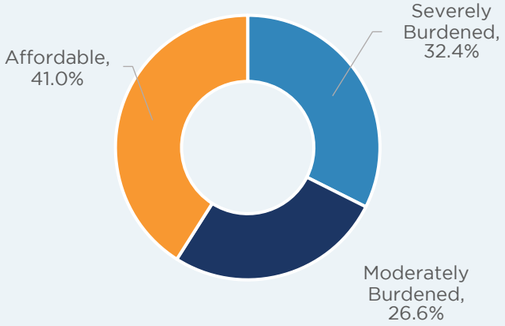
Source: US Census Bureau ACS 2024 Estimates

FLORIDA

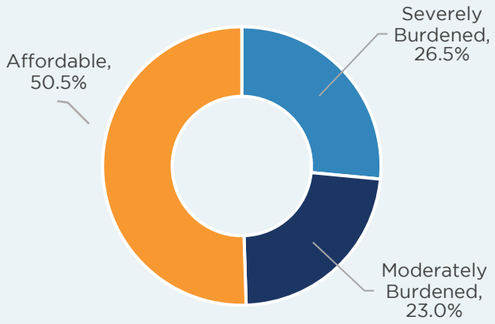
Cost Burden:

41.0 percent of Florida renters are cost burdened, and 32.4 percent of them are severely cost burdened. The overall situation in Florida shows well over half of renters as cost burdened.

Florida Cost Burden



National Cost Burden

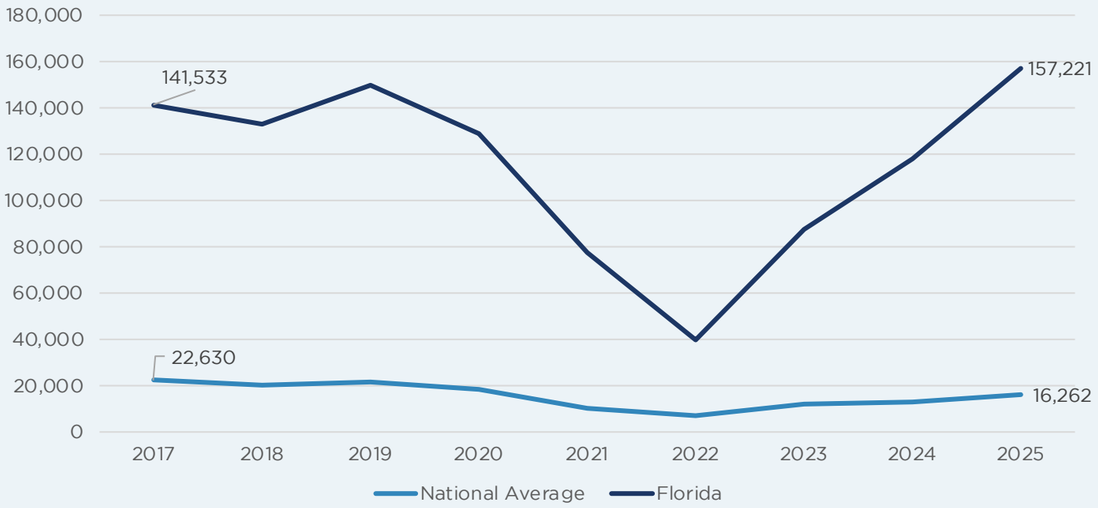


Source: Harvard University Joint Center for Housing Studies, The State of the Nation's Housing 2025

Housing Inventory:

Although active housing listings in Florida have rebounded since 2023, reaching listings in 2025, 157,221 and exceeding housing listings for the last eight years.

Housing Inventory: Active Listing Count

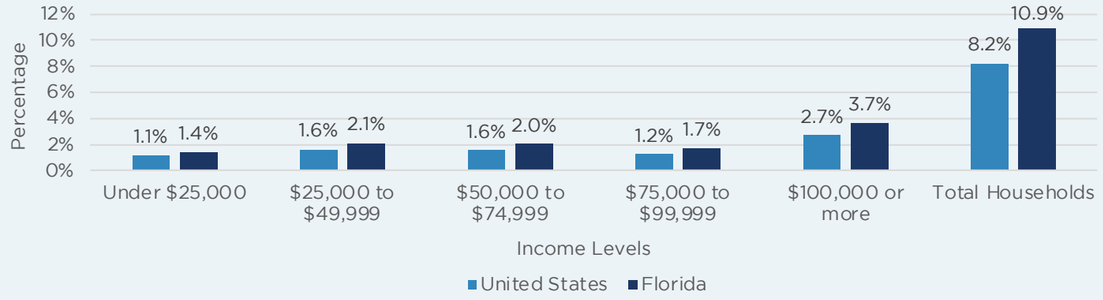


Source: Realtor.com via FRED®, January 2025

Housing and Healthcare:

Florida households are more likely to be without healthcare coverage than households nationally, and almost 2.5 million households in the state report no coverage in 2024. For those households with limited income, they are unlikely able to afford basic healthcare.

Uninsured Households Across Income Levels



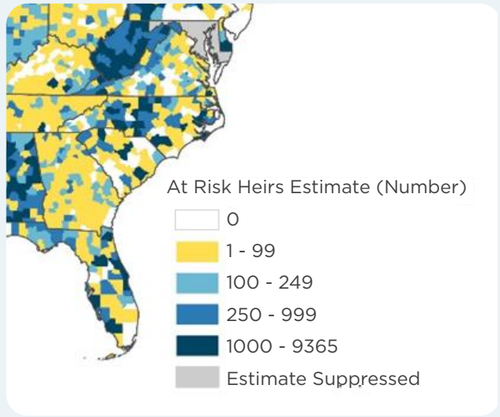
Source: US Census Bureau 2024
Total Uninsured Households: US 27,150,843 | FL 2,488,179

Housing and Property Encumbered by Title Entanglement:

Based on information gathered by the Federal Reserve Bank of Atlanta and graphically depicted below, there is a significant amount of property in Florida that is impacted by the Heirs' Property title issue.

In 2023, Fannie Mae published a national study that was done to quantify the impact of heirs' property and tangled title on 44 states and the District of Columbia. (States that did not have data resources that were able to be validated for heirs' issues were not included in the study). Florida was included and there were around 45,000 parcels identified as being potential heirs' properties, with a value associated of approximately $7.2 billion.

The analysis by county resulted in the map below the impact.



State Name	Total Properties	Most Likely Heirs' Property	Percent Most Likely Heirs' Property	At-Risk Heirs' Property	Percent At-Risk Heirs' Property	Total Estimate of Heirs' Property	Percent Estimated Heirs' Property	Total Assessed Value for Ident. Heirs' Property
Florida	7,727,675	23,256	0.3	22,461	0.29	45,717	0.59	$7,222,630,000

FLORIDA

Top Ten States with the Greatest Total Most Likely Heirs' Properties	Total Most Likely Heirs' Properties
Florida	23,256
North Carolina	13,275
Alabama	6,344
Indiana	6,272
Ohio	4,133
West Virginia	3,371
Georgia	2,881
South Carolina	2,775
Texas	2,657
California	2,558

Top 10 States with the Greatest Percent of Most Likely Heirs' Properties	Percent Heirs' Properties
West Virginia	0.5%
Alabama	0.4%
North Carolina	0.4%
Florida	0.3%
Indiana	0.3%
Iowa	0.2%
Mississippi	0.1%
South Carolina	0.1%
Kentucky	0.1%
Ohio	0.1%

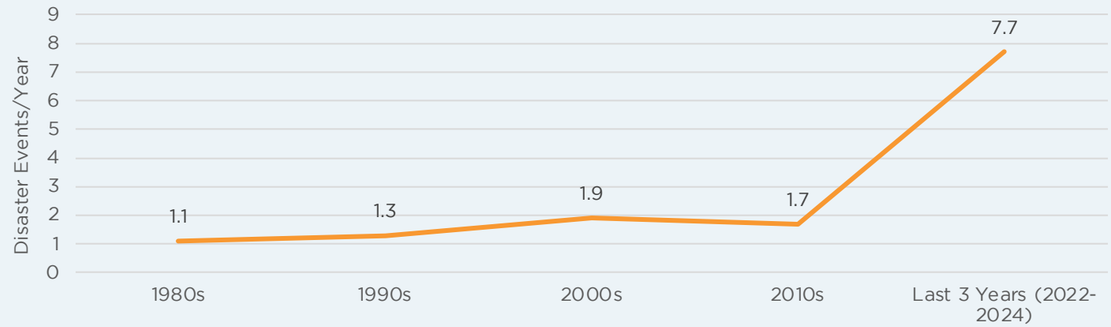
Building Resiliency:

The number of climate-related disaster events in Florida has increased over the decades. There has been a large jump in number of events in the past three years.

The risk of flooding is a result of sea-level rise and coastal flooding from severe storms and represents a significant threat to affordable housing in flood-prone areas. This housing is physically vulnerable frequently due to location and construction, and the residents are more vulnerable from a socioeconomic standpoint. Climate Central produced maps to project estimated annual exposure to flooding for each area through 2050, and these maps indicate how many units of affordable housing are at risk each year, based on the current frequency and intensity of storm activity and sea level. The map for Florida shows primary risk to areas around the southern tip, where Miami-Dade County has almost 400 units a year at severe risk of flooding, along with 200 units in Broward County and over 200 units in Monroe County at risk.

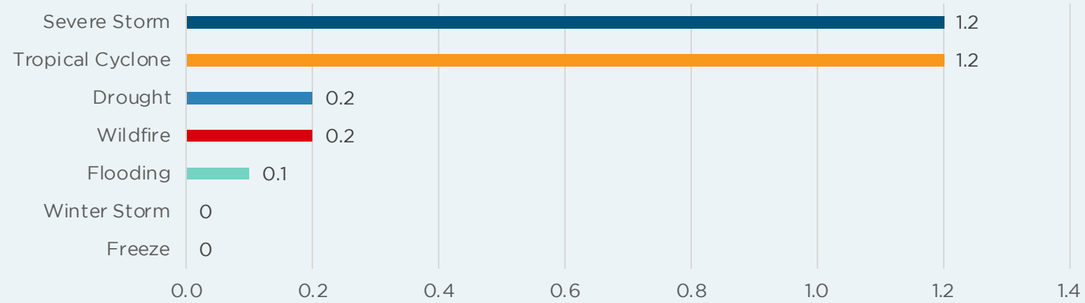


Florida Billion Dollar Disasters Per Year



Source: NOAA National Centers for Environmental Information, 2025

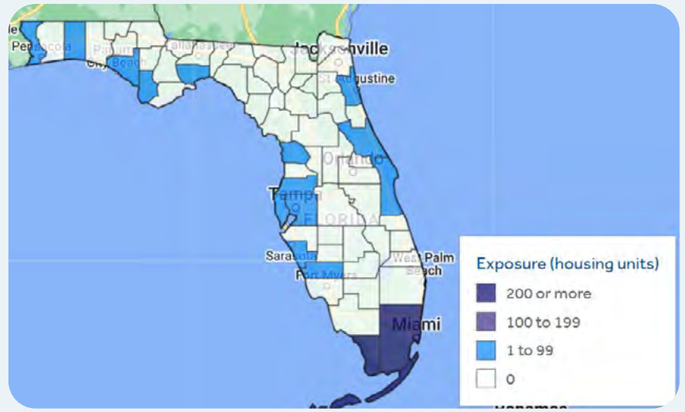
Florida Disaster Events/Year by Type (2000-2023)



Source: National Oceanice and Atmospheric Administration, 2024

Much of Florida's coastline is at risk of flooding in the future. The southern coastline is heavily exposed.

Florida residents may experience increased expenses and declines in median income related to negative impacts from climate change over the next several decades, increasing financial hardship for low- and moderate-income households already struggling with a cost burden.

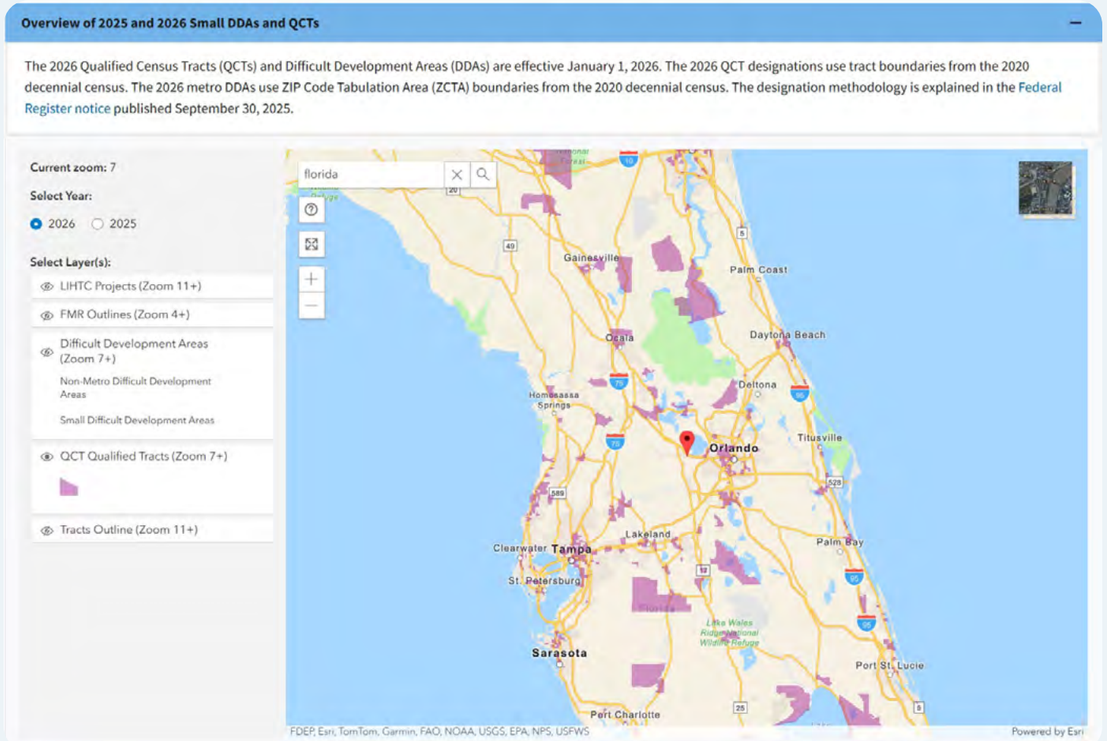


FLORIDA

Difficult Development Areas (DDAs):

DDAs are effective January 1, 2026. The 2026 Qualified Census Tracts (QCT) designations use tract boundaries from the 2020 decennial census. The 2026 metro DDAs use ZIP Code Tabulation Area (ZCTA) boundaries from the 2020 Decennial census. The designation methodology is explained in the Federal Register notice published September 30, 2025.

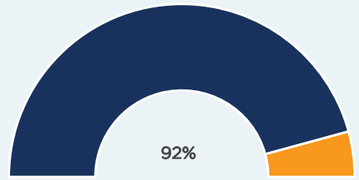
HUD uses census data on total population of metropolitan areas, metropolitan ZIP Code Tabulation Areas (ZCTAs), and nonmetropolitan areas in the designation of DDAs. The combined population of designated DDAs in a metropolitan area must not contain more than 20 percent of the aggregate population of all metropolitan areas, while DDAs designated in nonmetropolitan areas may not contain more than 20 percent of the aggregate population of all nonmetropolitan areas.



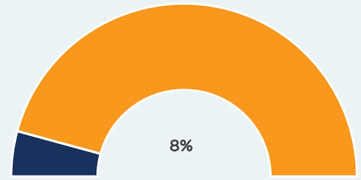
Rural Areas:

About 8 percent of Florida residents reside in rural areas compared to almost 92 percent in urban areas.

Percentage of Urban Population in Florida



Percentage of Rural Population in Florida

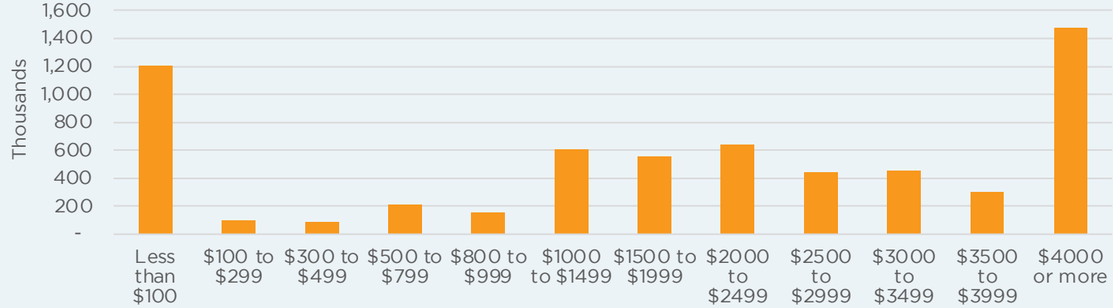


Source: P2 Urban and Rural - Census Bureau Table

Property Insurance:

A large number of Florida homeowners face high annual insurance costs, with a majority of owner-occupied homes reporting premiums of $4,000 or more per year. This concentration at the highest cost category highlights both the severity and financial strain placed on households in Florida, particularly those with fixed and moderate to low incomes.

Number of Owner-Occupied Housing Units by Annual Homeowners Insurance Cost - Florida



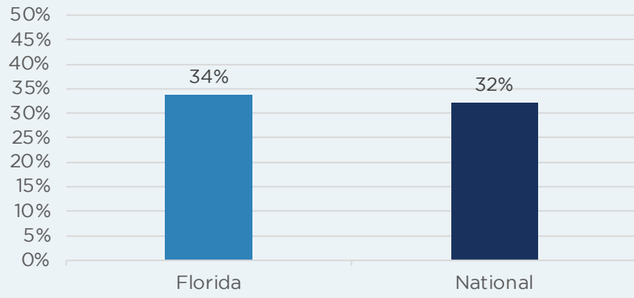
Source: U.S. Census Bureau. "Homeowners Insurance Costs by Mortgage Status (Yearly)." American Community Survey, ACS 1-Year Estimates Detailed Tables, Table B25141

Senior Housing Needs:

Florida seniors (age 62+) experience slightly lower rates of severe housing problems (34 percent) than the national average (32 percent), but nearly one in three households still face significant housing challenges.

Source: https://www.americashealthrankings.org/explore/measures/severe_housing_problems_62plus

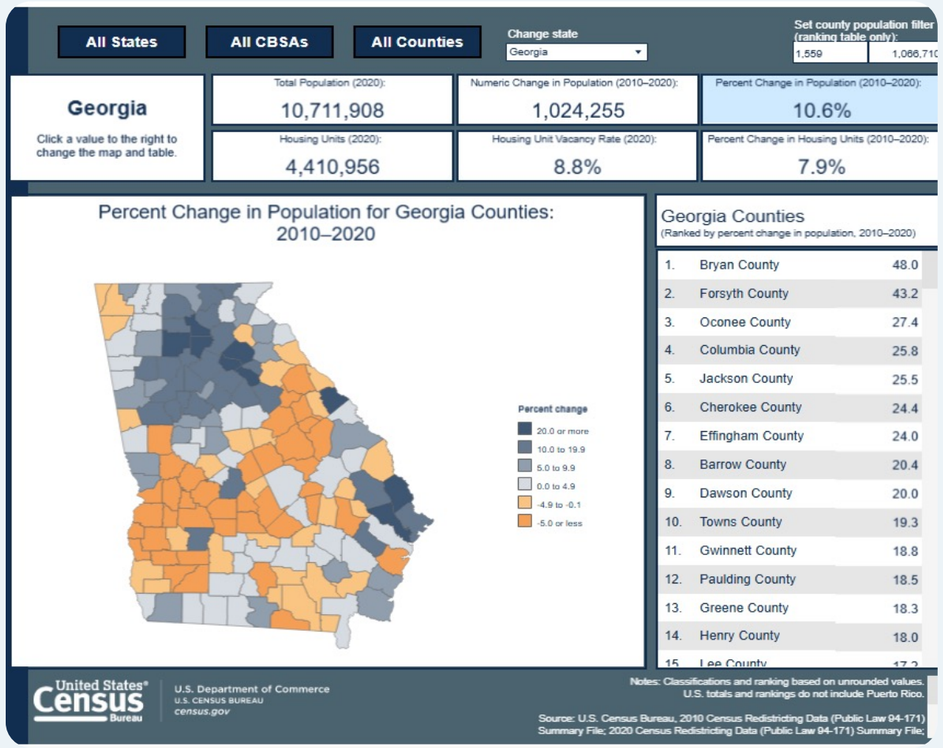
Severe Housing Problems - Age 62+



GEORGIA

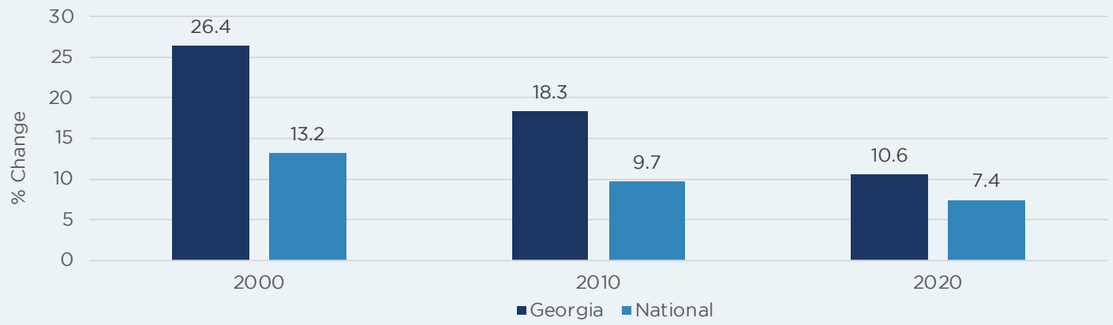
Population Statistics:

Georgia's population growth rate has been steadily declining since 2000 according to U.S. Census Bureau data. Georgia's growth rate of 10.6 percent in 2020 still exceeds the national rate.



Source: 2020 Population and Housing State Data

Population Growth Rate over 10 Year Period

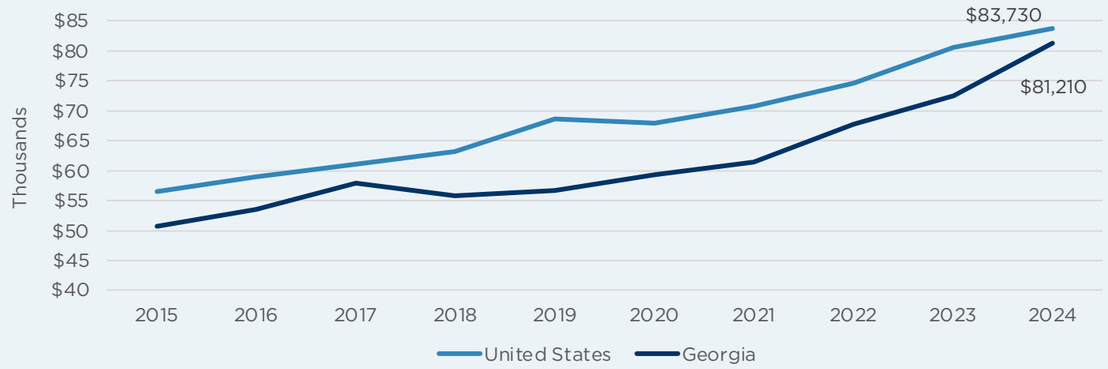


Source: US Census Bureau 2020

Income Statistics:

In 2024, the median household income for Georgia was close to $81,210, marking an increase of more than $31,650 since 2014. However, median household income in the U.S. grew by approximately $30,070 over the same period, rising from approximately $53,000 in 2014 to around $84,000 in 2024.

Median Household Income (unadjusted for inflation)

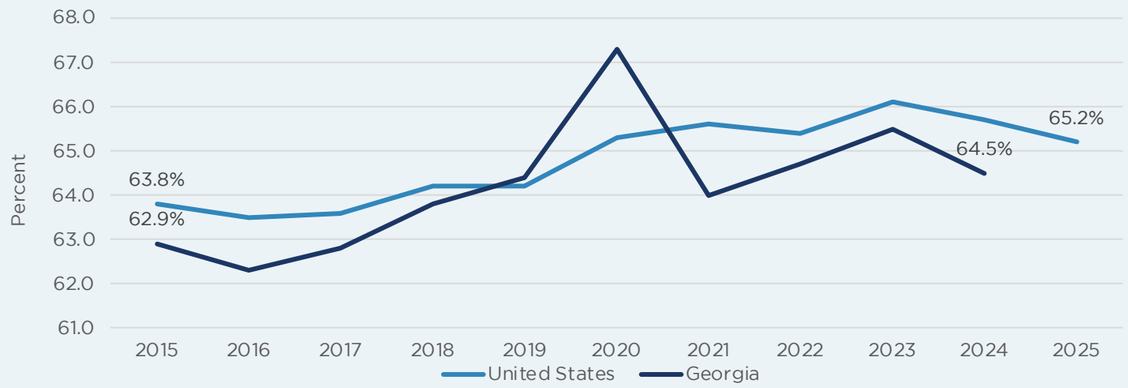


Source: Income and Poverty Data from US Census

Housing Statistics:

Since 2021, the homeownership rate in Georgia has remained lower than the national average, although it increased in 2020. In Georgia, the homeownership rate currently stands at 64.5 percent.

Homeownership Rate (as a proportion of total households)



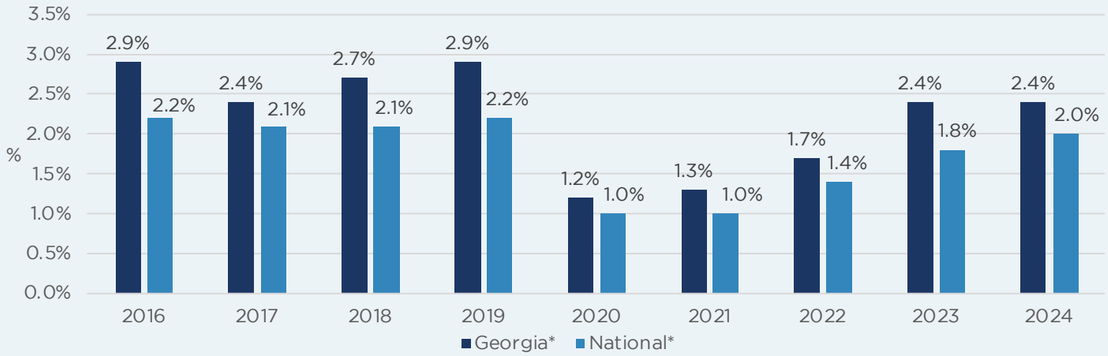
Source: US Census Bureau, FRED Economic Data
Total US households: 132,737,146 | Total GA households: 4,220,732

GEORGIA

Mortgage Delinquency Rates:

The mortgage delinquency rate in Georgia increased from 2021 to 2023 and remains slightly higher than the national average.

Mortgage Delinquency Rates (30-89 days past due)

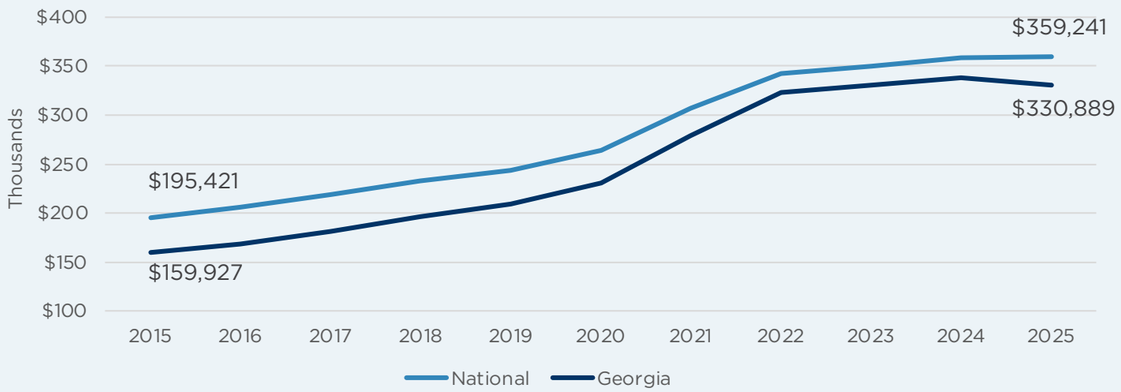


*December Data
Source: Consumer Financial Protection Bureau, 2025

Median Home Prices:

Median home prices in Georgia continue to fall slightly behind the national level; however, they decreased slightly in 2025. The median home price in Georgia is now $330,889, which is 8 percent lower than the national median of $359,241.

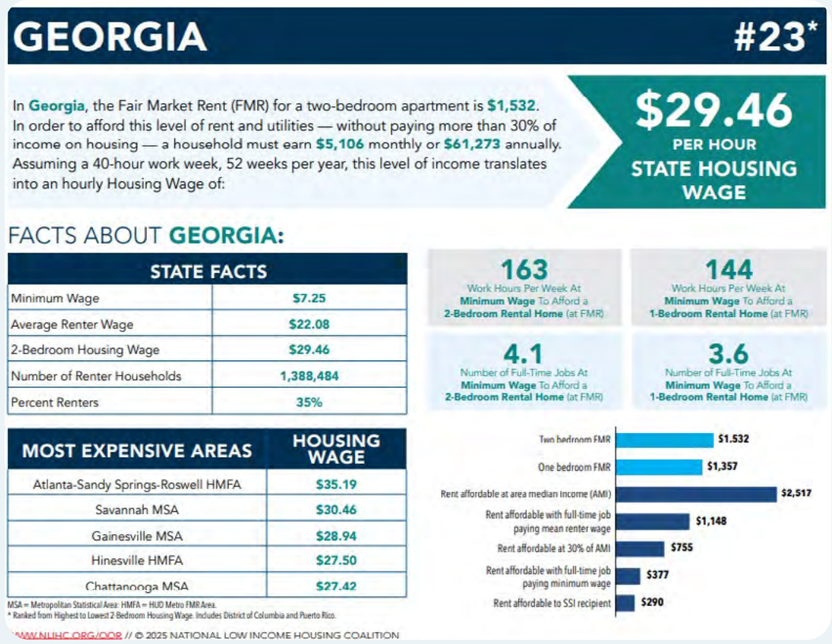
Median Home Prices



Source: Zillow, Data as of November 2025

Rental Housing:

The National Low Income Housing Coalition publishes an analysis of the conditions by state for rental housing available to low income households. Below is their analysis as of 2025 for low-income renters in Georgia.

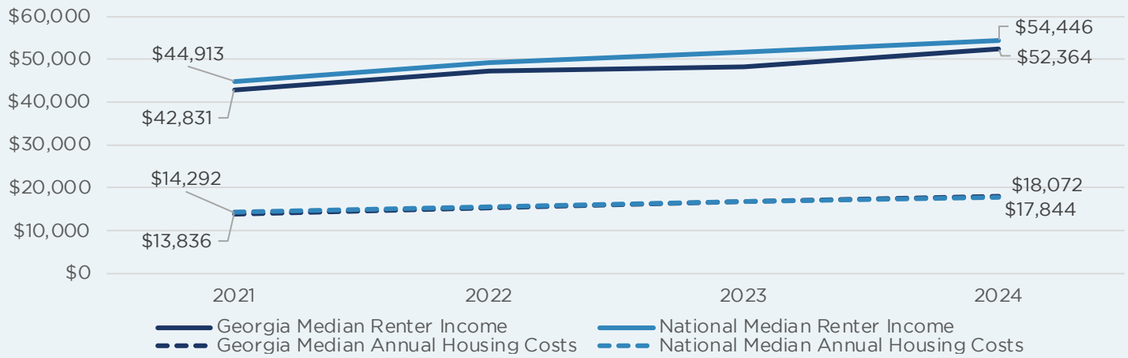


Source: National Low Income Housing Coalition Out of Reach Reports (2024 and 2025)

Median Renter Income vs. Renter Housing Costs:

In 2024, the median renter income in Georgia continued to increase, albeit at a slightly slower pace than median rental housing costs.

Median Renter Income vs Renter Housing Costs (adjusted for inflation)



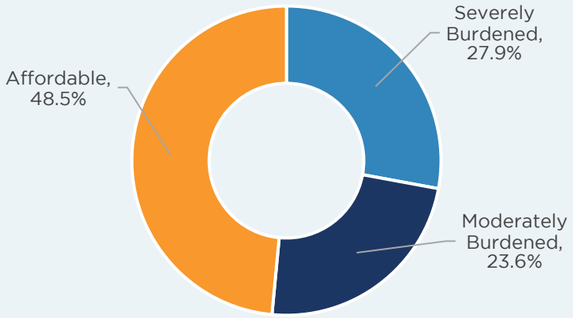
Source: US Census Bureau ACS 2024 Estimates

GEORGIA

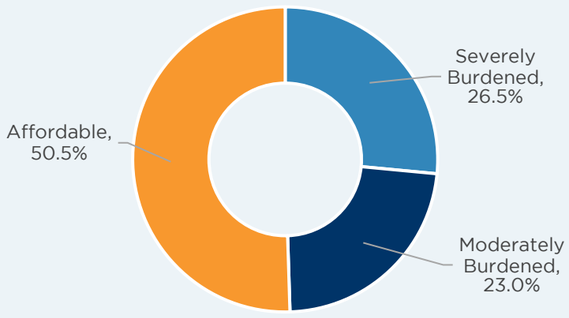
Georgia Cost Burden:

A significant portion (48.5 percent) of Georgia renters are cost burdened, while 27.9 percent of renters are severely cost burdened (defined as spending over half their income on housing). The situation in Georgia is comparable to the national average.

Georgia Cost Burden



National Cost Burden

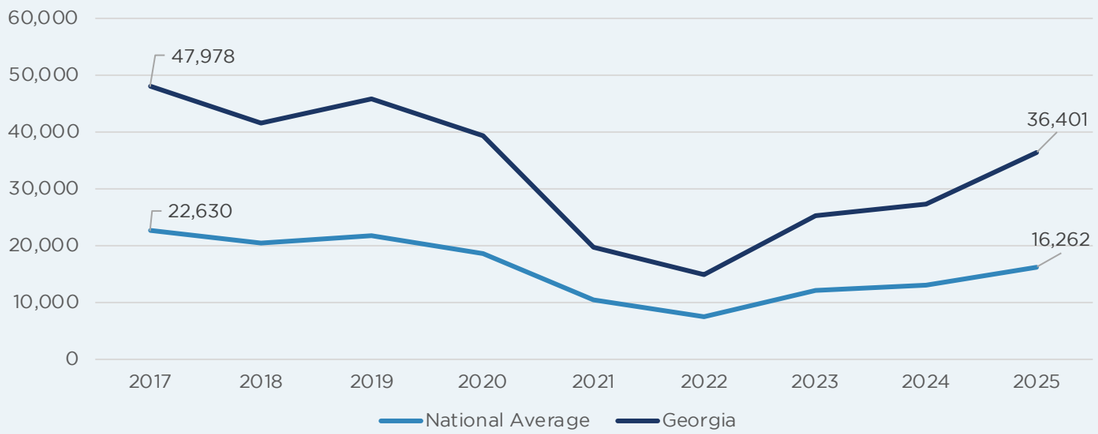


Source: P2 Urban and Rural - Census Bureau Table

Housing Inventory:

Although active housing listings in Georgia have rebounded since 2023, reaching 36,401 listings in 2025, although it remains well below pre-pandemic levels indicating that supply constraints persist despite recent recovery.

Housing Inventory: Active Listing Count

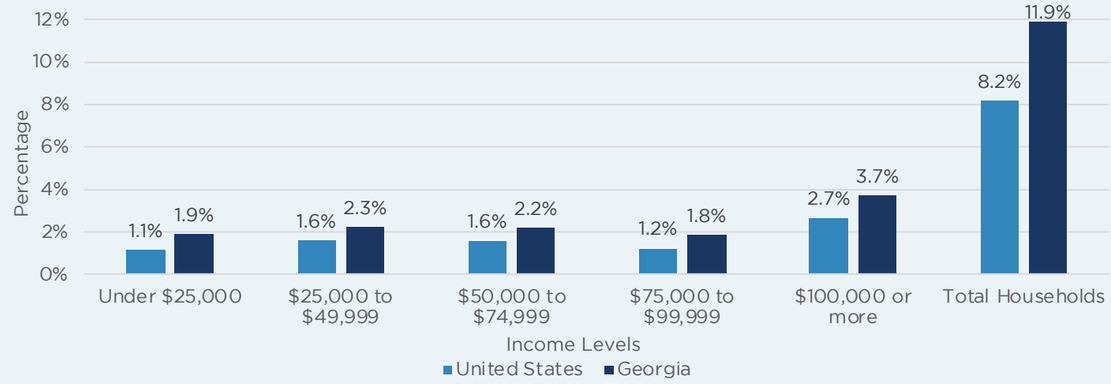


Source: Realtor.com via FRED (January of 2025)

Housing and Healthcare:

Georgia households are more likely to be without healthcare coverage than households nationally, and more than 1.2 million households in the state report no coverage in 2024. For those households with limited income, they are unlikely to be able to afford basic healthcare.

Uninsured Households Across Income Levels



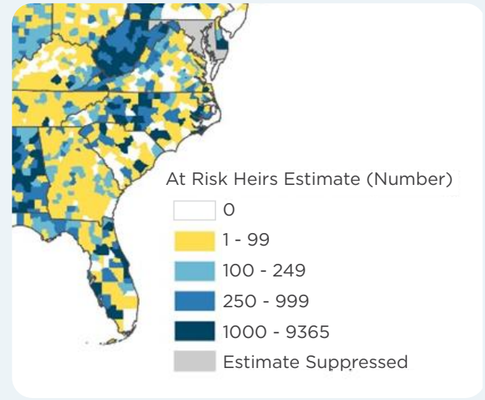
Source: US Census Bureau 2024
Total Uninsured Households: US 27,150,843 | GA 1,297,054

Housing and Property Encumbered by Title Entanglement:

Based on information gathered by the Federal Reserve Bank of Atlanta and graphically depicted below, there is a significant amount of property in Georgia that is impacted by the Heirs' Property title issue.

In 2023, Fannie Mae published a national study that was done to quantify the impact of heirs' property and tangled title on 44 states and the District of Columbia. (States that did not have data resources that were able to be validated for heirs' issues were not included in the study). Georgia was included and there were approximately 15,000 parcels identified as being potential Heirs' Properties, with a value associated of over $400 million.

The analysis by county resulted in the map below the impact.



State Name	Total Properties	Most Likely Heirs' Property	Percent Most Likely Heirs' Property	At-Risk Heirs' Property	Percent At-Risk Heirs' Property	Total Estimate of Heirs' Property	Percent Estimated Heirs' Property	Total Assessed Value for Ident. Heirs' Property
Georgia	3,575,822	2,881	0.08	12,340	0.35	15,221	0.43	$408,900,000

GEORGIA

Top Ten States with the Greatest Total Most Likely Heirs' Properties	Total Most Likely Heirs' Properties
Florida	23,256
North Carolina	13,275
Alabama	6,344
Indiana	6,272
Ohio	4,133
West Virginia	3,371
Georgia	2,881
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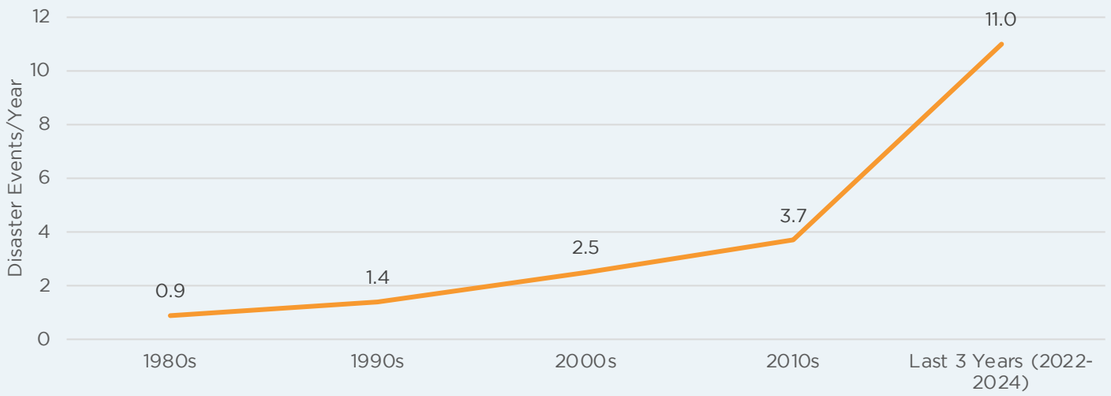
Top 10 States with the Greatest Percent of Most Likely Heirs' Properties	Percent Heirs' Properties
West Virginia	0.5%
Alabama	0.4%
North Carolina	0.4%
Florida	0.3%
Indiana	0.3%
Iowa	0.2%
Mississippi	0.1%
South Carolina	0.1%
Kentucky	0.1%
Ohio	0.1%

Building Resiliency:

Disaster recovery is a recurring need in many communities within Georgia. The number of expensive disaster events has been steadily increasing since the 1980s, and the increase has become even more rapid in recent years.

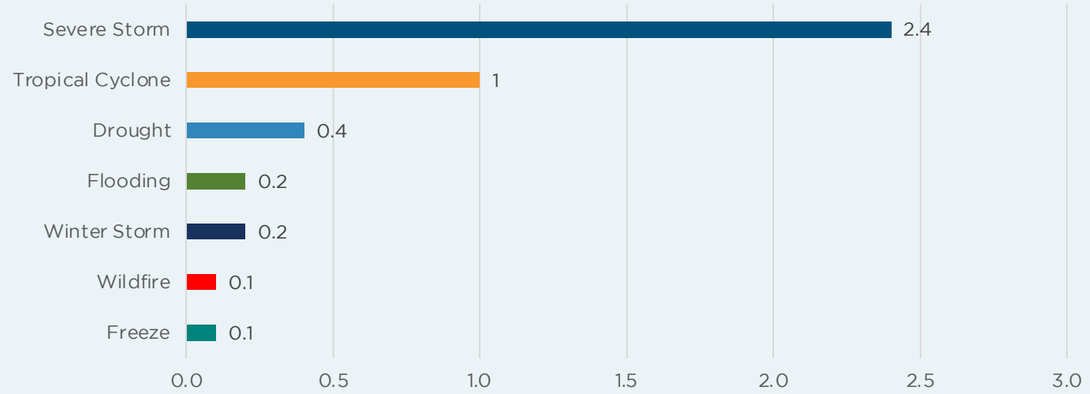
Temperatures in Georgia have risen over the past decade, though the increases have not been as dramatic as in other parts of the country. Rising temperatures may lead to changing weather patterns, increasing the risk of more frequent floods and droughts and causing added stress on livestock and issues for vulnerable populations. Repeated risk of flooding and damages will increase insurance costs for homeowners.

Georgia Billion Dollar Disasters Per Year



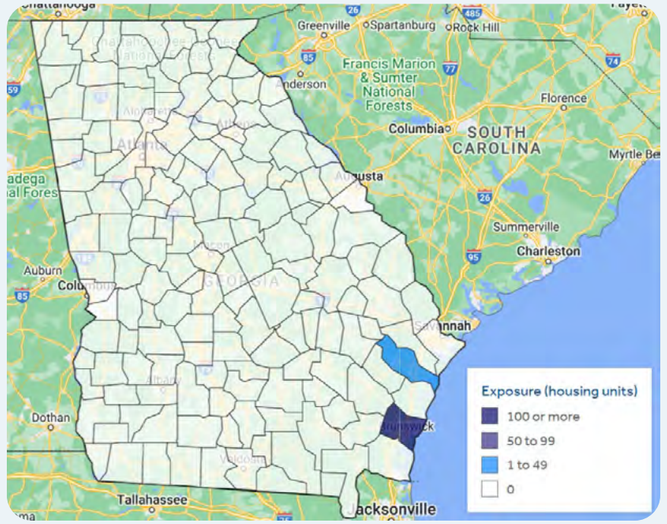
Source: NOAA National Centers for Environmental Information, 2025

Georgia Disaster Events/Year by Type (2000-2024)



Source: National Oceanic and Atmospheric Administration, 2025

Some of Georgia's southeastern coastline faces a risk of flooding in the future. Georgia residents may experience increased expenses and declines in median income related to negative impacts from climate change over the next several decades, increasing financial hardship for low- and moderate-income households already struggling with a cost burden.

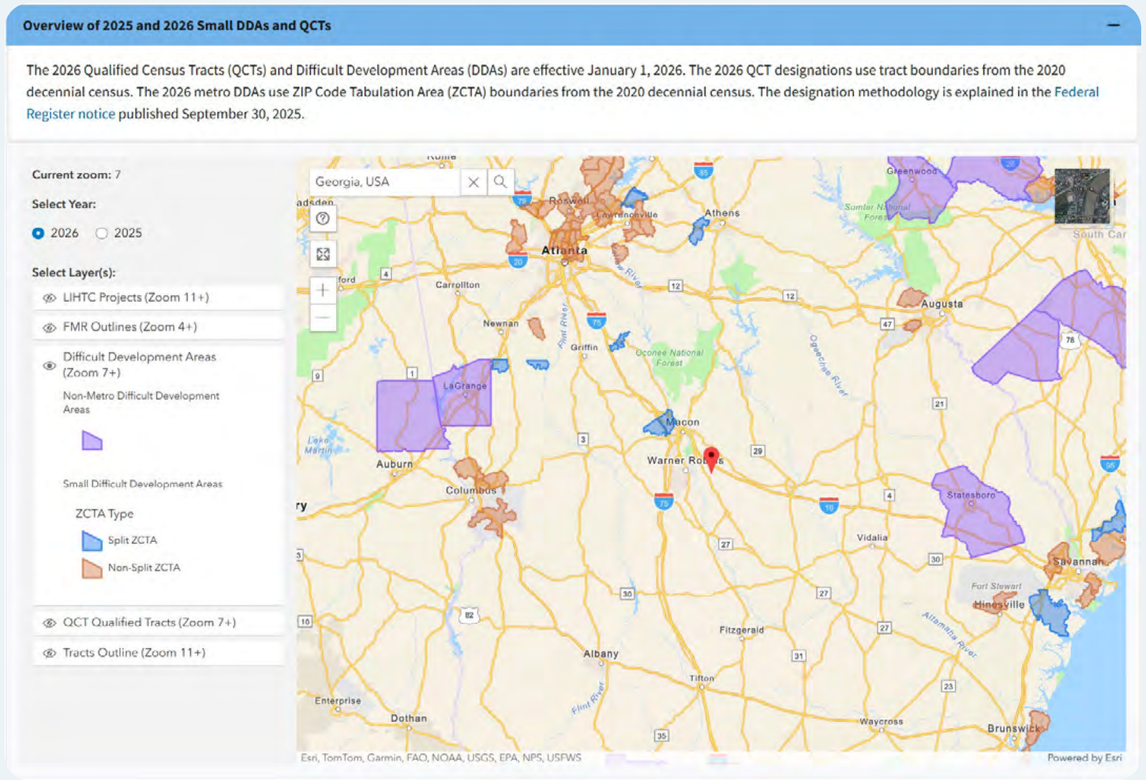


Difficult Development Areas (DDAs):

DDAs are effective January 1, 2026. The 2026 Qualified Census Tracts (QCT) designations use tract boundaries from the 2020 decennial census. The 2026 metro DDAs use ZIP Code Tabulation Area (ZCTA) boundaries from the 2020 Decennial census. The designation methodology is explained in the Federal Register notice published September 30, 2025.

For Georgia, the following map demonstrates the existence of several areas across the state that are impacted by DDA conditions, as they have been designated by HUD using the process described above.

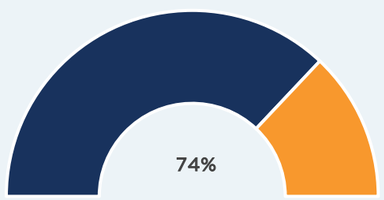
GEORGIA



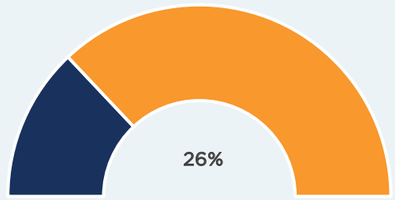
Rural Areas:

About 26 percent of Georgians reside in rural areas compared to almost 74 percent in urban areas.

Percentage of Urban Population in Georgia



Percentage of Rural Population in Georgia

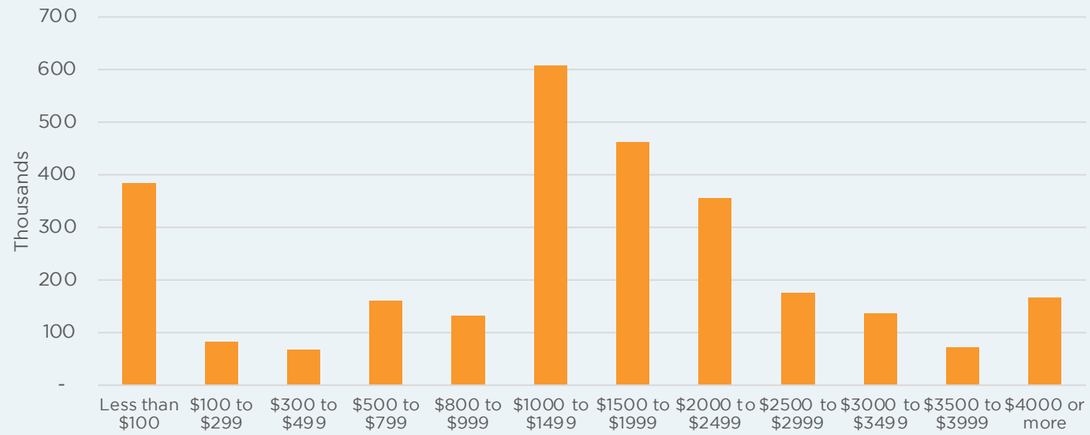


Source: P2: URBAN AND RURAL - Census Bureau Table

Property Insurance:

The majority of owner-occupied homes in Georgia fall within the $1,000-$1,499 annual homeowners insurance cost range, indicating that significantly fewer households face very low or very high insurance costs – highlighting growing cost concentration and potential affordability pressure as premiums rise.

Number of Owner-Occupied Housing Units by Annual Homeowners Insurance Cost - Georgia



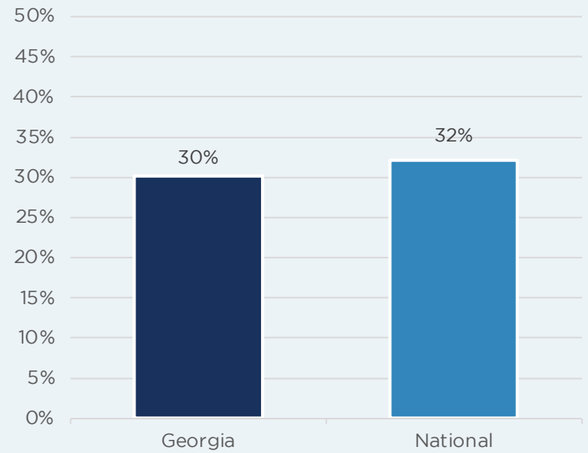
Source: U.S. Census Bureau, "Homeowners Insurance Costs by Mortgage Status (Yearly)." *American Community Survey, ACS 1-Year Estimates Detailed Tables, Table B25141*

Senior Housing Needs:

Georgia seniors (age 62+) experience slightly lower rates of severe housing problems (30 percent) than the national average (32 percentage), but nearly one in three households still face significant housing challenges.

Source: https://www.americashealthrankings.org/explore/measures/severe_housing_problems_62plus

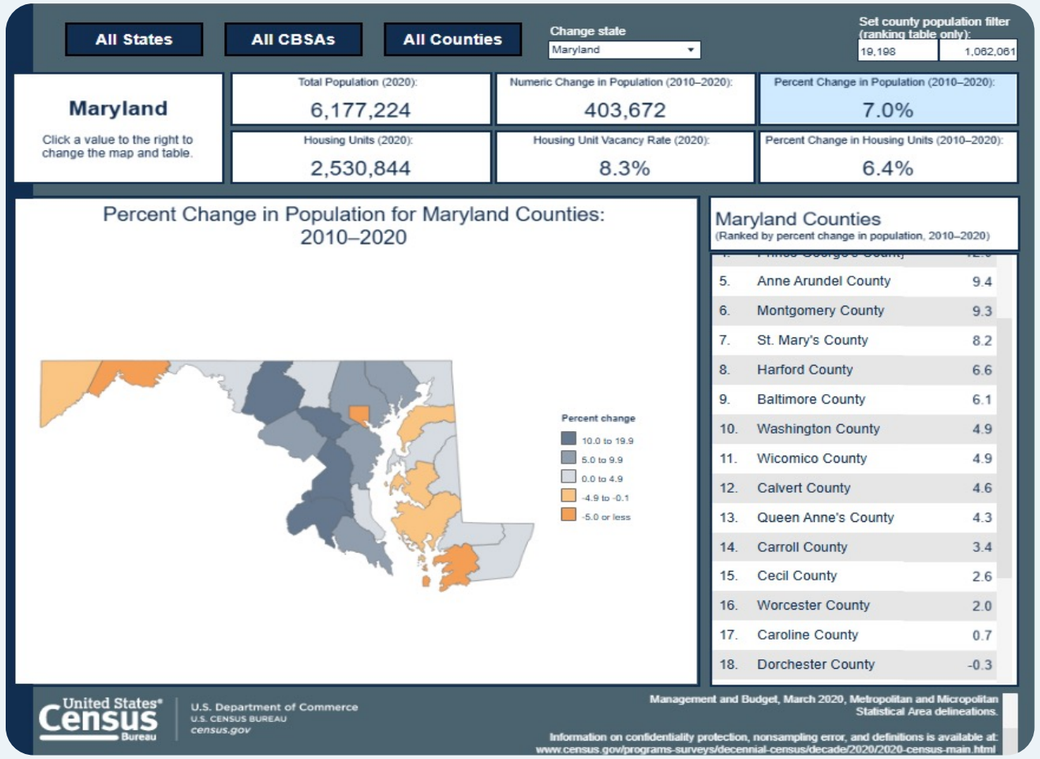
Severe Housing Problems - Age 62+



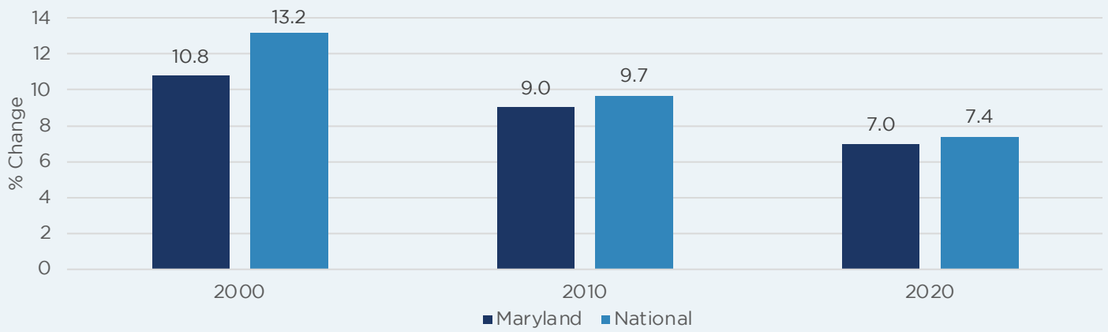
MARYLAND

Population Statistics:

Both the national population growth rate and the growth rate for Maryland continue to decline in the 2020 Census data. Maryland continues to show a growth rate lower than that national average.



Population Growth Rate Over 10 Year Periods

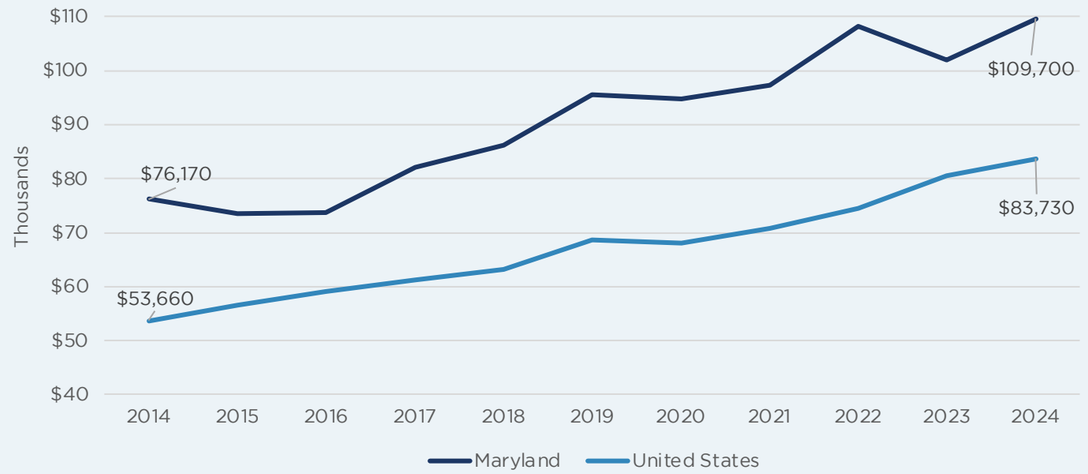


Source: US Census Bureau 2020

Income Statistics:

The median household income for Maryland in 2024 was $109,700, which was 31 percent higher than the national median household income of $83,730.

Median Household Income (unadjusted for inflation)

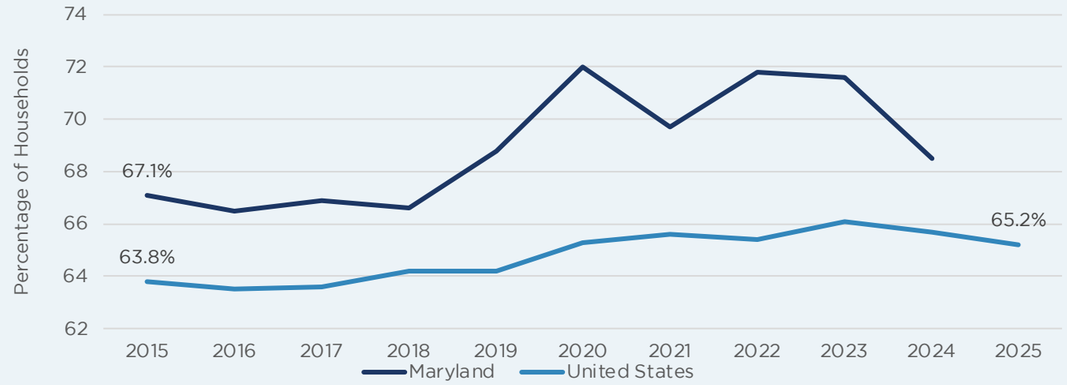


Source: Income and Poverty Data from US Census

Housing Statistics:

The homeownership rate in Maryland has remained consistently higher than the national average over the past several years, standing at 68.5 percent as of 2024, while the national average is 65.2 percent as of 2025.

Homeownership Rate (as a proportion of total households)



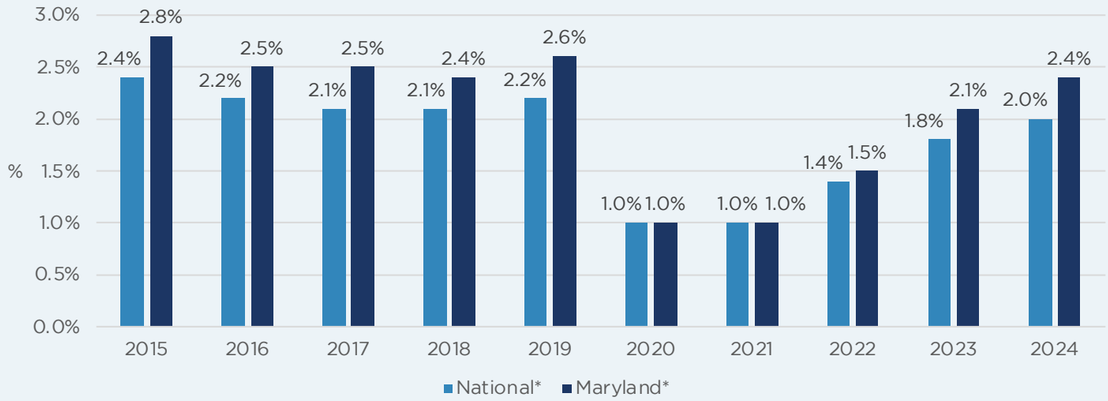
Source: US Census Bureau, FRED Economic Data
Total US households: 132,737,146 | Total Maryland households: 2,401,394

MARYLAND

Mortgage Delinquency Rates:

Maryland has a modestly higher mortgage delinquency rate than the national average in 2024. Rates have been gradually rising since 2022, signaling renewed but moderate financial strain among borrowers.

Mortgage Delinquency Rates (30-89 days past due)

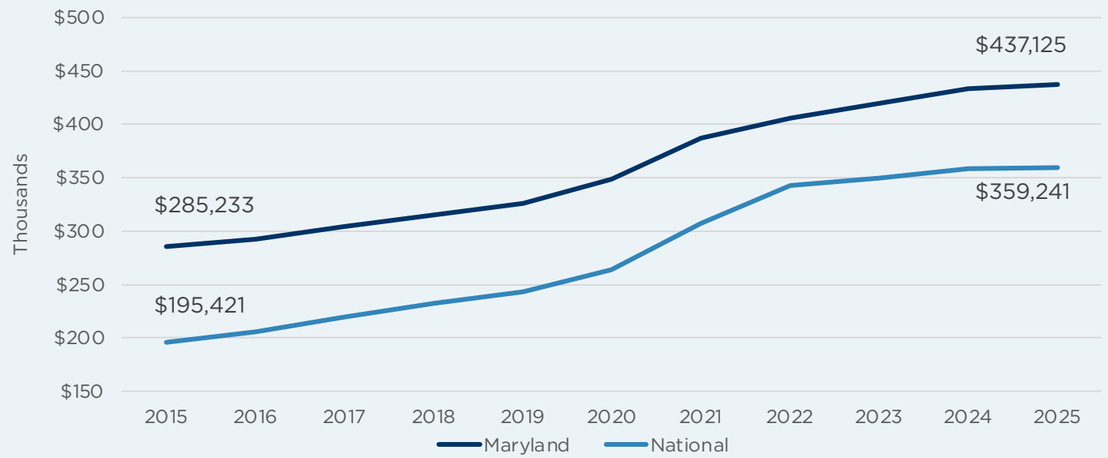


*December Data
Source: Consumer Financial Protection Bureau, 2025

Median Home Prices:

Median home prices in Maryland remain higher than the national average. The median home price in Maryland is $437,125, which is 21.7 percent higher than the national median of $359,241.

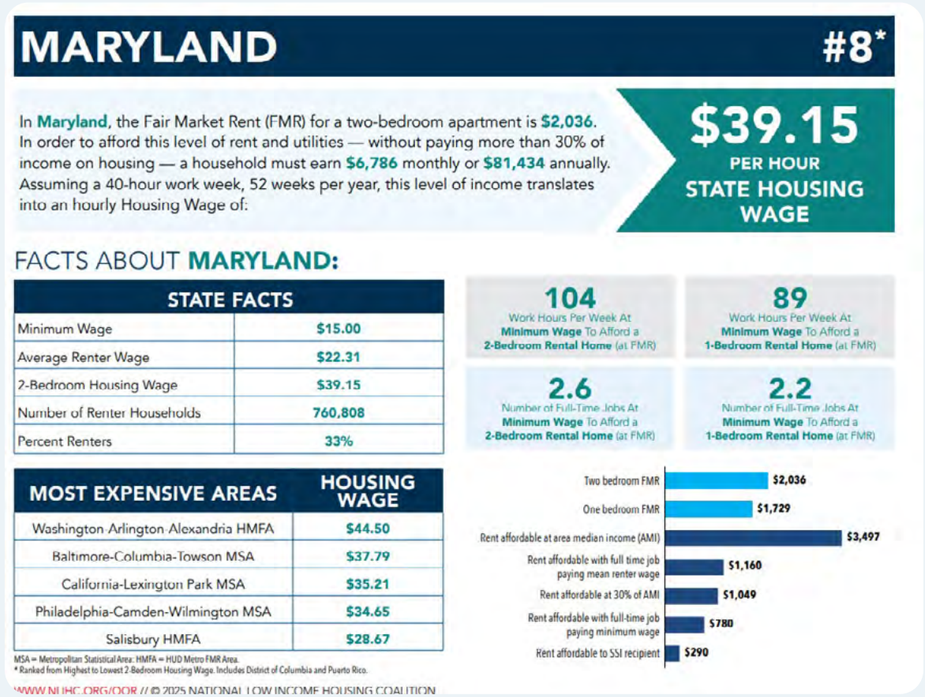
Median Home Prices



Source: Zillow, data as of November 2025

Rental Housing:

The National Low Income Housing Coalition publishes an analysis of the conditions by state for rental housing available to low income households. Below is its analysis as of 2025 for low-income renters in Maryland.

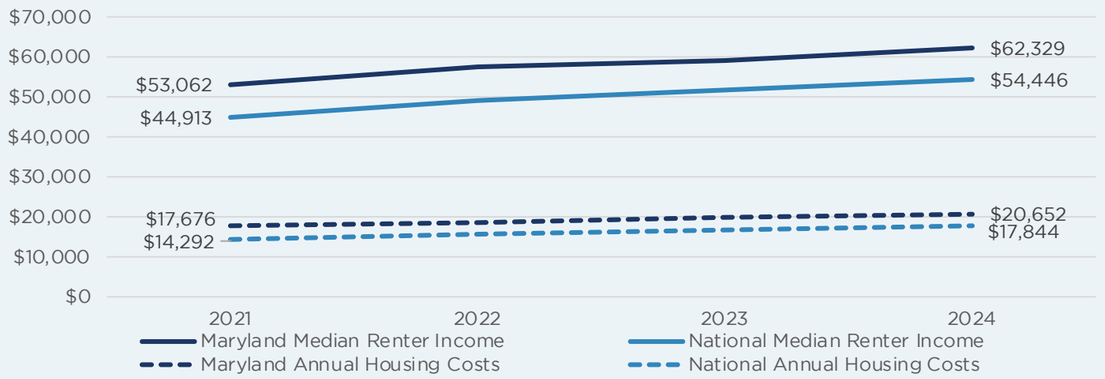


Source: National Low Income Housing Coalition Out of Reach Reports (2024 and 2025)

Median Renter Income vs. Renter Housing Costs:

Between 2021 and 2024, median housing costs and median renter income in Maryland both increased at a rate far below the national average.

Median Renter Income vs Renter Housing Costs (adjusted for inflation)



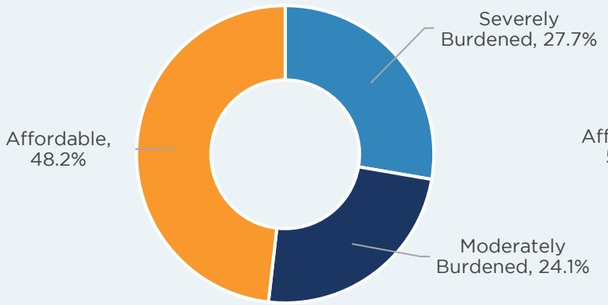
Source: US Census Bureau ACS 2024 Estimates

MARYLAND

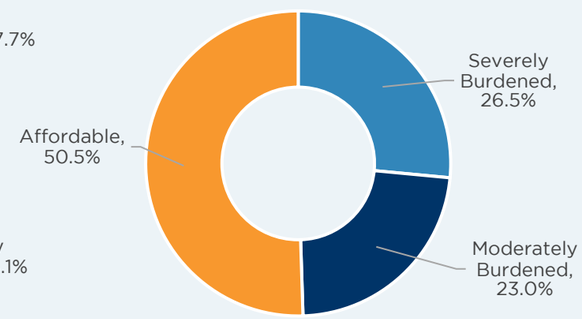
Cost Burden:

48.2 percent of Maryland renters are cost burdened, and 26.2 percent of those Maryland renters are severely cost burdened. The situation in Maryland is comparable to the national average.

Maryland Cost Burden



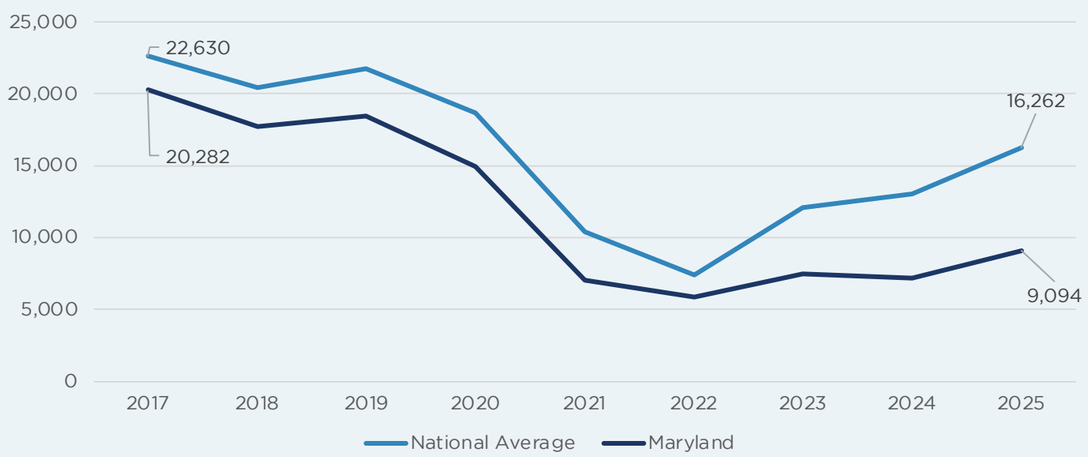
National Cost Burden



Housing Inventory:

Although active housing listings in Maryland have rebounded since 2023, reaching 9,094 listings in 2025, although it remains well below pre-pandemic levels indicating that supply constraints persist despite recent recovery.

Housing Inventory: Active Listing Count

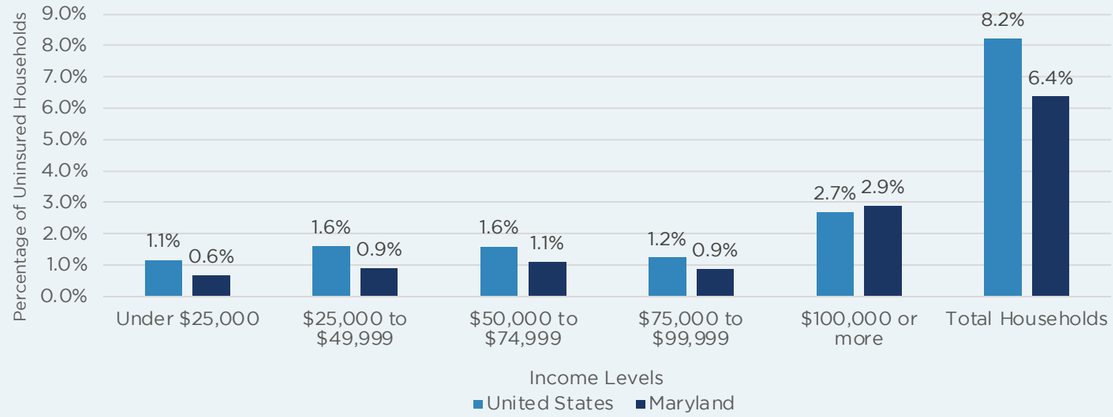


Source: Realtor.com via FRED (January of 2025)

Housing and Healthcare:

Maryland households are more likely to have healthcare coverage than households nationally, however over 388,000 households in the state report no coverage in 2024. For those households with limited income, they are unlikely to be able to afford basic healthcare.

Uninsured Households Across Income Levels

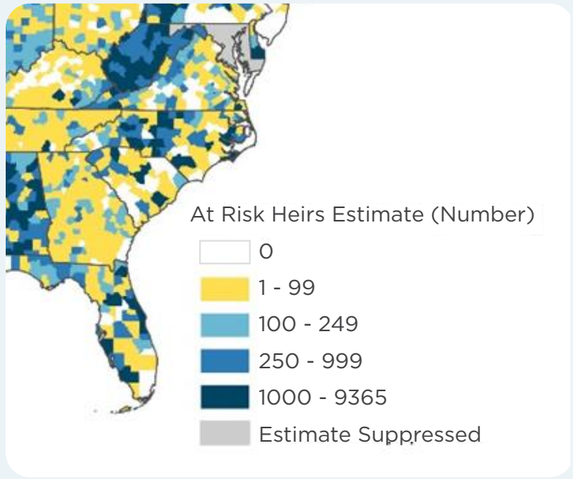


Source: US Census Bureau 2024
Total Uninsured Households: US 27,150,843 | MD 388,340

Housing and Property Encumbered by Title Entanglement:

Based on information gathered by the Federal Reserve Bank of Atlanta and graphically depicted below, there is a significant amount of property in the Southeast that is impacted by the Heirs' Property title issues.

The analysis by county resulted in the map below the impact.

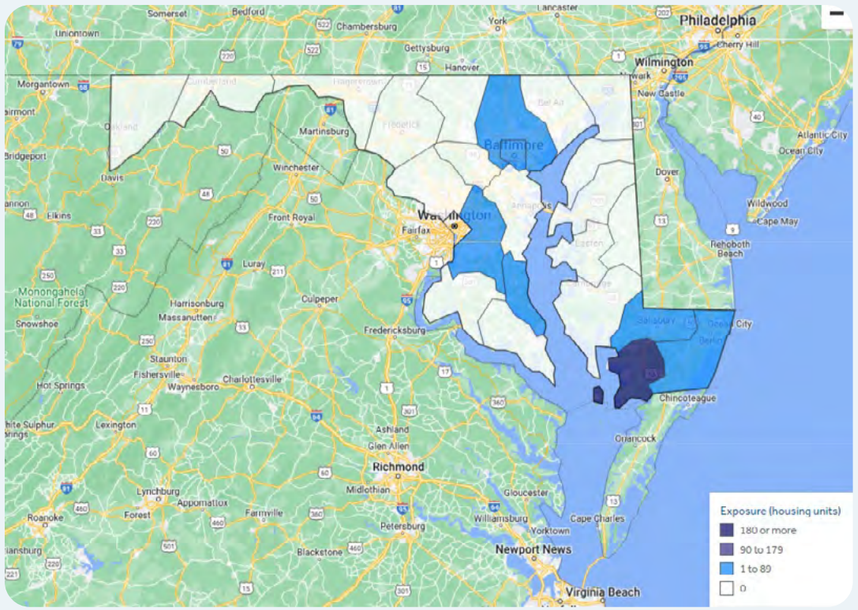


MARYLAND

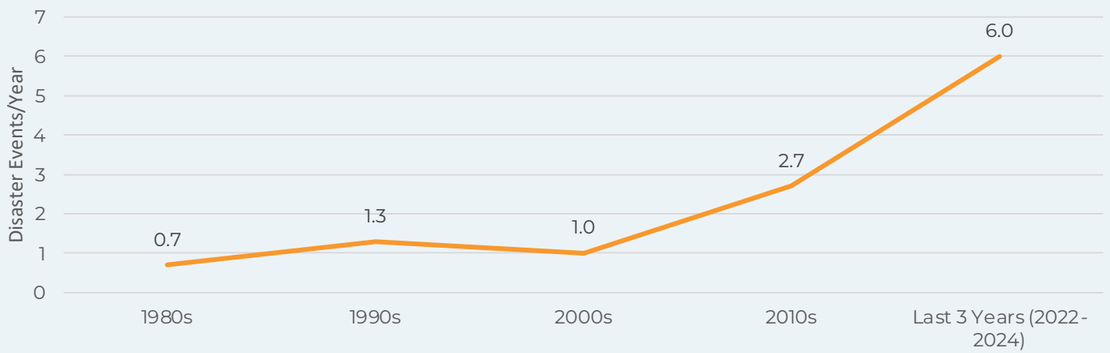
Building Resiliency:

Disaster recovery is a recurring need in many communities within Maryland. The number of expensive disaster events has been steadily increasing since the 1980s, and the increase has become even more rapid in recent years.

Maryland residents may experience increased expenses and declines in median income related to negative impacts from climate change over the next several decades, increasing financial hardship for low- and moderate-income households already struggling with a cost burden.

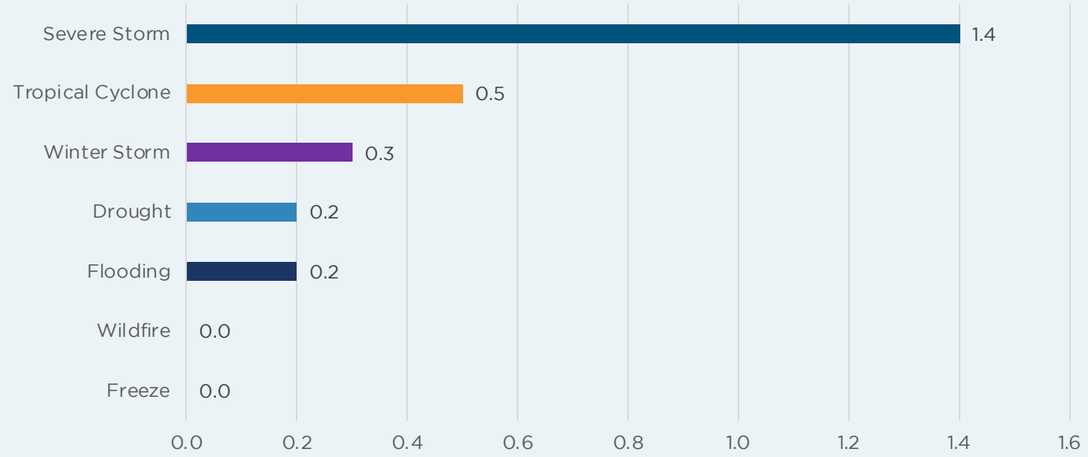


Maryland Billion Dollar Disasters Per Year



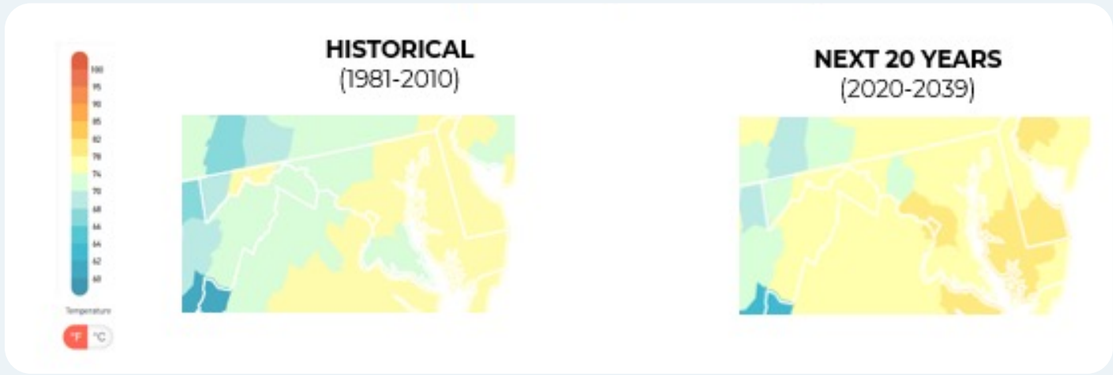
Source: NOAA National Centers for Environmental Information, 2025

Maryland Disaster Events/Year by Type (2000-2024)



Source: National Oceanic and Atmospheric Administration, 2025

Historical and Projected Temperatures in Maryland



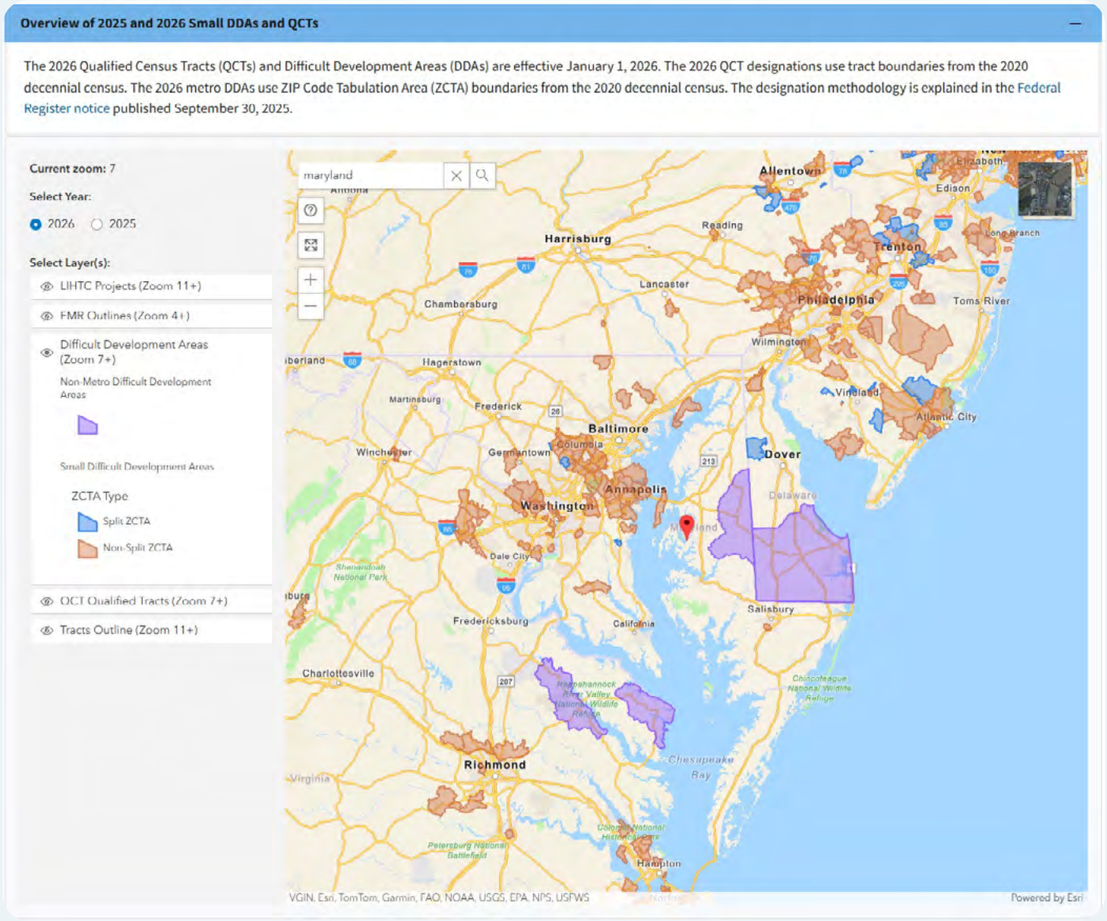


MARYLAND

Difficult Development Areas (DDAs):

The Difficult Development Areas (DDAs) are effective January 1, 2026. The 2026 Qualified Census Tracts (QCT) designations use tract boundaries from the 2020 decennial census. The 2026 metro DDAs use ZIP Code Tabulation Area (ZCTA) boundaries from the 2020 Decennial census. The designation methodology is explained in the Federal Register notice published September 30, 2025.

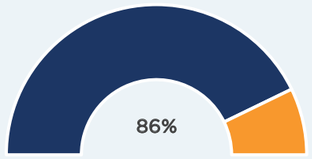
The following map demonstrates the existence of several areas across the state that are impacted by DDA conditions, as they have been designated by HUD using the process described above.



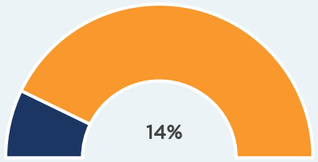
Rural Areas:

About 14 percent of Marylanders reside in rural areas compared to almost 86 percent in urban areas.

Percentage of Urban Population in Maryland



Percentage of Rural Population in Maryland



Source: P2 - URBAN AND RURAL - Census Bureau Table

Property Insurance:

The majority of owner-occupied homes in Maryland fall within the $1,000-$1,4999 annual homeowners insurance cost range, indicating that significantly fewer households face very low or very high insurance costs – highlighting growing cost concentration and potential affordability pressure as premiums rise.

Number of Owner-Occupied Housing Units by Annual Homeowners Insurance Cost - Maryland



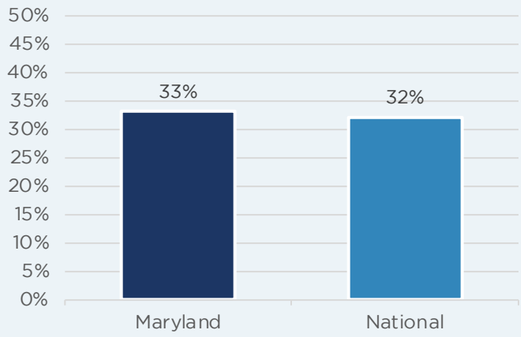
Source: U.S. Census Bureau. "Homeowners Insurance Costs by Mortgage Status (Yearly)."
American Community Survey, ACS 1-Year Estimates Detailed Tables, Table B25141

Senior Housing Needs:

Maryland seniors (age 62+) experience slightly lower rates of severe housing problems (33 percent) than the national average (32 percent), but nearly one in three households still face significant housing challenges.

Source: https://www.americashealthrankings.org/explore/measures/severe_housing_problems_62plus

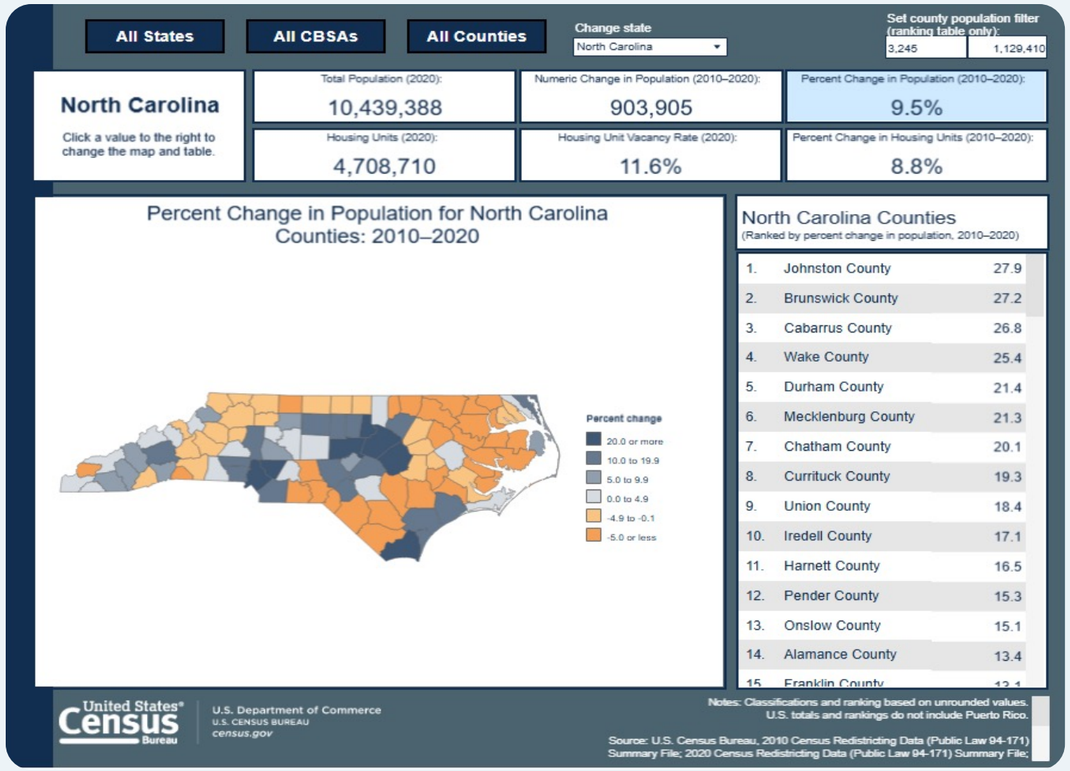
Severe Housing Problems - Age 62+



NORTH CAROLINA

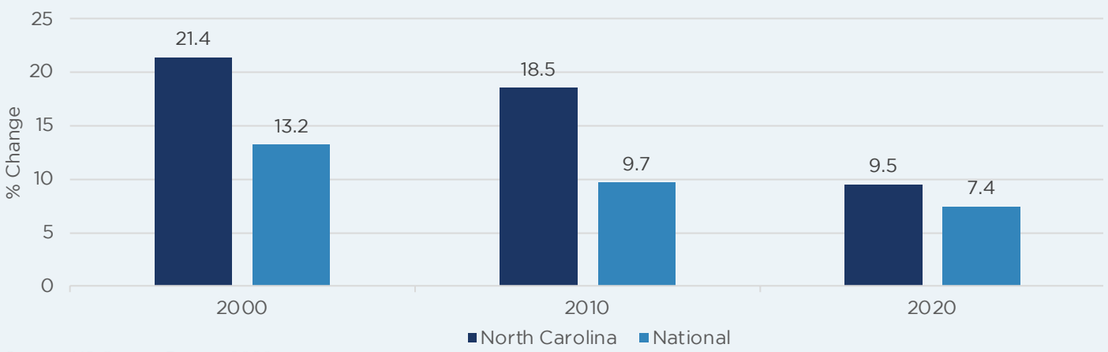
Population Statistics:

North Carolina's population growth has been steadily declining since 2000. North Carolina's growth rate of 9.5 percent still exceeds the national rate.



Source: 2020 Population and Housing State Data

Population Growth Rate Over 10 Year Periods

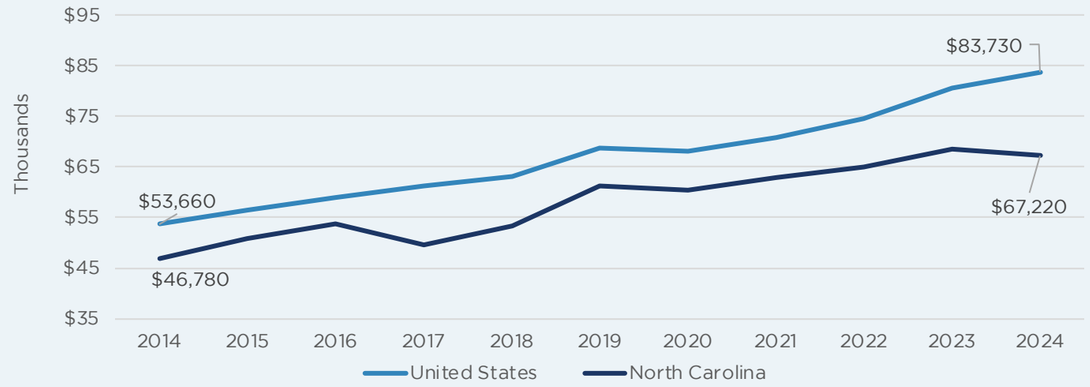


Source: US Census Bureau 2020

Income Statistics:

The median household income in North Carolina in 2024 was $67,220, which was 20 percent lower than the national median household income of $83,730.

Median Household Income (unadjusted for inflation)

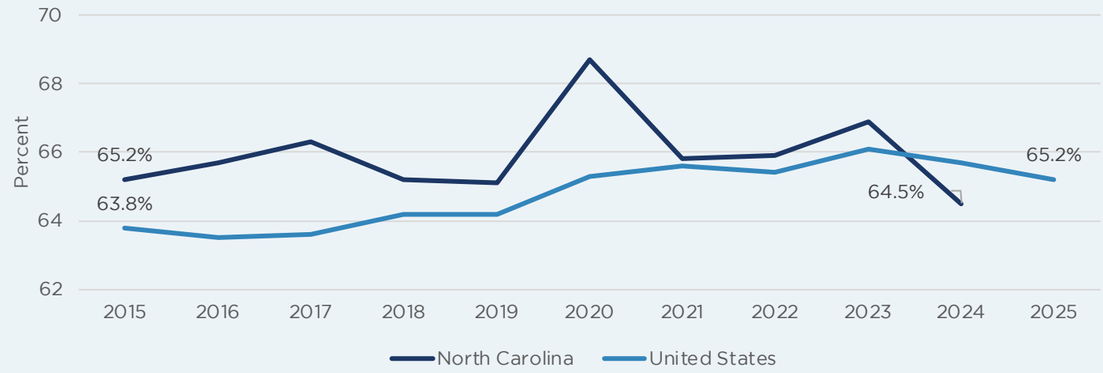


Source: Income and Poverty Data from US Census

Housing Statistics:

The homeownership rate in North Carolina has remained consistently higher than the national average. In North Carolina, the homeownership rate stood at 64.5 percent as of 2024.

Homeownership Rate (as a proportion of total households)



Source: US Census Bureau, FRED Economic Data
US total households: 132,737,146 | NC total households: 4,496,359

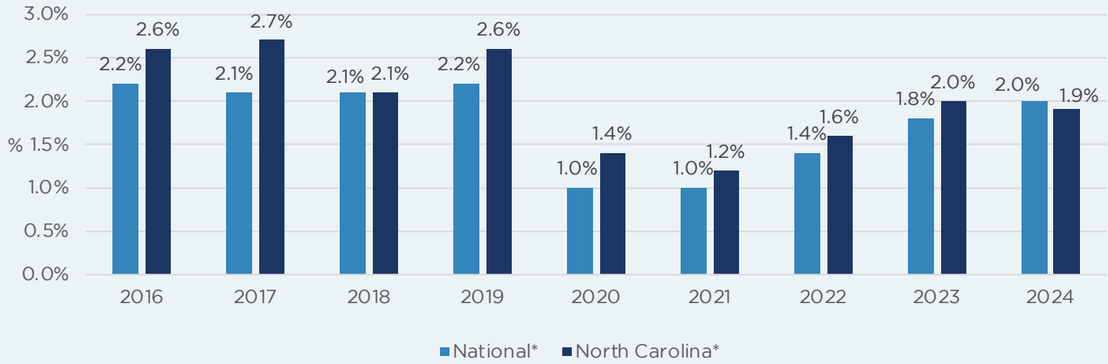
NORTH CAROLINA



Mortgage Delinquency Rates:

The North Carolina mortgage delinquency rates decreased in 2024, while the national mortgage delinquency rates increased by 0.2%. North Carolina maintains a slightly lower mortgage delinquency rate than the national average.

Mortgage Delinquency Rates (30-89 days past due)

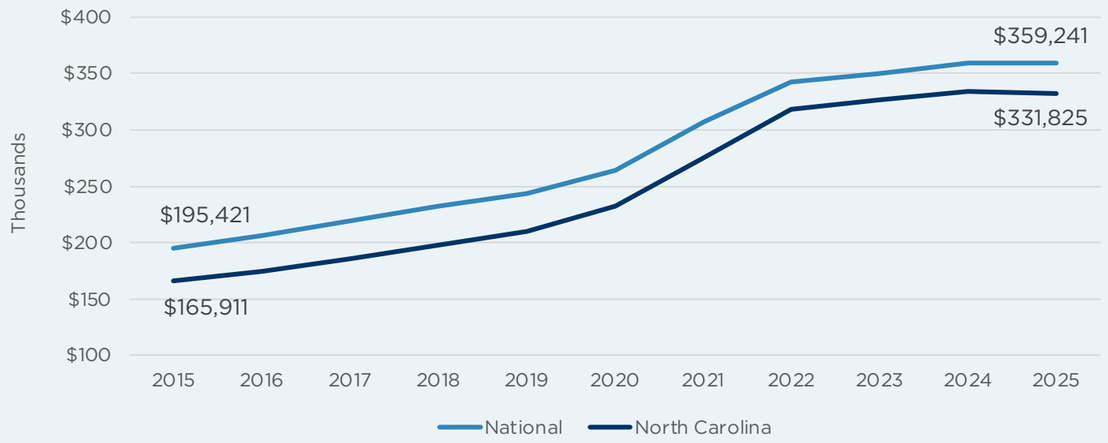


*December Data
Source: Consumer Financial Protection Bureau, 2025

Median Home Prices:

Median home prices in North Carolina remain below the national average. The median home price in North Carolina is $331,825, which is 7.6 percent below the national median of $359,241.

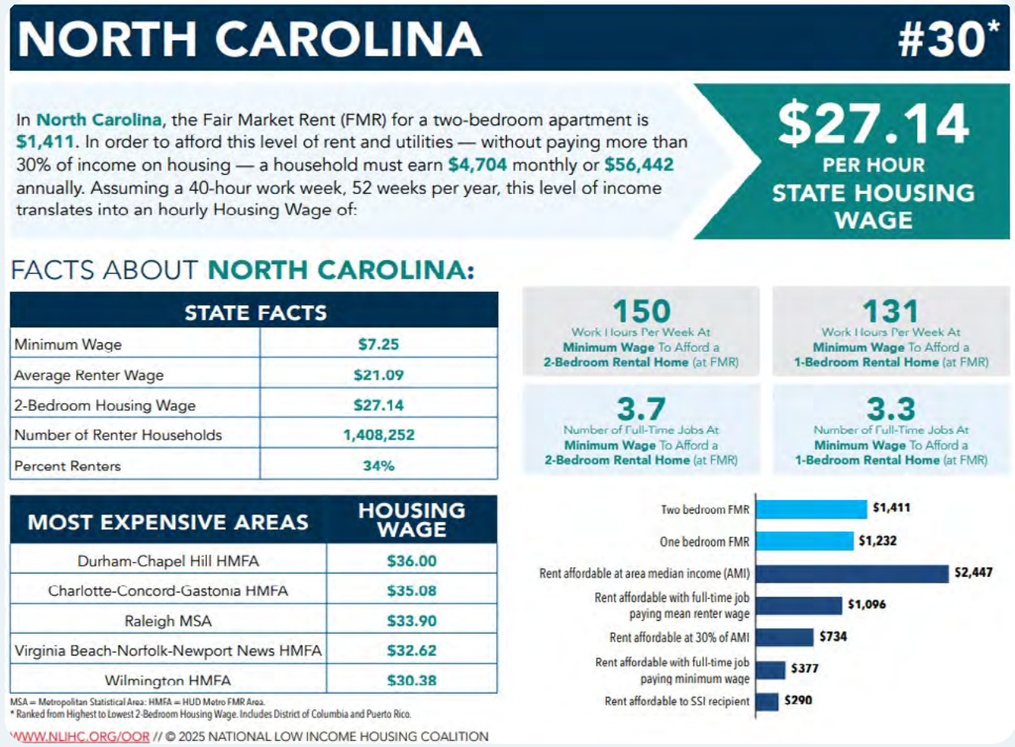
Median Home Prices, 2015 - 2025



Source: Zillow, Data as of November 2025

Rental Housing:

The National Low Income Housing Coalition publishes an analysis of the conditions by state for rental housing available to low income households. Below is its analysis as of 2025 for low-income renters in North Carolina.

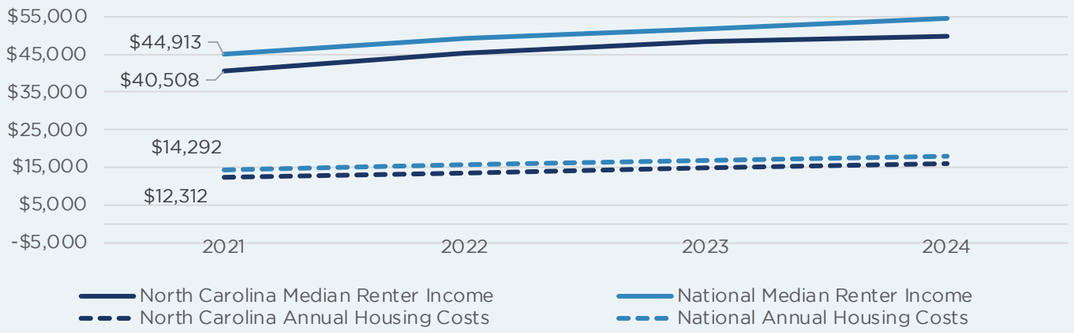


Source: National Low Income Housing Coalition Out of Reach Reports (2024 and 2025)

Median Renter Income vs. Renter Housing Costs:

Renter housing costs in North Carolina continue to increase at the same rate as median renter income.

Median Renter Income vs Renter Housing Costs (adjusted for inflation)



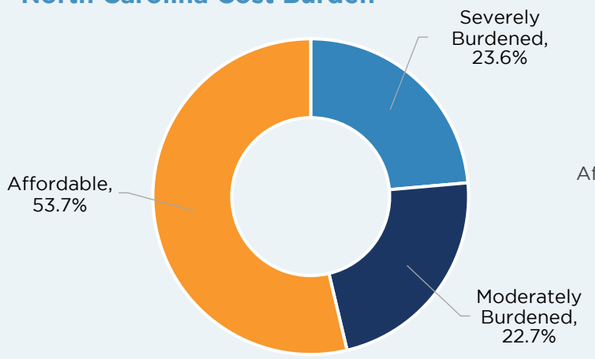
Source: US Census Bureau ACS 2024 Estimates

NORTH CAROLINA

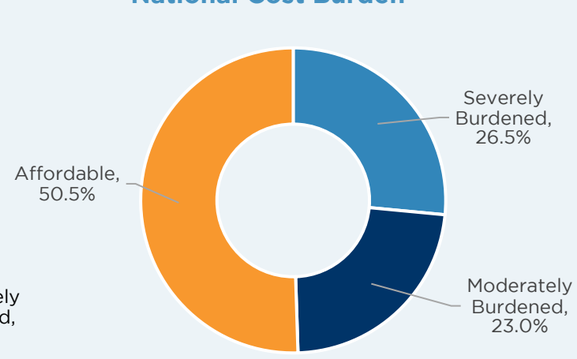
Cost Burden:

46.3 percent of North Carolina renters are cost burdened, and 23.6 percent of those North Carolina renters are severely cost burdened.

North Carolina Cost Burden



National Cost Burden

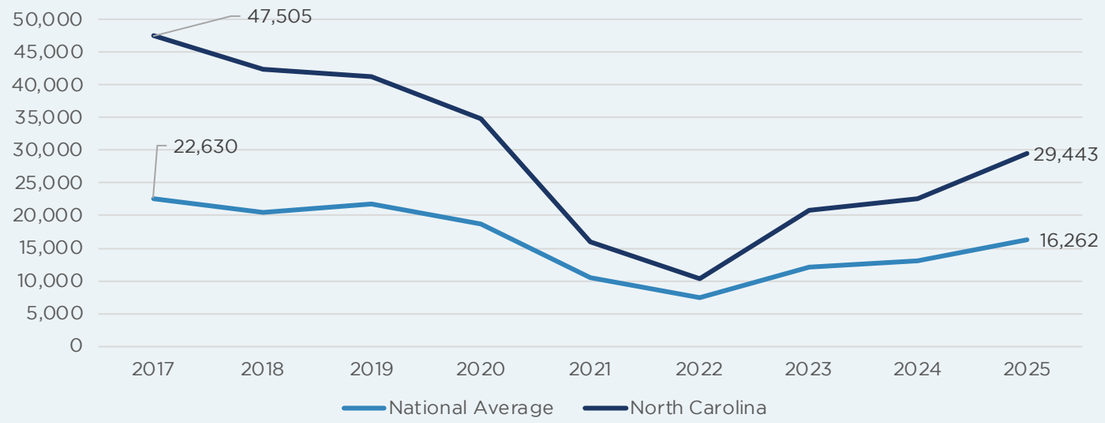


Source: https://www.jchs.harvard.edu/son-2025-renter-cost-burden-map

Housing Inventory:

Although active housing listings in North Carolina have rebounded since 2023, reaching 29,443 listings in 2025, although it remains well below pre-pandemic levels indicating that supply constraints persist despite recent recovery.

Housing Inventory: Active Listing Count

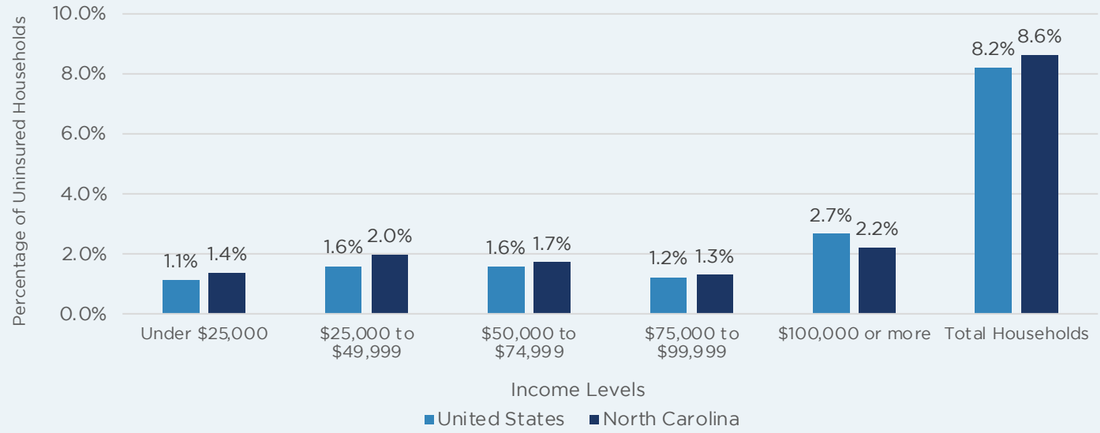


Source: Realtor.com via FRED (January of 2025)

Housing and Healthcare:

North Carolina households are more likely to be without health care coverage than households nationally, and close to one million households in the state report no coverage in 2022. For those households with limited income, they are unlikely to be able to afford basic healthcare.

Uninsured Households Across Income Levels

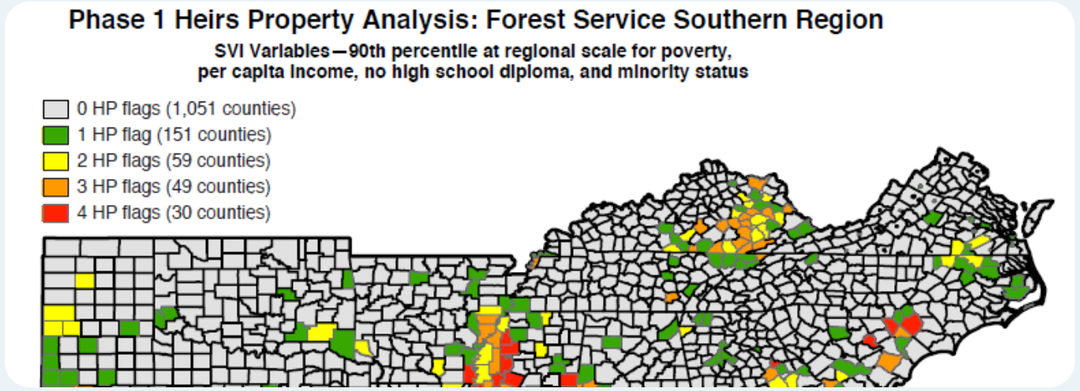


Source: US Census Bureau 2024
Total Uninsured Households: US 27,150,843 | NC 921,318

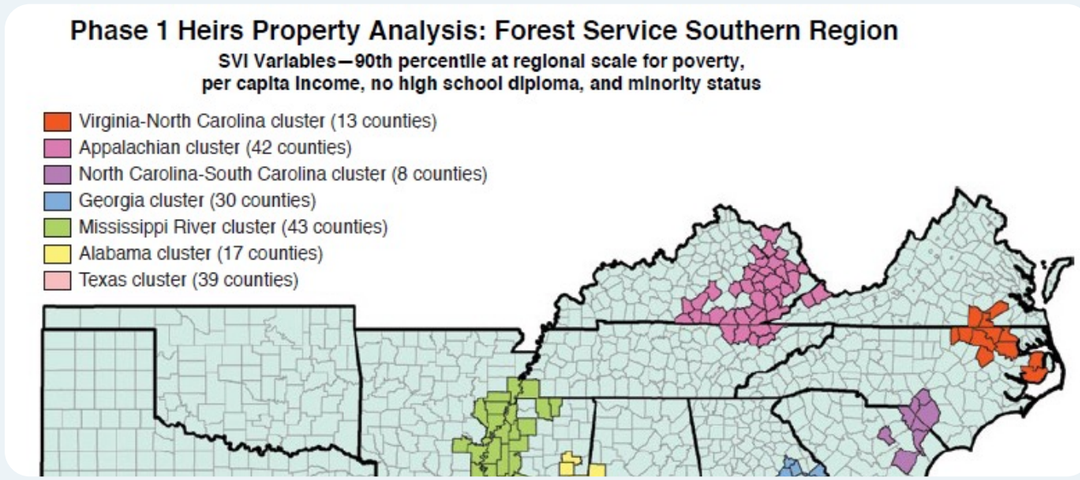
Housing and Property Encumbered by Title Entanglement:

Based on information gathered by the Federal Reserve Bank of Atlanta and graphically depicted below, there is a significant amount of property in the Southeast that is impacted by the heirs' property title issue.

In a 2017, the United States Department of Agriculture sponsored study of geographic information system methodology and mass appraisal data, researchers identified multiple heirs' property sites throughout the Southeast. Some of the results of their data analysis are presented in the following charts:



NORTH CAROLINA

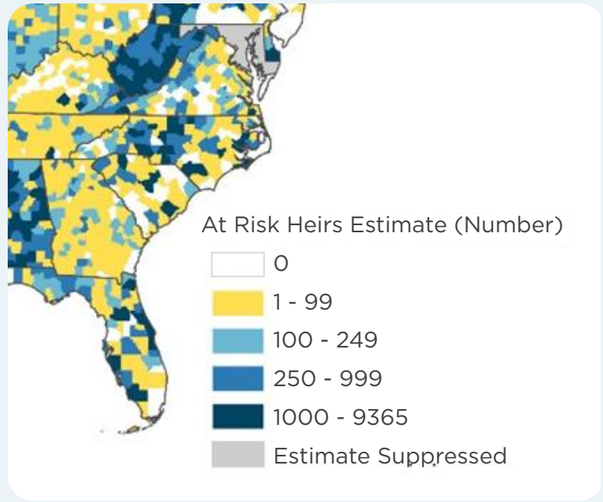


The counties identified during the study were in the 90th percentile for issues related to Heirs' Property – minority status, poverty, low per capita income, and low educational attainment. In North Carolina, these are partly correlated to tribal communities, as well as other commonalities. While this is valuable data, the study included more in-depth research in areas outside of North Carolina, which further validated the existence of Heirs' Property using these variables as a tool. These detailed analyses indicate the value of the property impacted was in multi-millions of dollars, and of significant potential financial impact to each property owner.

In 2023, Fannie Mae published a national study quantifying the impact of Heirs' Property and tangled titles on 44 states and D.C. (States that did not have data resources that were able to be validated for Heirs' Property issues were not included in the study). The study identified approximately 72,000 parcels in North Carolina as potential Heirs' Properties, with a value associated of almost $5.5 billion.

State Name	Total Properties	Most Likely Heirs' Property	Percent Most Likely Heirs' Property	At-Risk Heirs' Property	Percent At-Risk Heirs' Property	Total Estimate of Heirs' Property	Percent Estimated Heirs' Property	Total Assessed Value for Ident. Heirs' Property
North Carolina	3,760,932	13,275	0.35	59,639	1.59	72,914	1.94	$5,526,860,000

The analysis by county resulted in the map below the impact.



Top Ten States with the Greatest Total Most Likely Heirs' Properties	Total Most Likely Heirs' Properties
Florida	23,256
North Carolina	13,275
Alabama	6,344
Indiana	6,272
Ohio	4,133
West Virginia	3,371
Georgia	2,881
South Carolina	2,775
Texas	2,657
California	2,558

Top 10 States with the Greatest Percent of Most Likely Heirs' Properties	Percent Heirs' Properties
West Virginia	0.5%
Alabama	0.4%
North Carolina	0.4%
Florida	0.3%
Indiana	0.3%
Iowa	0.2%
Mississippi	0.1%
South Carolina	0.1%
Kentucky	0.1%
Ohio	0.1%



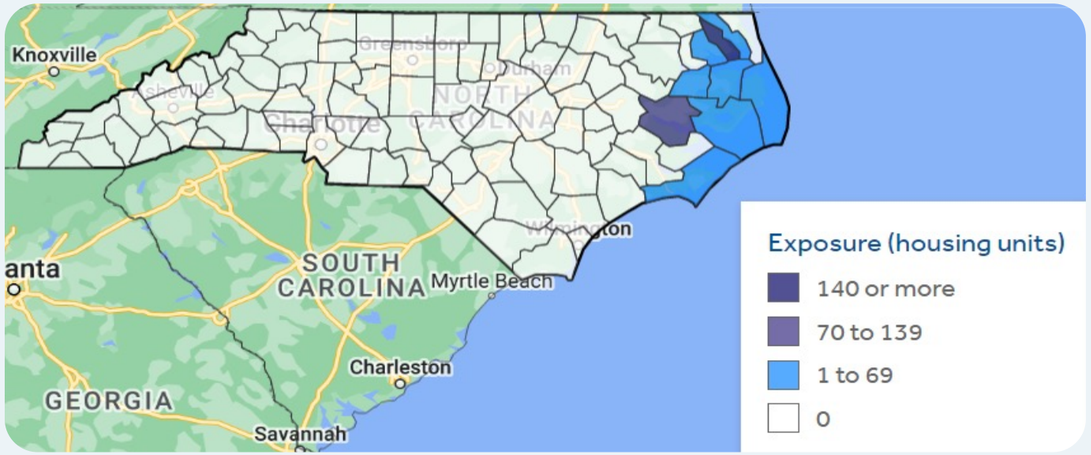
NORTH CAROLINA

Building Resiliency:

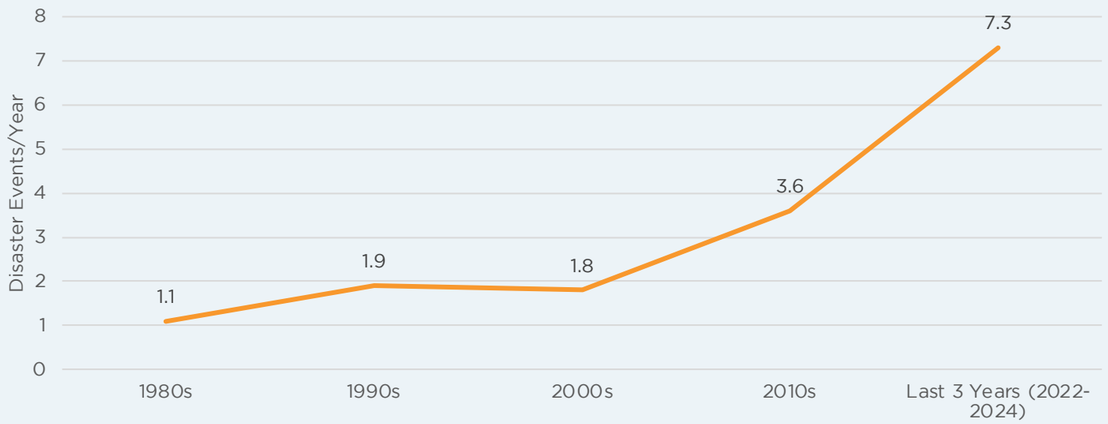
Much of the eastern coastline of North Carolina is at risk of flooding in the future.

The number of climate related disaster events in North Carolina has been steadily increasing over the decades. There has been an increase in the number of disaster events over the last three years.

North Carolina residents may experience increased expenses related to negative impacts from climate change over the next several decades, increasing financial hardship for low- and moderate-income households already struggling with a cost burden.

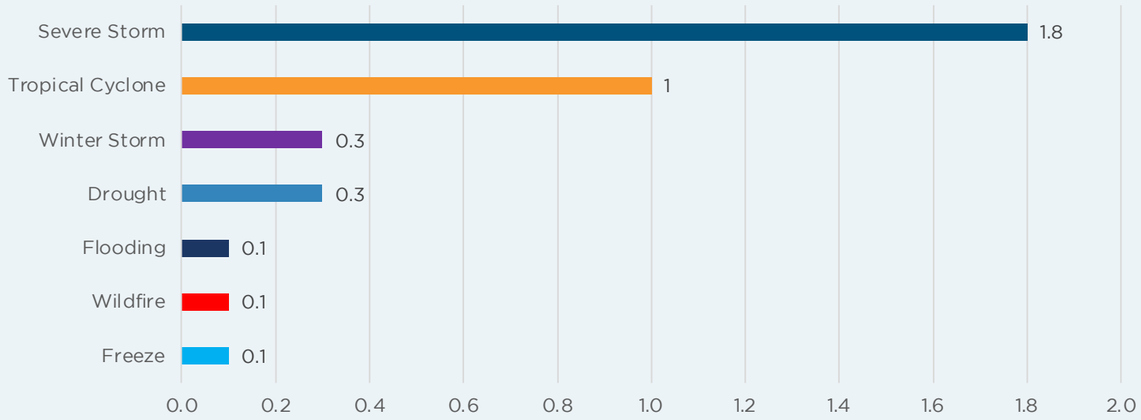


North Carolina Billion Dollar Disasters Per Year



Source: NOAA National Centers for Environmental Information, 2025

North Carolina Billion Dollar Disasters Per Year

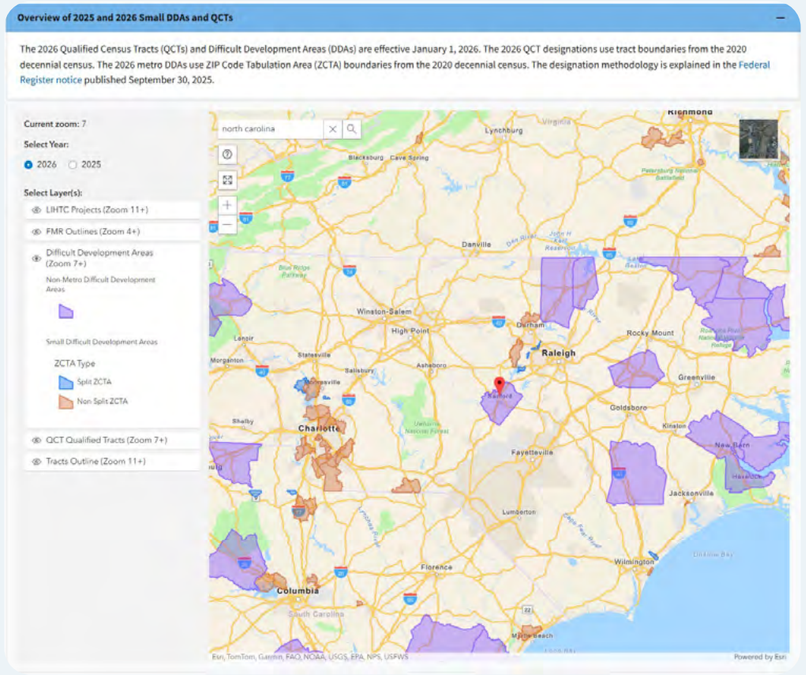


Source: National Oceanic and Atmospheric Administration, 2025

Difficult Development Areas (DDAs):

The Difficult Development Areas (DDAs) are effective January 1, 2026. The 2026 Qualified Census Tracts (QCT) designations use tract boundaries from the 2020 decennial census. The 2026 metro DDAs use ZIP Code Tabulation Area (ZCTA) boundaries from the 2020 Decennial census. The designation methodology is explained in the Federal Register notice published September 30, 2025.

The map below demonstrates the many areas across North Carolina impacted by DDA conditions, as they have been designated by HUD using the process described above.

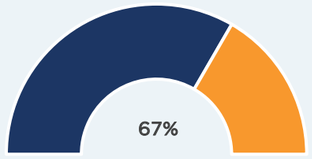


NORTH CAROLINA

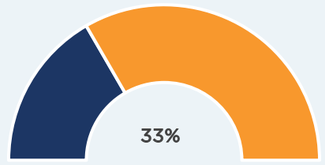
Rural Areas:

About 33 percent of North Carolina residents live in rural areas compared to almost 67 percent in urban areas.

Percentage of Urban Population in North Carolina



Percentage of Rural Population in North Carolina

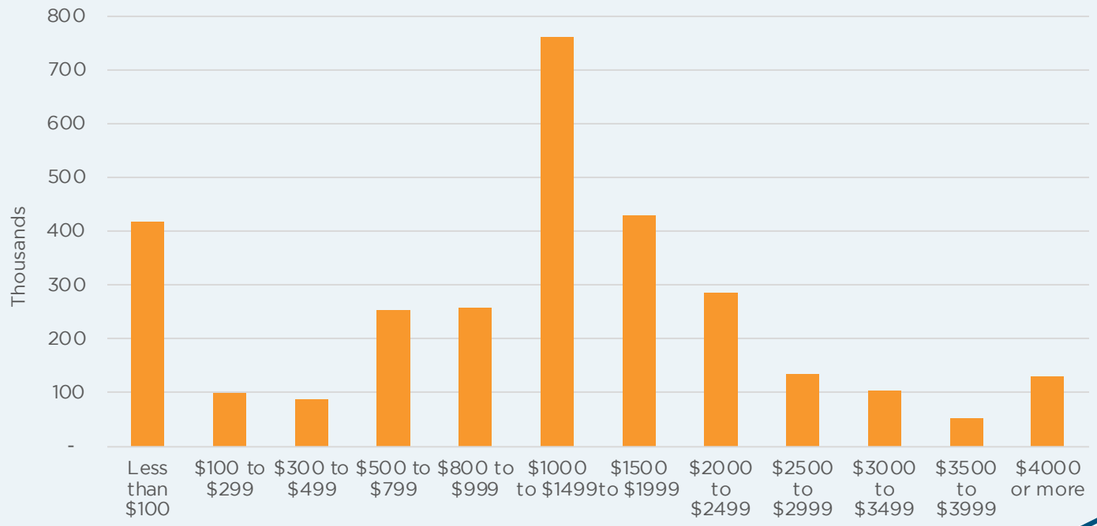


Source: P2 - URBAN AND RURAL - Census Bureau Table

Property Insurance:

The majority of owner-occupied homes in North Carolina fall within the $1,000-$1,499 annual homeowners insurance cost range, indicating that significantly fewer households face very low or very high insurance costs – highlighting growing cost concentration and potential affordability pressure as premiums rise.

Number of Owner-Occupied Housing Units by Annual Homeowners Insurance Cost - North Carolina

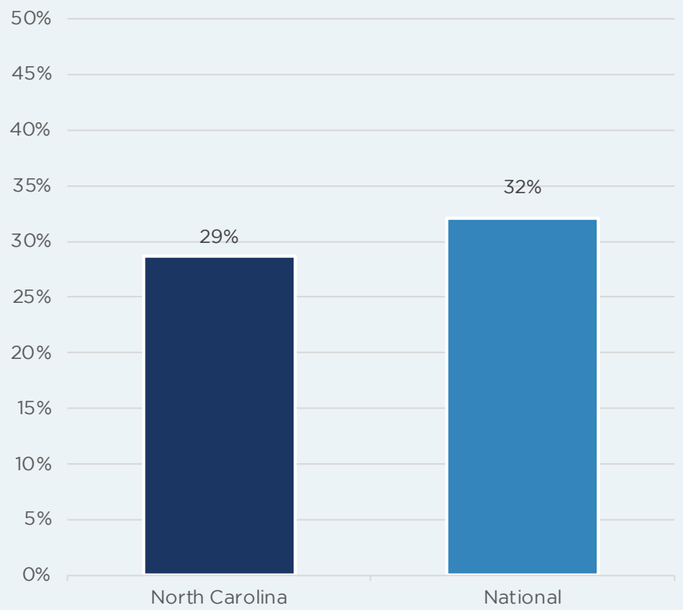


Source: U.S. Census Bureau. "Homeowners Insurance Costs by Mortgage Status (Yearly)."
American Community Survey, ACS 1-Year Estimates Detailed Tables, Table B25141

Senior Housing Needs:

North Carolina seniors (age 62+) experience slightly lower rates of severe housing problems (29 percent) than the national average (32 percent), but nearly one in three households still face significant housing challenges.

Severe Housing Problems - Age 62+



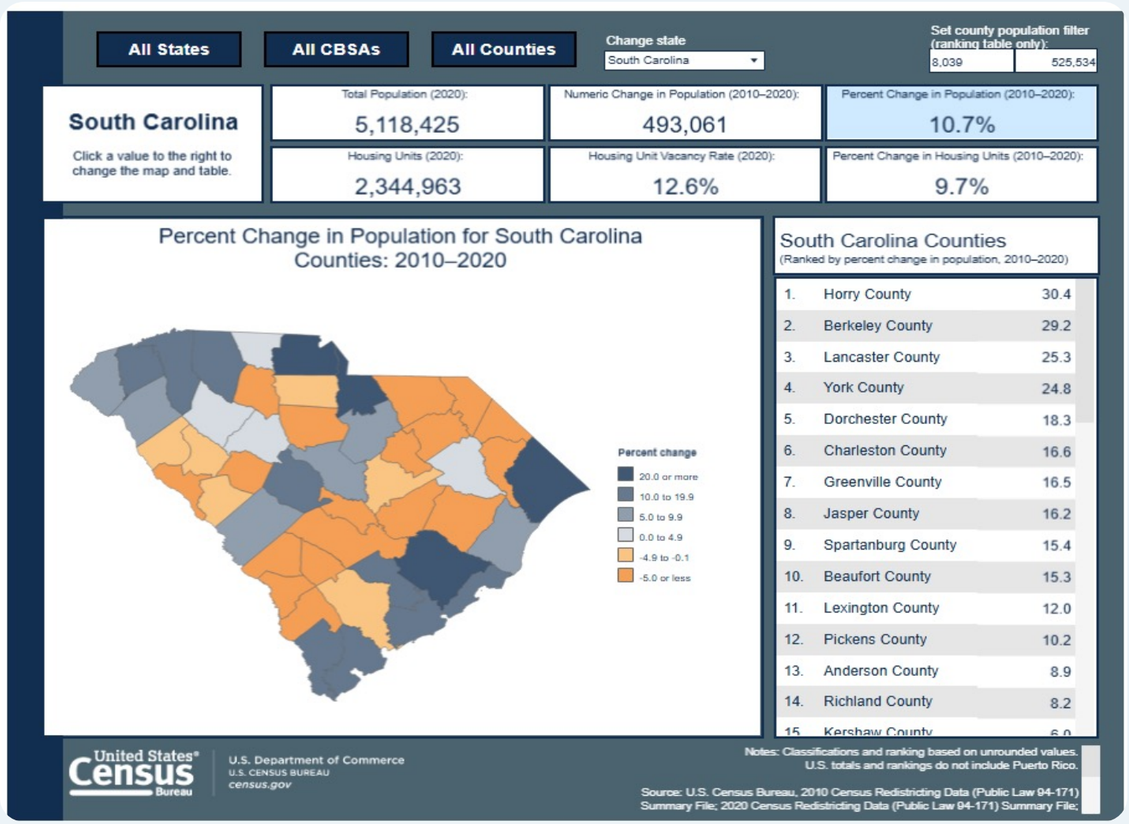
Source: https://www.americashealthrankings.org/explore/measures/severe_housing_problems_62plus



SOUTH CAROLINA

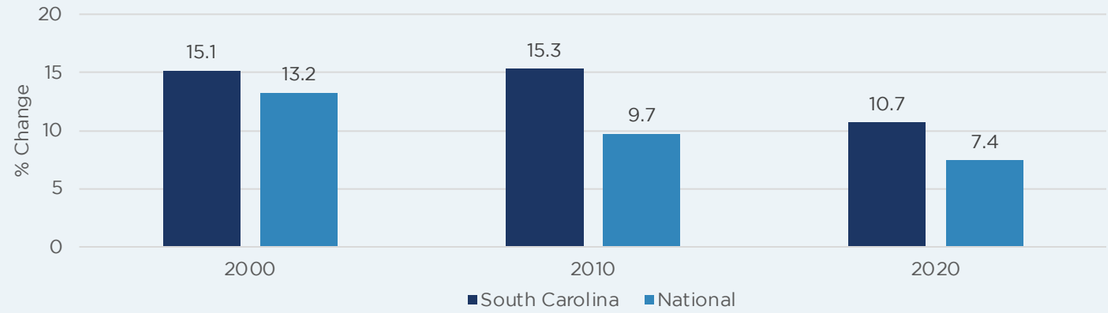
Population Statistics:

South Carolina's population has consistently outpaced national growth across the past three decades, with especially strong gains in the 2000-2010 period. Although growth slowed between 2010 and 2020, the state's 10.7 percent increase still significantly exceeded the national rate of 7.4 percent, reinforcing South Carolina's continued attractiveness and sustained population pressure relative to the U.S. overall.



Source: 2020 Population and Housing State Data

Population Growth Rate Over 10 Year Periods

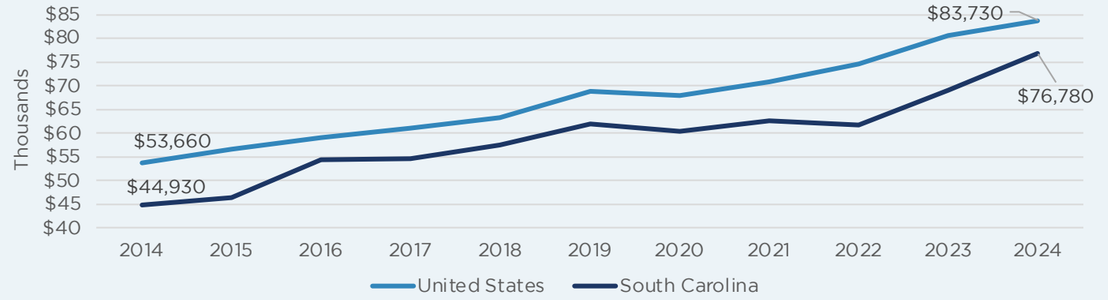


Source: US Census Bureau 2020

Income Statistics:

The median household income for South Carolina in 2024 was $76,780, which was 8 percent lower than the national average.

Median Household Income (unadjusted for inflation)

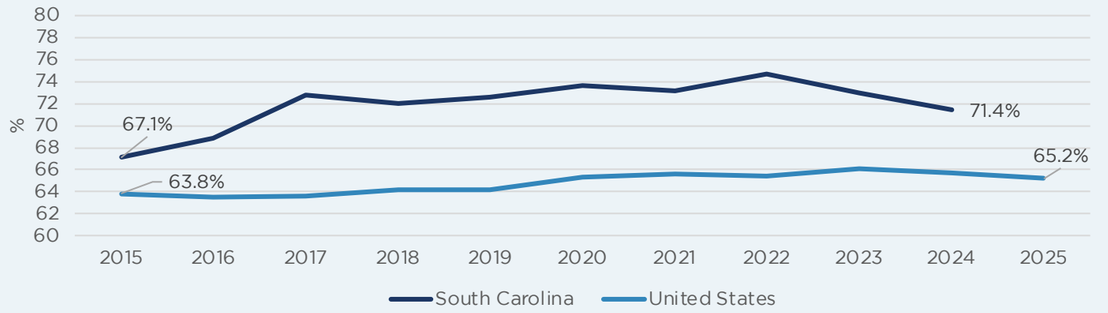


Source: Income and Poverty Data from US Census

Housing Statistics:

The homeownership rate in South Carolina has remained consistently higher than the national average, although it increased slightly in 2024. In South Carolina, the homeownership rate stood at 71.4 percent in 2024.

Homeownership Rate (as a proportion of total households)



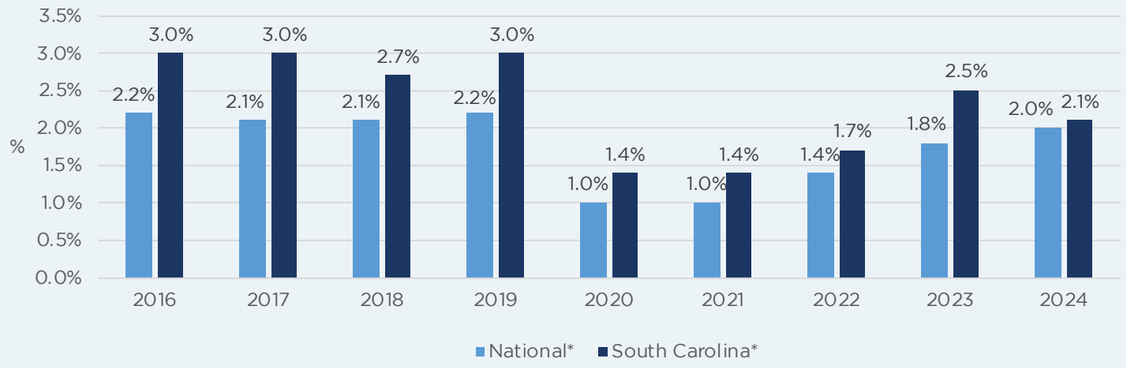
Source: US Census Bureau, FRED Economic Data
US total households: 132,737,146 | SC total households: 2,222,890

SOUTH CAROLINA

Mortgage Delinquency Rates:

The South Carolina mortgage delinquency rates decreased in 2024, while the national mortgage delinquency rates increased by 0.2%. South Carolina maintains a slightly lower mortgage delinquency rate than the national average.

Mortgage Delinquency Rates (30-89 days past due)

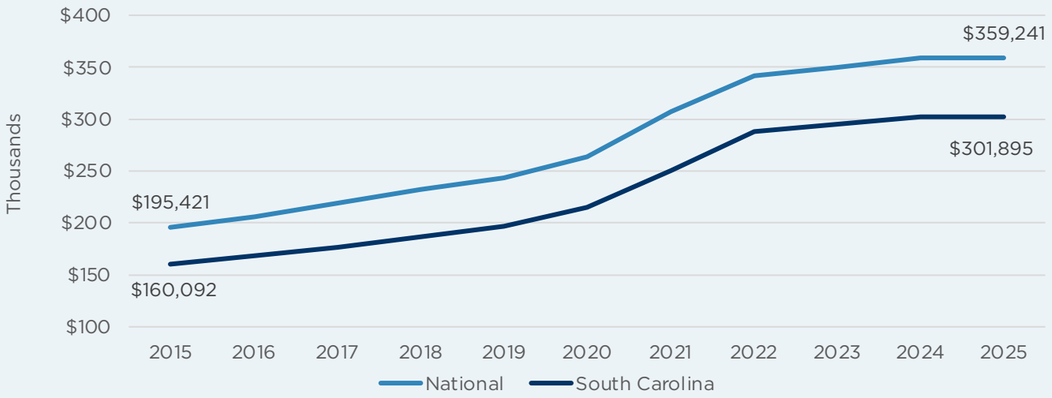


*December Data
Source: Consumer Financial Protection Bureau, 2025

Median Home Prices:

Median home prices in South Carolina remain below the national average, although both prices in the state and nationwide slowing increased through 2025. The median home price in South Carolina is $301,895, which is 17.6 percent below the national median of $359,241.

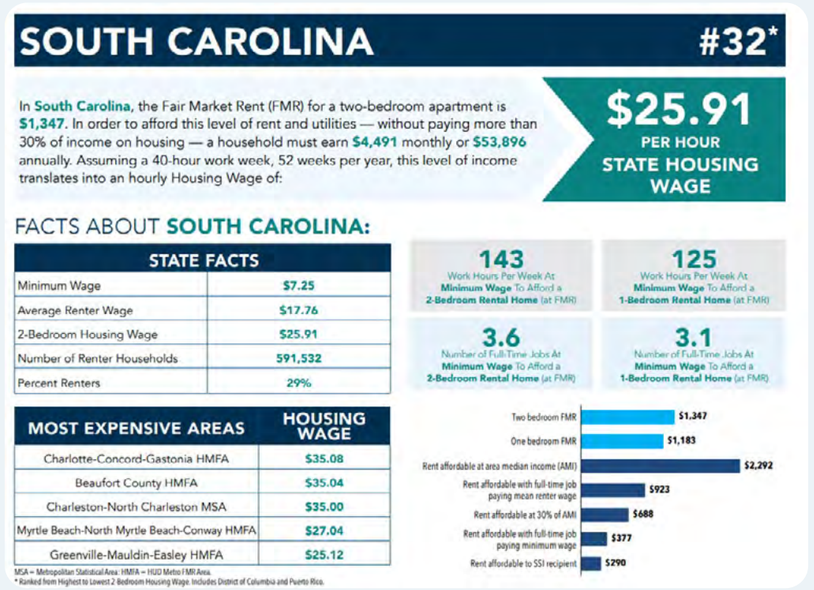
Median Home Prices, 2015 - 2025



Source: Zillow, Data as of November 2025

Rental Housing:

The National Low Income Housing Coalition publishes an analysis of the conditions by state for rental housing available to low income households. Below is their analysis as of 2025 for low-income renters in South Carolina.

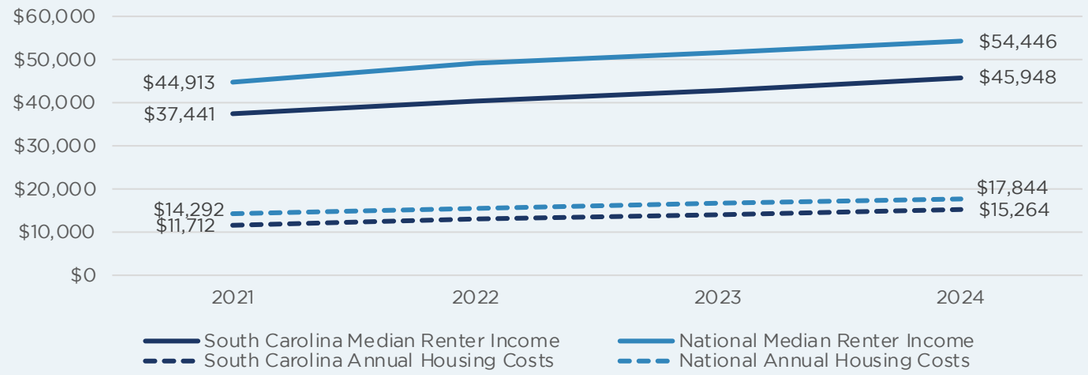


Source: National Low Income Housing Coalition Out of Reach Reports (2024 and 2025)

Median Renter Income vs. Renter Housing Costs:

The average renter's income in South Carolina remains significantly below the national average, while annual housing costs remain slightly below the national average. Both nationally and in South Carolina during 2024, incomes rose less than housing costs for renters.

Median Renter Income vs Renter Housing Costs (adjusted for inflation)



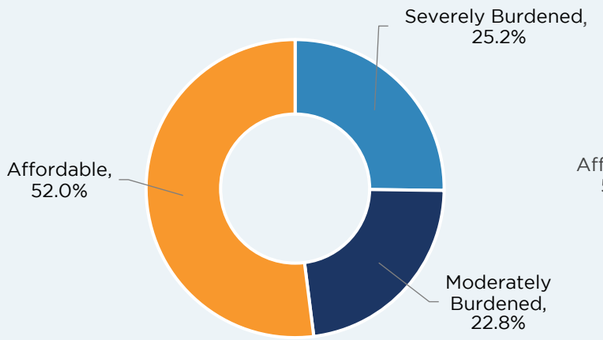
Source: US Census Bureau ACS 2024 Estimates

SOUTH CAROLINA

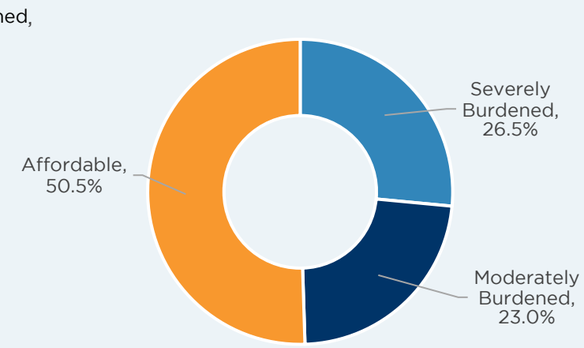
Cost Burden:

48 percent of South Carolina renters are cost burdened, and 25.2 percent of those South Carolina renters are severely cost burdened.

South Carolina Cost Burden



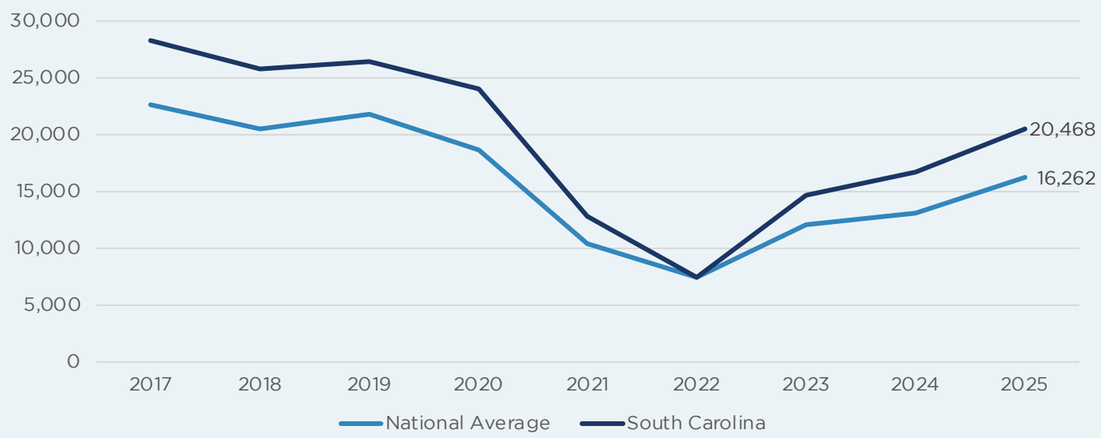
National Cost Burden



Housing Inventory:

Although active housing listings in South Carolina have rebounded since 2023, reaching 20,468 listings in 2025, although it remains well below pre-pandemic levels indicating that supply constraints persist despite recent recovery.

Housing Inventory: Active Listing Count

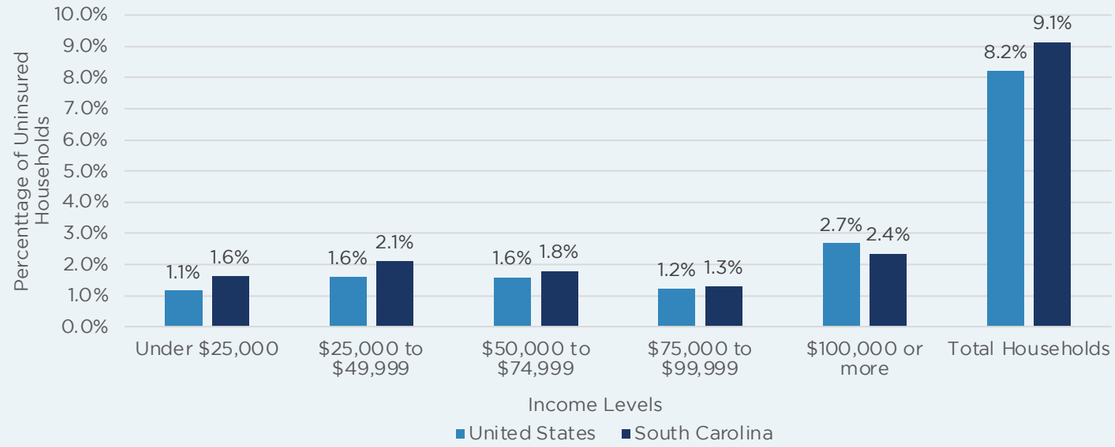


Source: Realtor.com via FRED (January of 2025)

Housing and Healthcare:

Low-income populations face challenges with respect to access to affordable or low-cost healthcare. They are often uninsured, rendering costs for preventative care unaffordable, and they therefore typically pursue healthcare only in response to emergency situations. Based on 2024 U.S. Census Bureau data for South Carolina, 9.1 percent of all households in the state are without healthcare coverage. This includes households with employment income, where healthcare coverage is not provided by an employer.

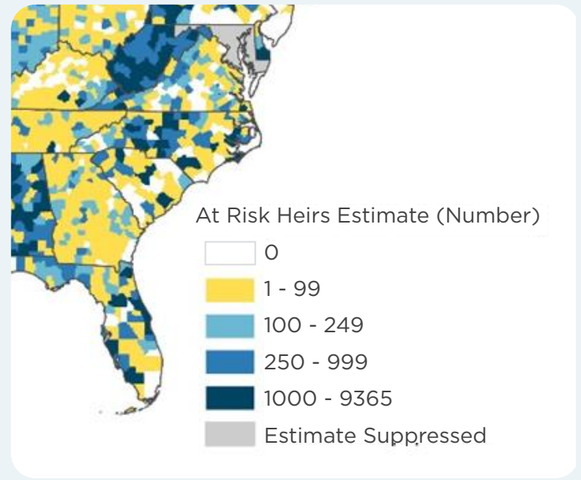
Uninsured Households Across Income Levels



Source: US Census Bureau 2024
Total Uninsured Households: US 27,150,843 | SC 476,074

Housing and Property Encumbered by Title Entanglement:

South Carolina has a significant portion of property impacted by tangled titles, which is a barrier to wealth generation for families impacted.



SOUTH CAROLINA

Top Ten States with the Greatest Total Most Likely Heirs' Properties	Total Most Likely Heirs' Properties
Florida	23,256
North Carolina	13,275
Alabama	6,344
Indiana	6,272
Ohio	4,133
West Virginia	3,371
Georgia	2,881
South Carolina	2,775
Texas	2,657
California	2,558

Top 10 States with the Greatest Percent of Most Likely Heirs' Properties	Percent Heirs' Properties
West Virginia	0.5%
Alabama	0.4%
North Carolina	0.4%
Florida	0.3%
Indiana	0.3%
Iowa	0.2%
Mississippi	0.1%
South Carolina	0.1%
Kentucky	0.1%
Ohio	0.1%

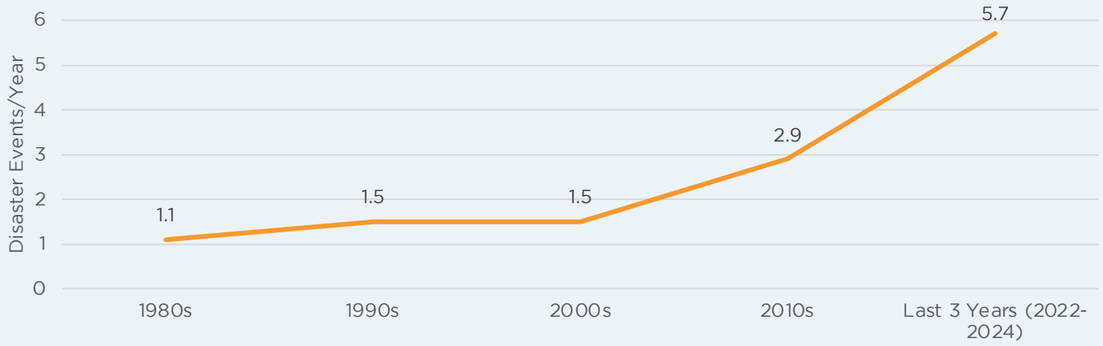
Building Resiliency:

The number of climate related disaster events in South Carolina has been steadily increasing over the decades. There has been an even larger jump in number of events in the past 3 years.

Sea levels are projected to rise along the South Carolina coast by one to four feet in the next century, which will lead to more coastal homes and infrastructure being impacted by storm surge. Already, the city of Charleston experiences street flooding on average 40 days a year, while 50 years ago the average was four days.

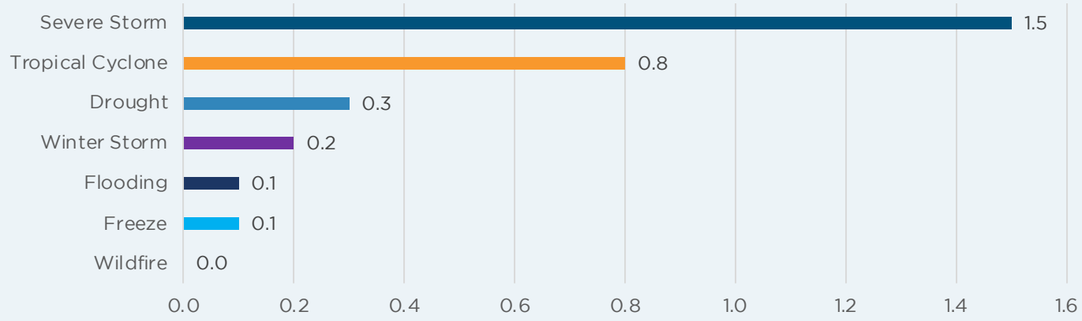
The incidence of climate disasters is also increasing and only further negatively impacts communities in South Carolina. Low- or moderate-income households are disproportionately affected by the rise in disaster events as they already struggle with housing cost burdens, so any extra expenses have a severe impact.

South Carolina Billion Dollar Disasters Per Year



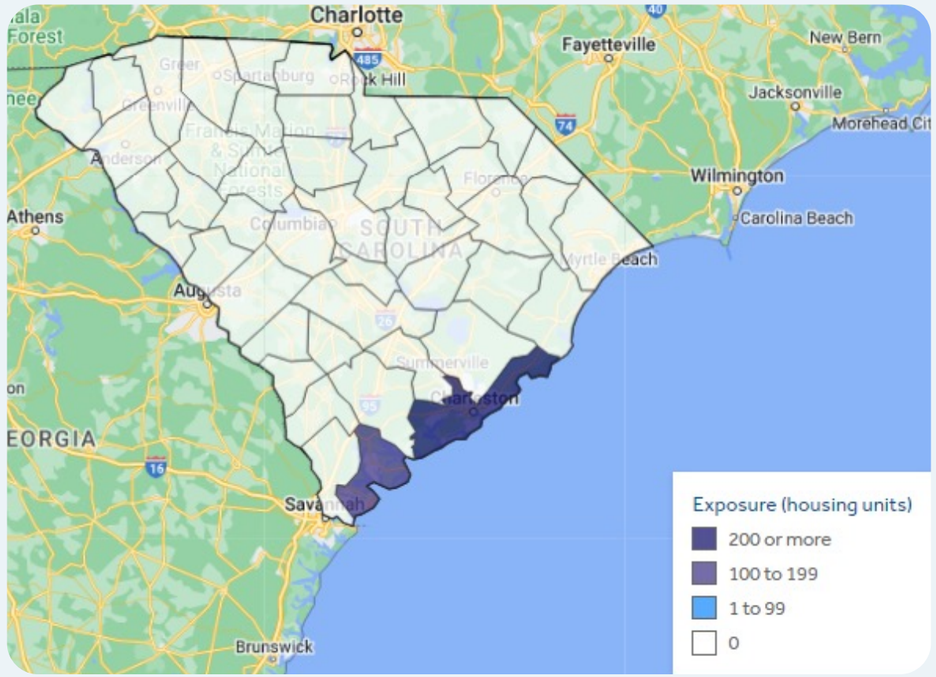
Source: NOAA National Centers for Environmental Information, 2025

South Carolina Disaster Events/Year by Type (2000-2024)



Source: National Oceanic and Atmospheric Administration, 2025

The risk of flooding is a result of sea level rise and coastal flooding from severe storms, and it represents a significant threat to affordable housing located in flood-prone areas. This housing is physically vulnerable due to location and construction, and the residents are more vulnerable from a socioeconomic standpoint. Climate Central produced maps to project estimated annual exposure to flooding for each area through 2050, and these maps indicate how many units of affordable housing are at risk each year, based on the current frequency and intensity of storm activity and sea level. The map for South Carolina shows primary risk to the southeastern coastline, where Charleston County has over 350 units a year being expected to flood, and Beaufort County has over 100 units a year at risk.

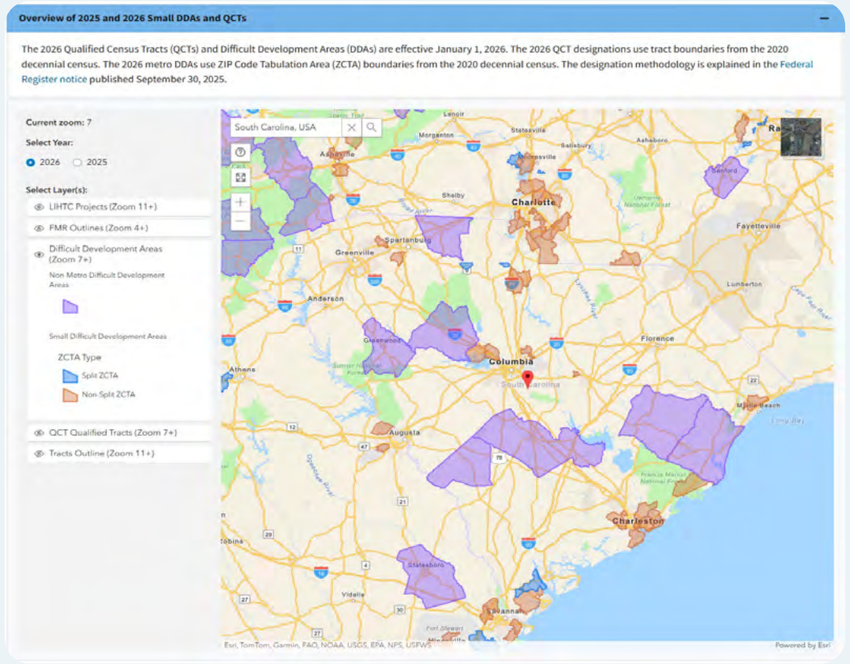


SOUTH CAROLINA

Difficult Development Areas (DDAs):

DDAs are effective January 1, 2026. The 2026 Qualified Census Tracts (QCT) designations use tract boundaries from the 2020 decennial census. The 2026 metro DDAs use ZIP Code Tabulation Area (ZCTA) boundaries from the 2020 Decennial census. The designation methodology is explained in the Federal Register notice published September 30, 2025.

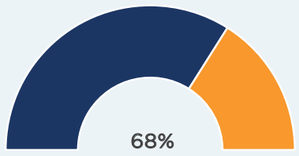
For South Carolina, the following map demonstrates several areas across the state impacted by DDA conditions, as they have been designated by HUD using the process described above.



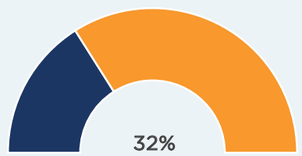
Rural Areas:

About 32 percent of South Carolinians reside in rural areas compared to almost 68 percent in urban areas.

Percentage of Urban Population in South Carolina



Percentage of Rural Population in South Carolina



Source: P2 - URBAN AND RURAL - Census Bureau Table

Property Insurance:

The majority of owner-occupied homes in South Carolina fall within the $1,000-$1,499 annual homeowners insurance cost range, indicating that significantly fewer households face very low or very high insurance costs – highlighting growing cost concentration and potential affordability pressure as premiums rise.

Number of Owner-Occupied Housing Units by Annual Homeowners Insurance Cost - South Carolina

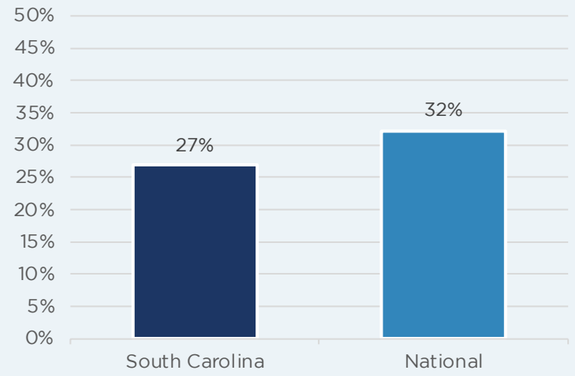


Source: U.S. Census Bureau. "Homeowners Insurance Costs by Mortgage Status (Yearly)."
American Community Survey, ACS 1-Year Estimates Detailed Tables, Table B25141

Senior Housing Needs:

South Carolina seniors (age 62+) experience slightly lower rates of severe housing problems (27 percent) than the national average (32 percent), but nearly one in three households still face significant housing challenges.

Severe Housing Problems - Age 62+

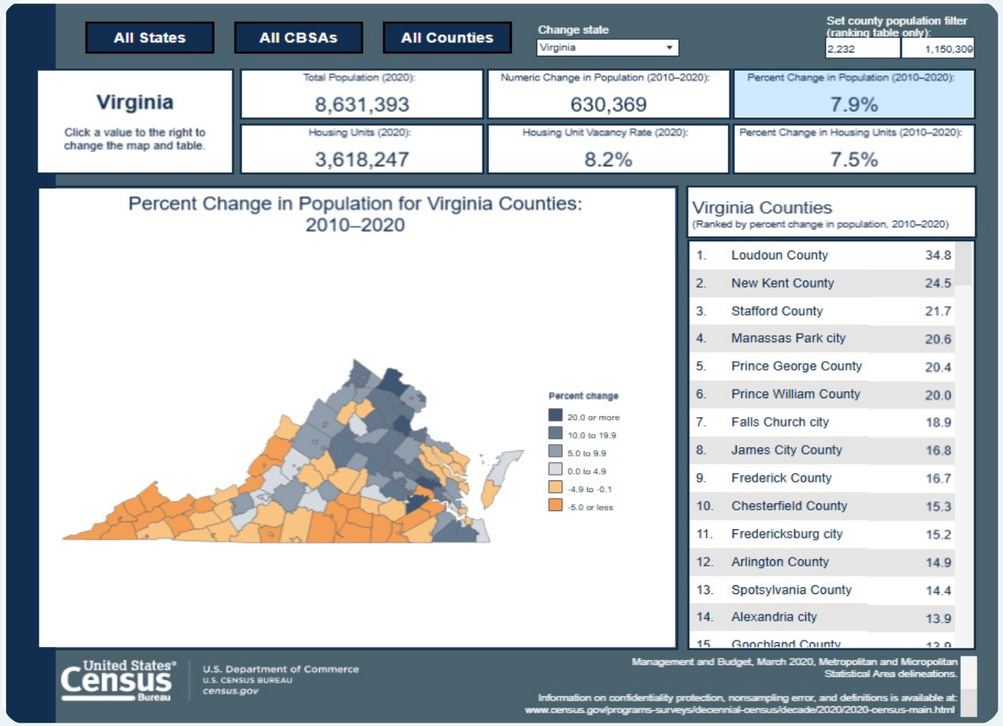


Source: https://www.americashealthrankings.org/explore/measures/severe_housing_problems_62plus

VIRGINIA

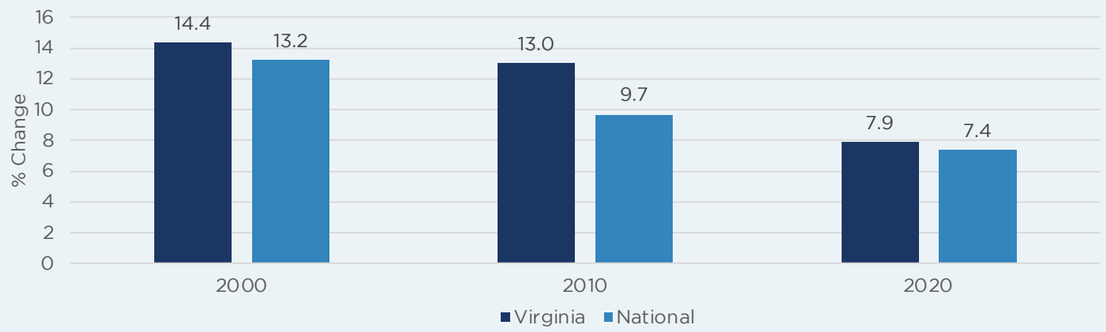
Population Statistics:

Both the national population growth rate and the growth rate for Virginia continue to decline according to 2020 U.S. Census Bureau data. Virginia's growth rate is slightly higher than that national average but shows a significantly slower growth rate since 2010.



Source: 2020 Population and Housing State Data

Population Growth Rate Over 10 Year Periods

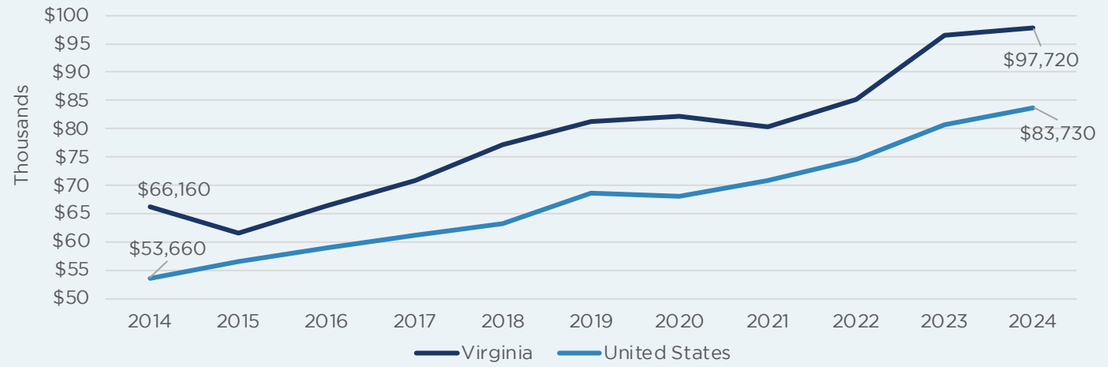


Source: US Census Bureau 2020

Income Statistics:

Median household income in Virginia and the United States has steadily increased since 2021. The median household income for Virginia in 2024 was $97,720, which was 17 percent higher than the national median household income of $83,730.

Median Household Income (unadjusted for inflation)

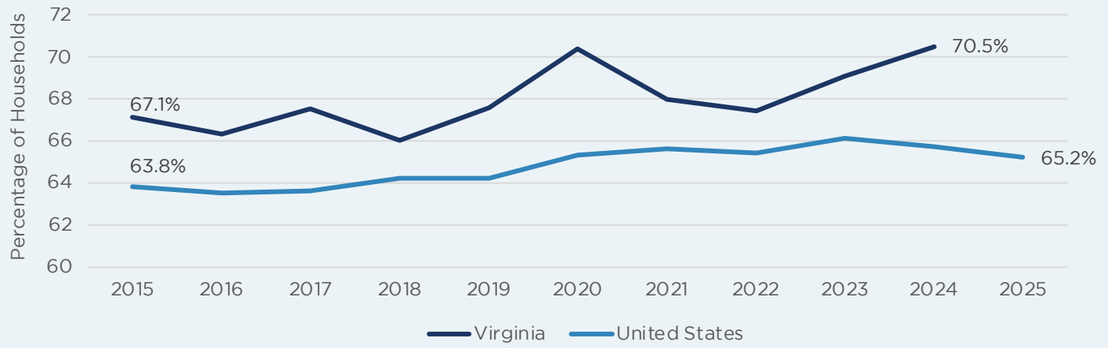


Source: Income and Poverty Data from US Census

Housing Statistics:

Virginia's homeownership rate has consistently remained above the national average for the past decade, rising to 70.5 percent in 2024 compared to 62.5 percent nationally in 2025. Despite fluctuations homeownership in Virginia reflects a relatively strong ownership market and sustained demand for stable homeownership opportunities across the state.

Homeownership Rate (as a proportion of total households)



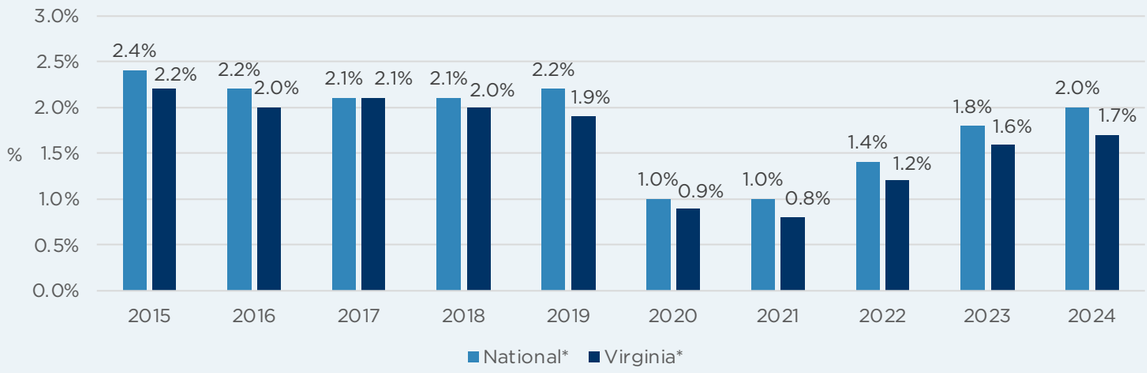
Source: US Census Bureau, FRED Economic Data
US total households: 132,737,146 | Virginia total households: 3,449,307

VIRGINIA

Mortgage Delinquency Rates:

The mortgage delinquency rate in Virginia increased from 2021 to 2024 but remains slightly lower than the national average.

Mortgage Delinquency Rates (30 - 89 days past due)

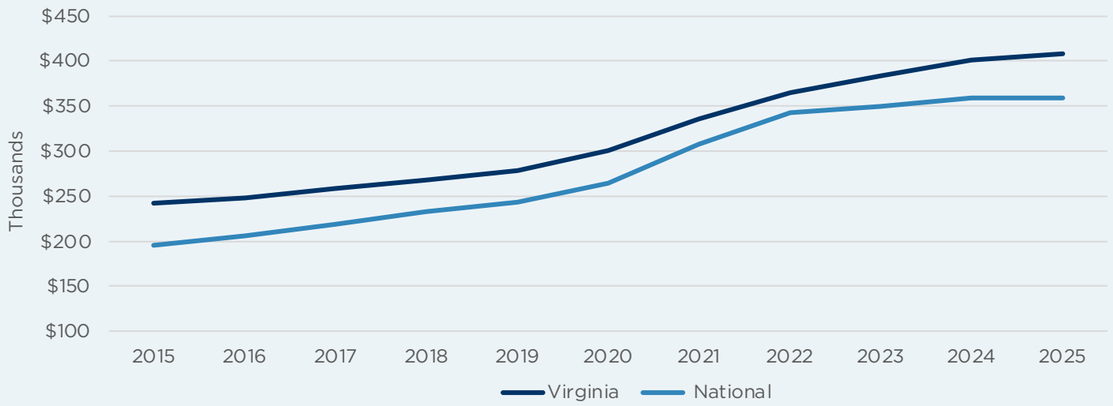


*December Data
Source: Consumer Financial Protection Bureau, 2025

Median Home Prices:

Due to an increase in home prices, there are few homes available to residents whose incomes are between 80-120 percent of area median income (AMI). Additionally, fewer financial assistance options to these families above the moderate-income level (above 80 percent of AMI). Many metropolitan statistical areas across Virginia are priced beyond the range of affordability for this segment of the population.

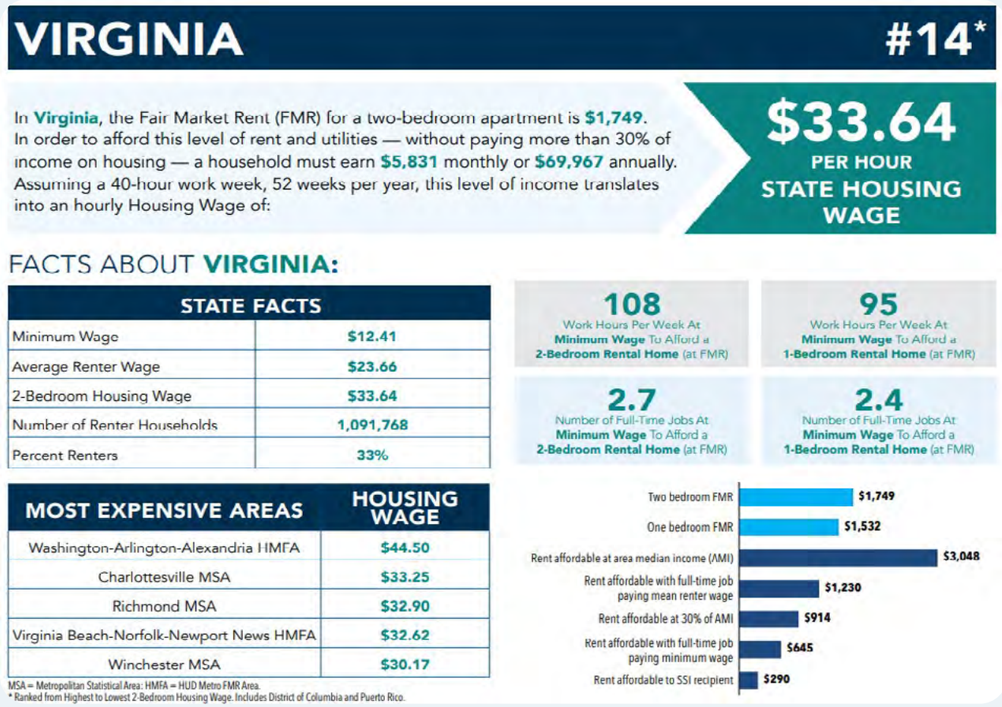
Median Home Prices



Source: Zillow, Data as of November 2025

Rental Housing:

The National Low Income Housing Coalition publishes an analysis of the conditions by state for rental housing available to low-income households. Below is their analysis as of 2025 for low-income renters in Virginia.

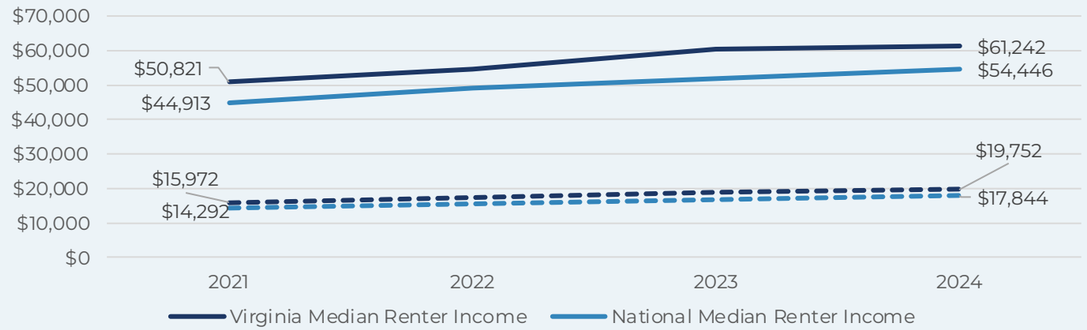


Source: National Low Income Housing Coalition Out of Reach Reports (2024 and 2025)

Median Renter Income vs. Renter Housing Costs:

In 2024, the median renter income in Virginia continued to increase, albeit at a slightly slower pace than median rental housing costs.

Median Renter Income vs Renter Housing Costs (adjusted for inflation)



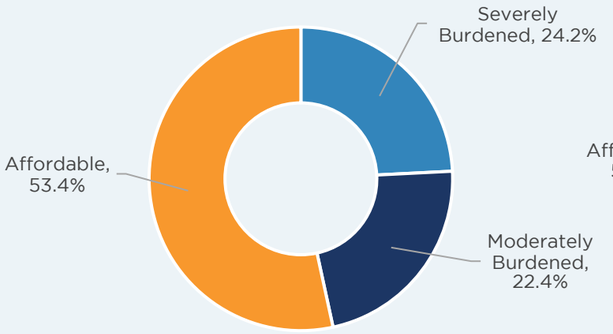
Source: US Census Bureau ACS 2024 Estimates

VIRGINIA

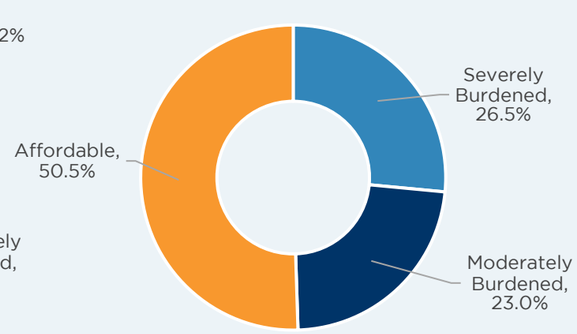
Cost Burden:

A significant portion (53.4 percent) of Virginia renters are cost burdened, and 24.2 percent of renters are severely cost burdened, in both cases slightly less cost burdened than the national averages.

Virginia Cost Burden



National Cost Burden

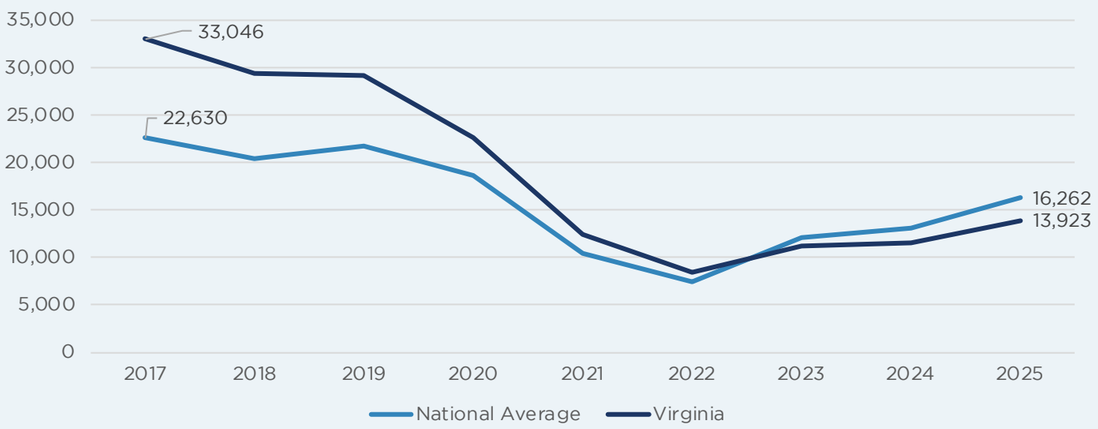


Source: https://www.jchs.harvard.edu/state-nations-housing-2025

Housing Inventory:

Although active housing listings in Virginia have rebounded since 2023, reaching 13,923 listings in 2025, although it remains well below the national average and pre-pandemic levels indicating that supply constraints persist despite recent recovery.

Housing Inventory: Active Listing Count

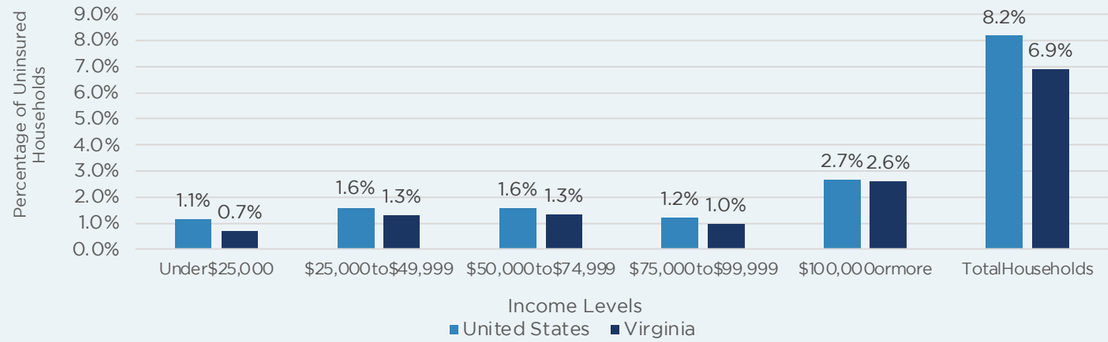


Source: Realtor.com via FRED

Housing and Healthcare:

Virginia households are slightly more likely to have healthcare coverage than households nationally, and yet over half a million households in the state report no coverage in 2024. For those households with limited income, they are unlikely to be able to afford basic healthcare.

Uninsured Households Across Income Levels



Source: US Census Bureau 2024
Total Uninsured Households: US 27,150,843 | VA 585,775

Housing and Property Encumbered by Title Entanglement:

Based on the information gathered by the Federal Reserve Bank of Atlanta and graphically depicted below, there is a significant amount of property in the Southeast that is impacted by the Heirs' Property title issue, but the issue occurs in other parts of the country as well.

A study of data available through the U.S. Department of Agriculture Forest Service Southern Region was conducted by researchers with the University of Georgia's Carl Vinson Institute of Government in September 2017. The study used geographic information system methodology and mass appraisal data to identify potential heirs' properties in the Southeastern U.S.

The following charts were developed as part of that study and illustrate numerous areas of potential Heirs' Properties in the eastern counties and in the Appalachian areas of Virginia near its western border.

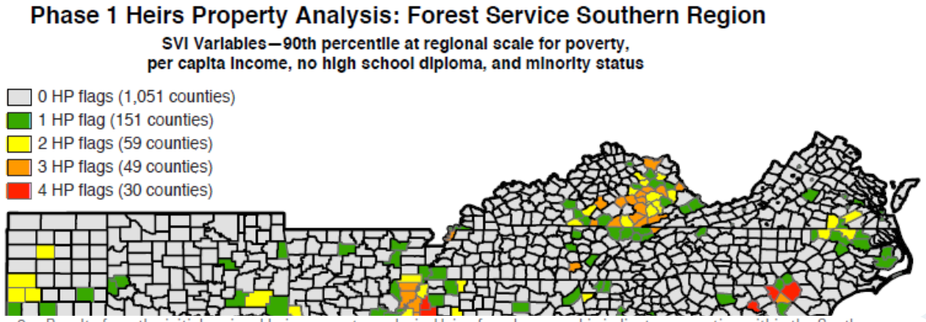


Figure 2—Results from the initial regional heirs property analysis. Using four demographic indicators, counties within the Southern Region were ranked on the likelihood that they contain heirs properties. Counties in red are believed to be the most likely to contain higher numbers of heirs properties.

VIRGINIA

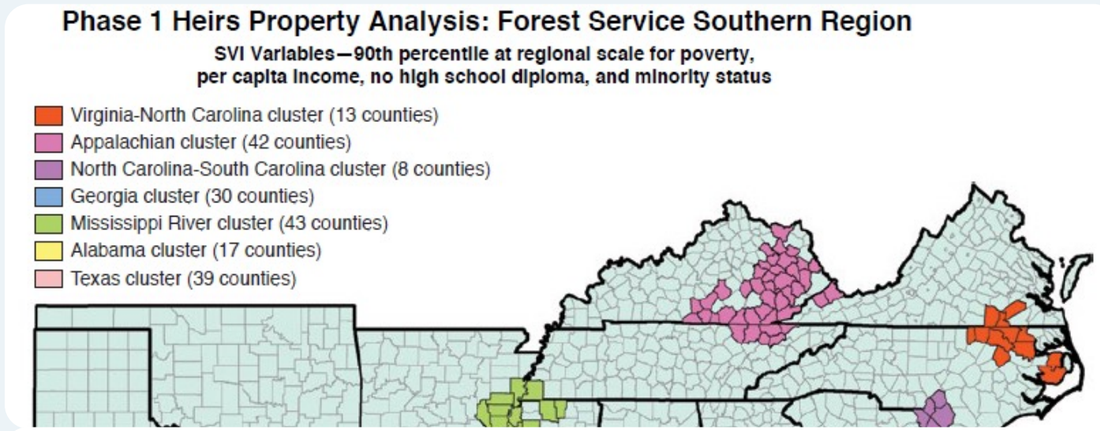


Figure 3—Regional heirs property clusters. Identifying the largely contiguous clusters of counties identified by the regional analysis provides the opportunity to discuss the phenomenon of heirs property in areas with relatively similar historical and sociological contexts.

In 2023, Fannie Mae published a national study to quantify the impact of Heirs' Property and tangled titles on 44 states and the District of Columbia (states that did not have data resources that could be validated for Heirs' Property issues were not included in the study). There were around 20,000 parcels identified in Virginia as being potential Heirs' Properties, with a value associated of almost $2.3 billion.

State Name	Total Properties	Most Likely Heirs' Property	Percent Most Likely Heirs' Property	At-Risk Heirs' Property	Percent At-Risk Heirs' Property	Total Estimate of Heirs' Property	Percent Estimated Heirs' Property	Total Assessed Value for Ident. Heirs' Property
Virginia	2,813,111	644	0.02	19,949	0.71	20,593	0.73	$2,330,910,000

The analysis by county resulted in the map below the impact.

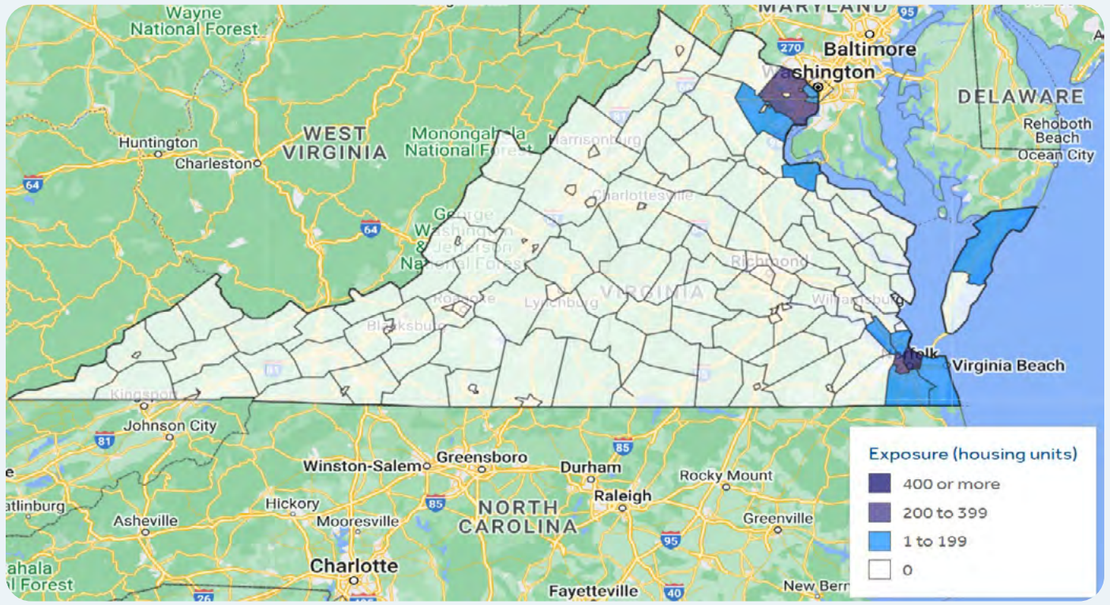


VIRGINIA

Building Resiliency:

Many residents in coastal counties in Virginia face severe risk of flooding in the future. Climate change is impacting Virginia, as evidenced by an increase in average temperatures of one degree over the last century, and a rise in sea level along the coast of one to two inches each decade. Higher coastal water levels are leading to beach erosion and increasing flood events, which threaten housing stock along coastal areas. In Virginia, the land is also sinking and projected to result in a sea level rise in coastal areas anywhere from 16 inches to four feet over the next century. The extreme levels of rise could significantly impact the vulnerable areas of the Chesapeake Bay, where saltwater intrusion could compromise the aquifers relied on for watering the soil in farmland and forest areas. Evidence already exists in the form of dead trees in the York River tidal tributaries. Barrier islands along the coast are expected to be lost or broken up by 2100, according to the U.S. Geological Survey.

Flooding that occurs with storms will increase with a higher sea level. Coastal homes, as well as roads, ports, and other infrastructure will be vulnerable to damage, particularly in the heavily populated Hampton Roads area. Already there are areas along the Chesapeake Bay, such as the Poquoson community, where tidal water rises and falls in roadside ditches. Rising sea levels and recurring floods will lead to increased insurance expenses for homeowners and property owners in these communities.



The frequency of climate disasters is also increasing and further negatively impacts communities in Virginia. Low- or moderate-income households are disproportionately affected by the rise in disaster events as they already struggle with housing cost burdens, so any extra expenses have a more severe impact.

Disaster recovery is a recurring need in many communities within Virginia. The number of expensive disaster events has been steadily increasing since the 1980s, and the increase has become even more rapid in recent years.

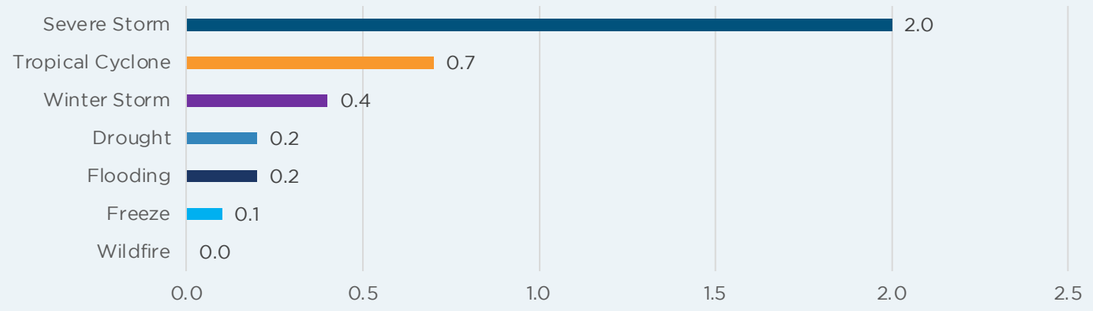
Virginia residents may experience increased expenses related to negative impacts from climate change over the next several decades, increasing financial hardship for low- and moderate-income households already struggling with a cost burden.

Virginia Billion Dollar Disasters per Year



Source: NOAA National Centers for Environmental Information, 2025

Virginia Disaster Events/Year by Type (2000-2024)



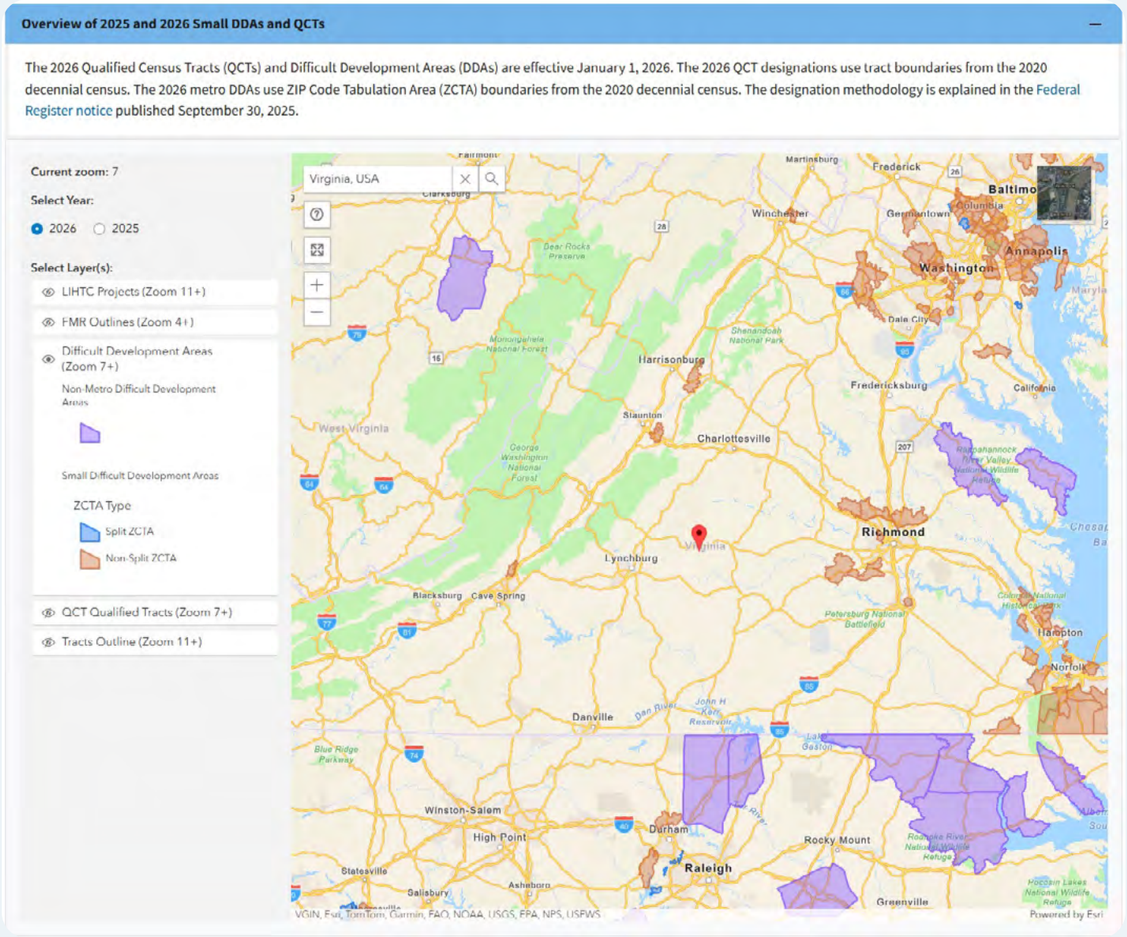
Source: National Oceanic and Atmospheric Administration, 2025

VIRGINIA

Difficult Development Areas (DDAs):

DDAs are effective January 1, 2026. The 2026 Qualified Census Tracts (QCT) designations use tract boundaries from the 2020 decennial census. The 2026 metro DDAs use ZIP Code Tabulation Area (ZCTA) boundaries from the 2020 Decennial census. The designation methodology is explained in the Federal Register notice published September 30, 2025.

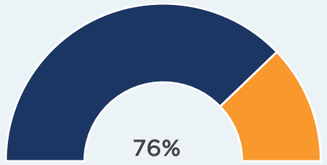
For Virginia, the following map demonstrates the existence of several areas across the state that are impacted by DDA conditions, as they have been designated by HUD using the process described above.



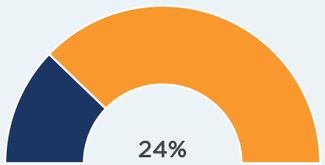
Rural Areas:

About 24 percent of Virginia residents live in rural areas compared to almost 76 percent in urban areas.

Percentage of Urban Population in Virginia



Percentage of Rural Population in Virgina

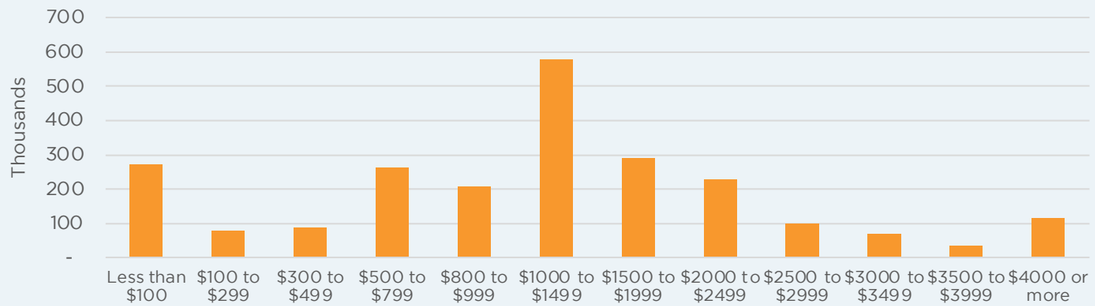


Source: P2 - URBAN AND RURAL - Census Bureau Table

Property Insurance:

Most owner-occupied homes in Virginia fall within the $1,000-$1,499 annual homeowners insurance cost range, indicating that significantly fewer households face very low or very high insurance costs – highlighting growing cost concentration and potential affordability pressure as premiums rise.

Number of Owner-Occupied Housing Units by Annual Homeowners Insurance Cost - Virginia



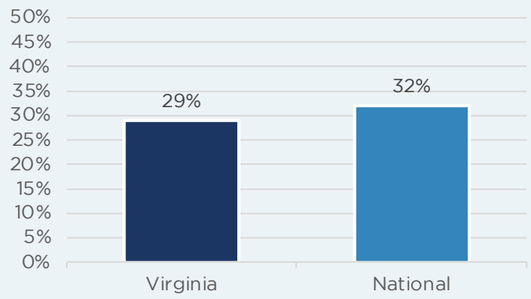
Source: U.S. Census Bureau. "Homeowners Insurance Costs by Mortgage Status (Yearly)."
*American Community Survey, ACS 1-Year Estimates Detailed Tables, Table B*25141

Senior Housing Needs:

Virginia seniors (age 62+) experience slightly lower rates of severe housing problems (29 percent) than the national average (32 percent), but nearly one in three households still face significant housing challenges.

Source: https://www.americashealthrankings.org/explore/measures/severe_housing_problems_62plus

Severe Housing Problems - Age 62+





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