



How Rising Homeowners  
Insurance Rates Threaten  
Middle Neighborhoods – And  
What Can Be Done About It

Moderator: Marcia Nedland

Organizer, Middle Neighborhoods Community of Practice



Tell us  
about you!

- Nonprofit
- Gov't local
- Gov't state
- Gov't federal
- Intermediary
- Consultant
- Realtor
- Financial institution
- Academic institution



# Middle Neighborhoods Initiative

A National Initiative focused on mobilizing attention to reverse the disappearance of middle neighborhoods through decline or gentrification. The initiative does this through:

- Community of Practice : practitioners, policy, researchers
- Research: topics relevant to middle neighborhoods
- Policy Analysis and Advocacy : housing, lending, community dev
- Communications strategies: advancing awareness

Coordinated by **National Community Stabilization Trust** and Neighbor Works America and advised by a Steering Committee of 20 prominent researchers, practitioners and policy makers



# Characteristics of Middle Neighborhoods

- Mostly single-family homes built for families with children.
- Still well more than 50% owner-occupied, but slowly eroding.
- Housing stock is aging, still in generally acceptable condition, but often lacks features and updates to compete well for today's homebuyers.
- More racially, ethnically and economically diverse.



[stabilizationtrust.org](http://stabilizationtrust.org)





# http://middleneighborhoods.reomatch.com/

Click [here](#) to learn more about defining Middle Neighborhoods

Refresh Your Map | Zoom ▾ | Questions or feedback?

**Your Map**

Map Satellite

**Choose a 2014-2018 layer to display**

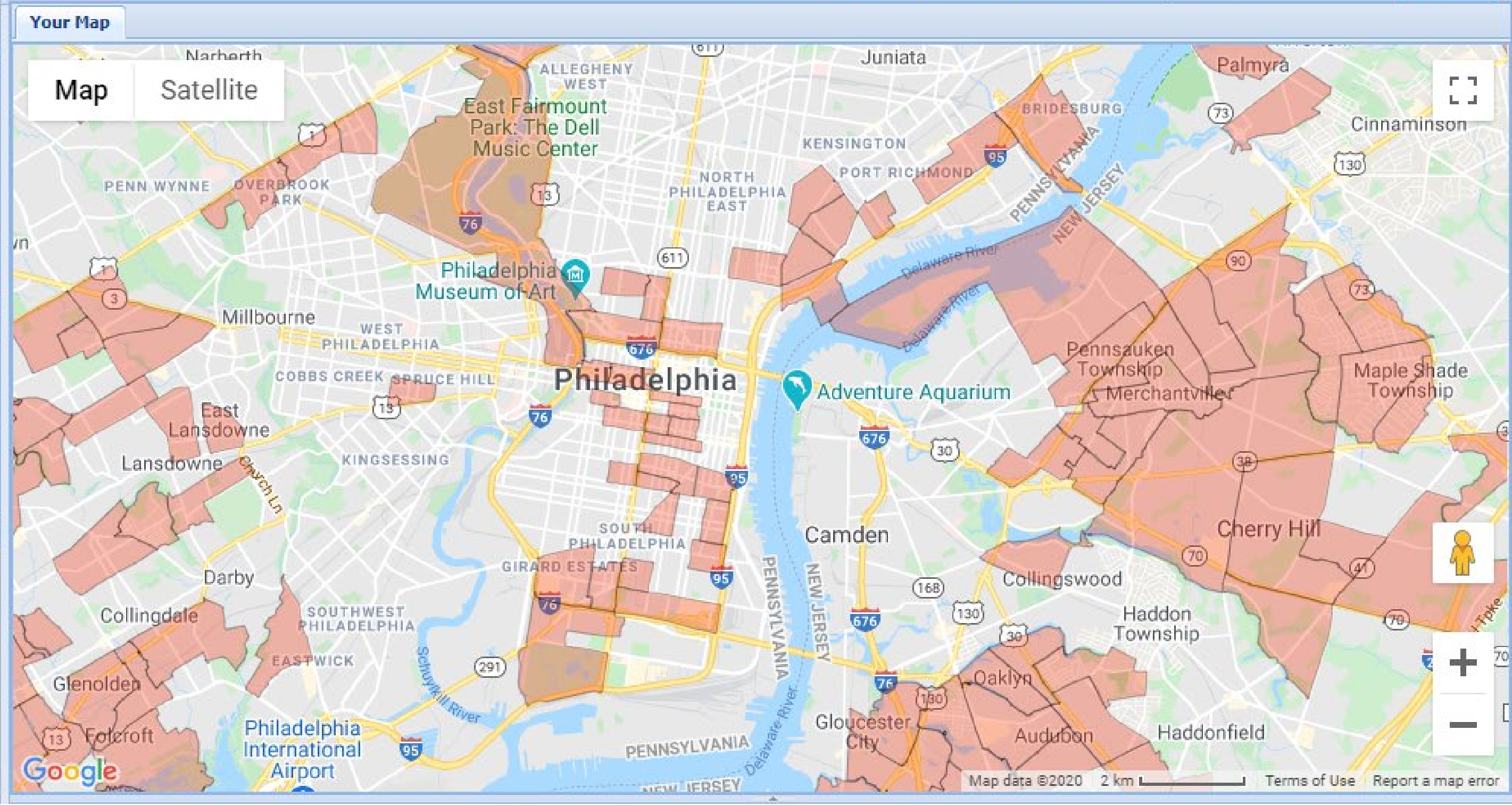
- 2018 City Test 1: 60-100% CMI
- 2018 City Test 2: 80-120% CMI
- 2018 National Test 1: 60-100% NMI
- 2018 National Test 2: 80-120% NMI
- 2018 Regional Test 1: 60-100% AMI
- 2018 Regional Test 2: 80-120% AMI
- 2018 Regional Test 3: 100-160% AMI

**Choose a 2006-2010 layer to display**

- 2010 City Test 1: 60-100% CMI
- 2010 City Test 2: 80-120% CMI
- 2010 National Test 1: 60-100% NMI
- 2010 National Test 2: 80-120% NMI
- 2010 Regional Test 1: 60-100% AMI
- 2010 Regional Test 2: 80-120% AMI
- 2010 Regional Test 3: 100-160% AMI

**MSAs**

- Panama City, FL Metro Area
- Parkersburg-Vienna, WV Metro Area
- Pensacola-Ferry Pass-Brent, FL Metro Area
- Peoria, IL Metro Area
- Philadelphia-Camden-Wilmington, PA-NJ-DE-MD Metro Area
- Phoenix-Mesa-Scottsdale, AZ Metro Area
- Pine Bluff, AR Metro Area
- Pittsburgh, PA Metro Area
- Pittsfield, MA Metro Area



Displaying census tracts with median household incomes between 80 and 120 percent of regional/MSA median (\$69,465), or \$55,572 - \$83,358

# Our Panelists

## Sharon Cornelissen

- Director of Housing
- Consumer Federation of America (Washington, DC)

## Bob Pipik

- President / CEO
- Healthy Neighborhoods, Inc. (Baltimore, MD)

## Tiffany Smith

- Urban Leader in Residence
- University of Chicago's Mansueto Institute for Urban Innovation (Chicago, IL)



# Donate

BLOG: In Crisis, NW  
Network Stands Strong

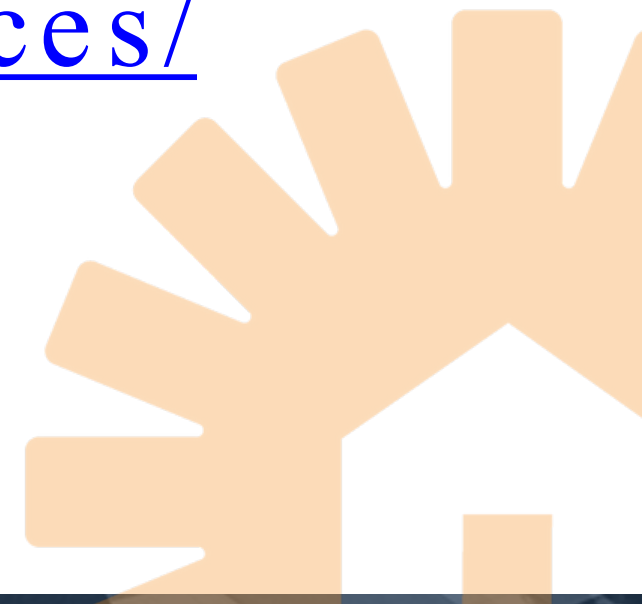
<https://www.neighborworks.org/blog/crisis-neighborworks-network-stands-strong>

- NHS LA Wildfire Assistance Fund

<https://mtnhousing.org/services/hurricane-resources/>

- Mountain Housing Opportunities, Asheville NC

<https://mtnhousing.org/services/hurricane-resources/>



# \$1.6 Trillion of Uninsured American Homes

Sharon Cornelissen, PhD  
(co-authors Douglas Heller and Michael DeLong)

Consumer Federation of America  
January 2025

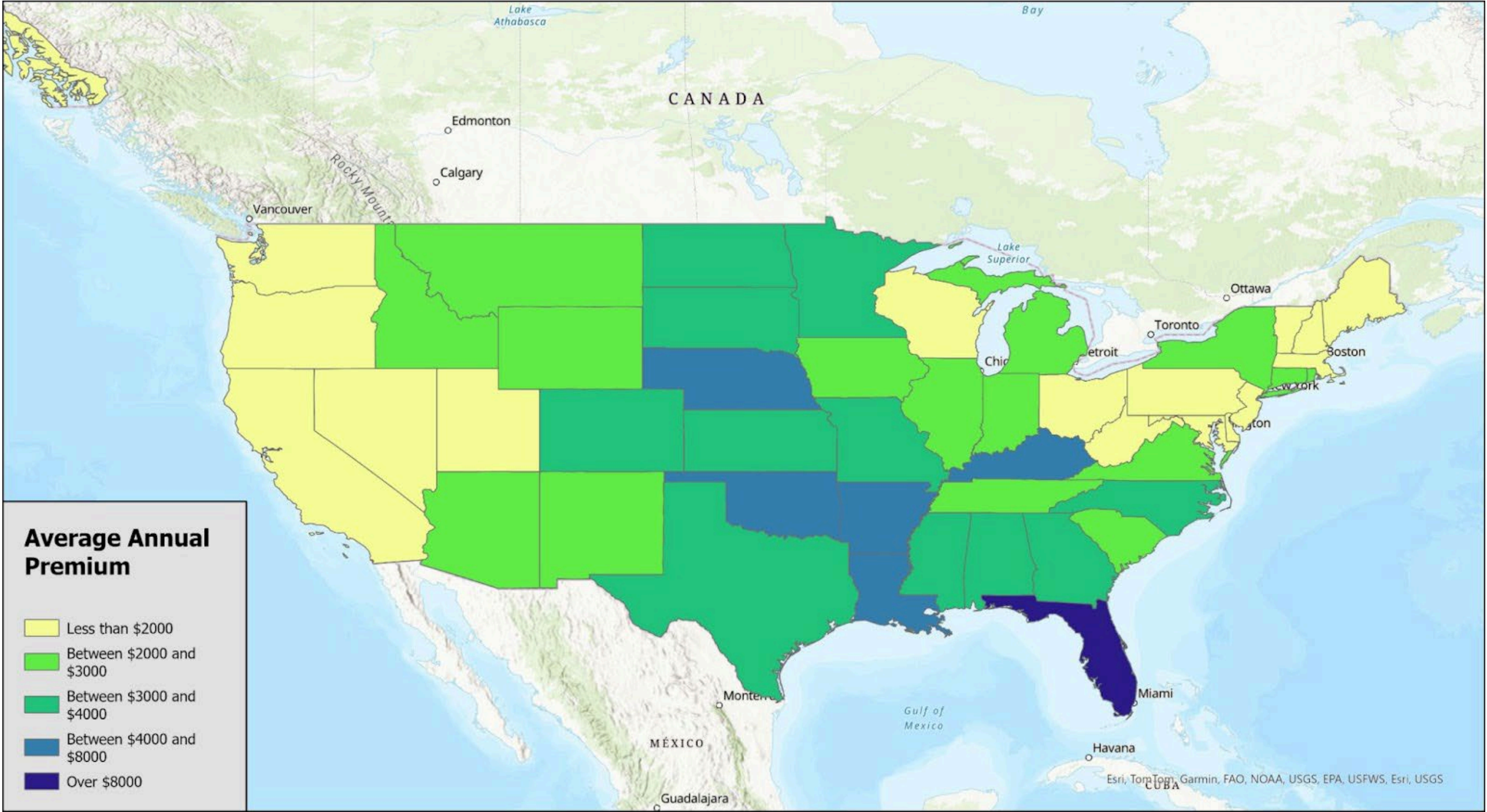




# Detroiters going from homeowner to homeless



# “Overburdened” (Forthcoming): States with Highest Typical Premiums



Source: Consumer Federation of America analysis of 2024 Quadrant Data.





# “Exposed” CFA Report

# Research Questions

How many households lack homeowners insurance?

Which households are more likely to lack homeowners insurance?

What is the total market value of uninsured homes?

# Report Methodology

- *Very little public data on insurance!*
- 2021 American Housing Survey
- Biannual, nationally representative Census survey: information about composition and quality of housing stock, demographics, and geographic variation
- N = 31,669 observations of homeowners



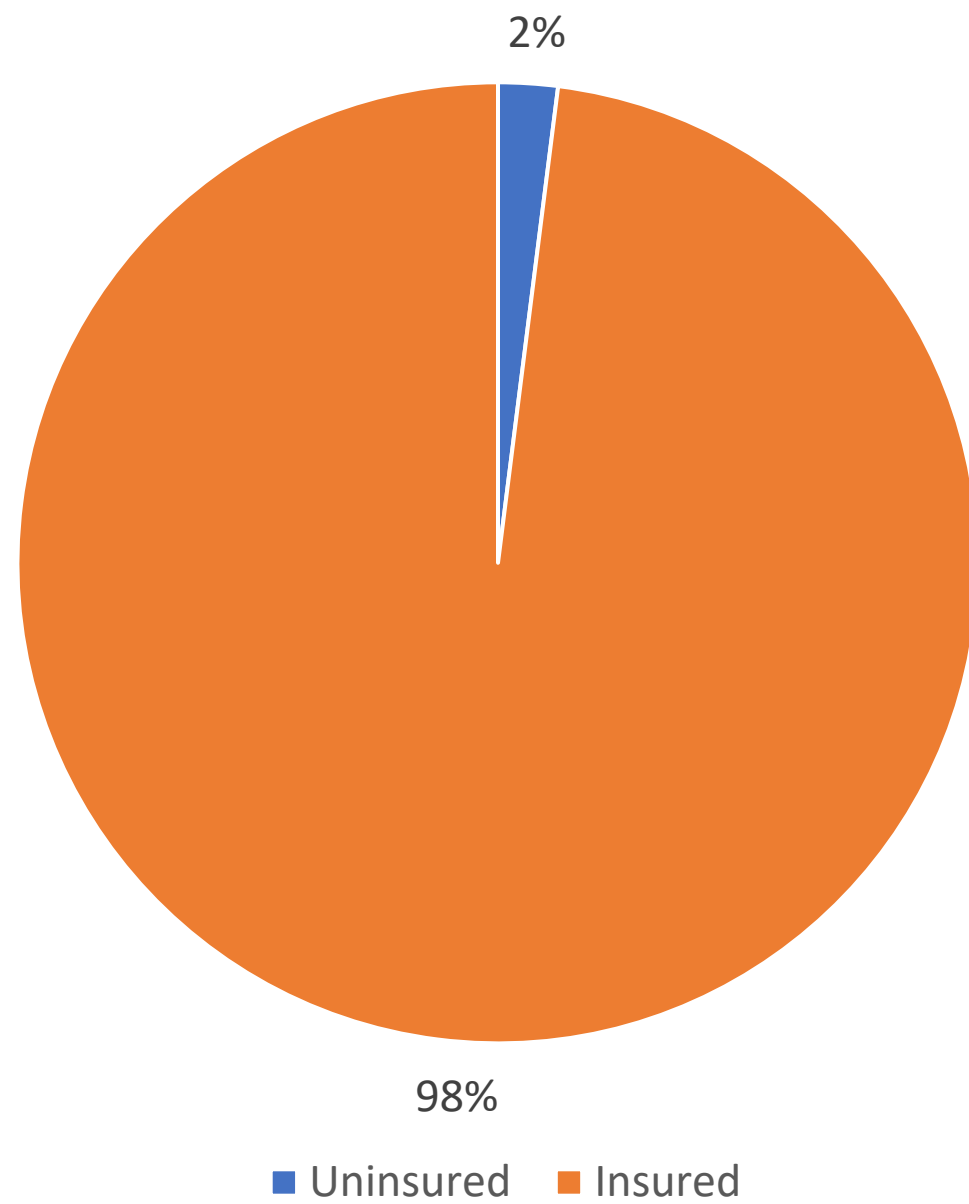
# Findings

# Key Findings

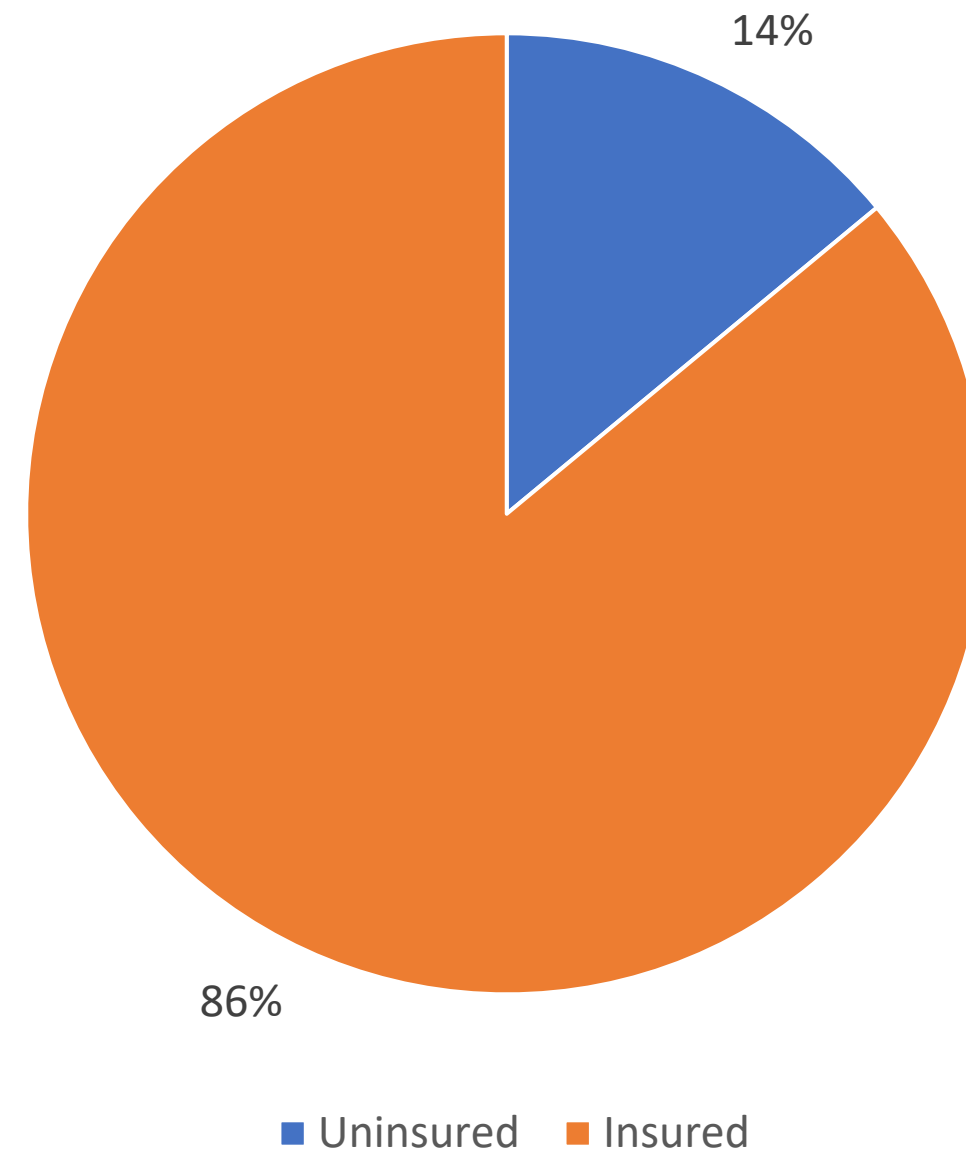
- One in thirteen homeowners (7.4%, or 6.1 million) had no homeowners insurance in 2021
- **They are disproportionately:**
  - Lower-income
  - Homeowners of color
  - Have no mortgage
  - Have inherited their homes
- **\$1.6 trillion in property value** is not covered by insurance

# Most Uninsured Homeowners Have No Mortgage

With a Mortgage



Without a Mortgage

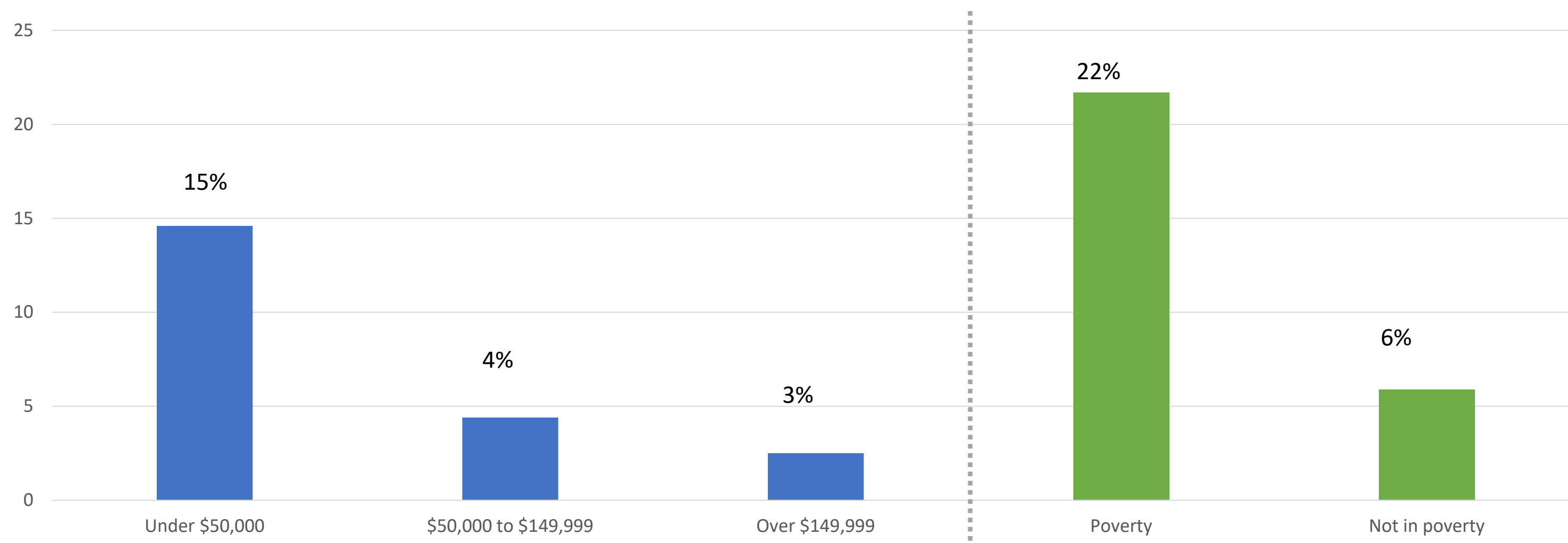


Source: Consumer Federation of America analysis of 2021 AHS data.



# Homeowners with Lower Incomes Are More Likely to be Uninsured

Share of Households without Homeowners Insurance by Income and Poverty Status (Percent)

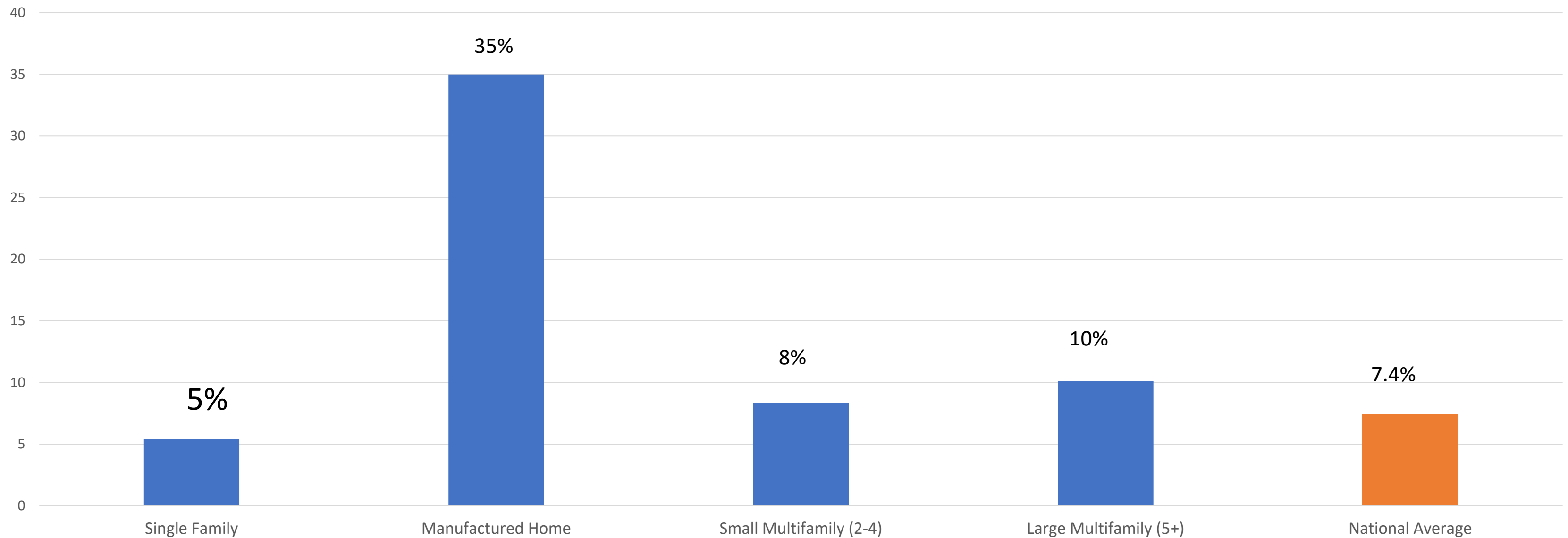


Source: Consumer Federation of America analysis of AHS data 2021.

Note: Poverty indicates households live below the federal poverty thresholds created by Census.

# Owners of Manufactured Homes Are Most Likely to Not Have Home Insurance

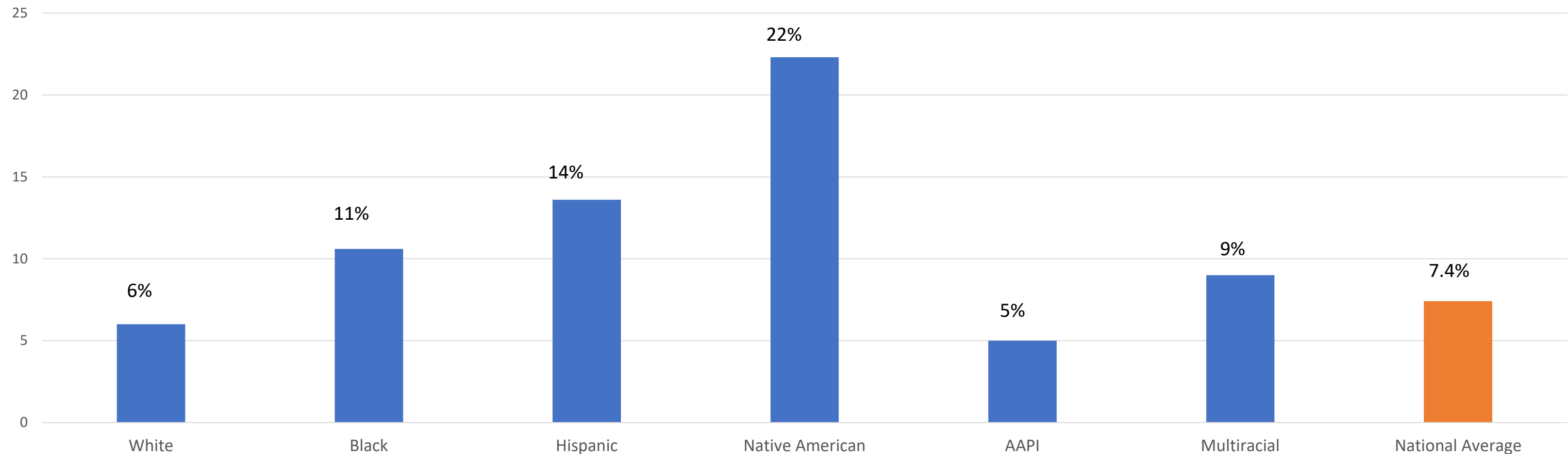
Share of Households without Homeowners Insurance by House Type (Percent)



Source: Consumer Federation of America analysis of 2021 AHS data.

# Homeowners of Color Are More Likely to Not Have Homeowners Insurance

Share of Households Without Homeowners Insurance by Race and Ethnicity (Percent)



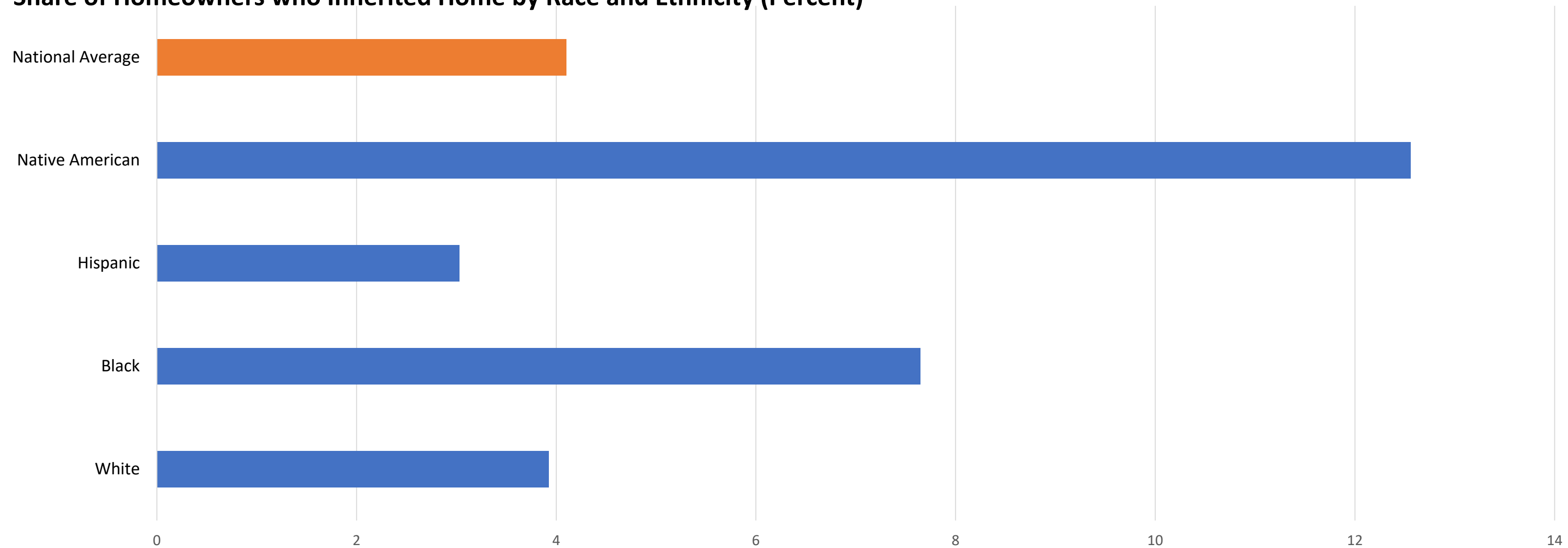
Note: Black, White, Asian and Pacific Islander, Native American and Multiracial are non-Hispanic. Hispanic can be of any race(s).



Source: Consumer Federation of America analysis of 2021 AHS data.

# Homeowners of Color are Most Likely to Have Inherited Their Home

Share of Homeowners who Inherited Home by Race and Ethnicity (Percent)

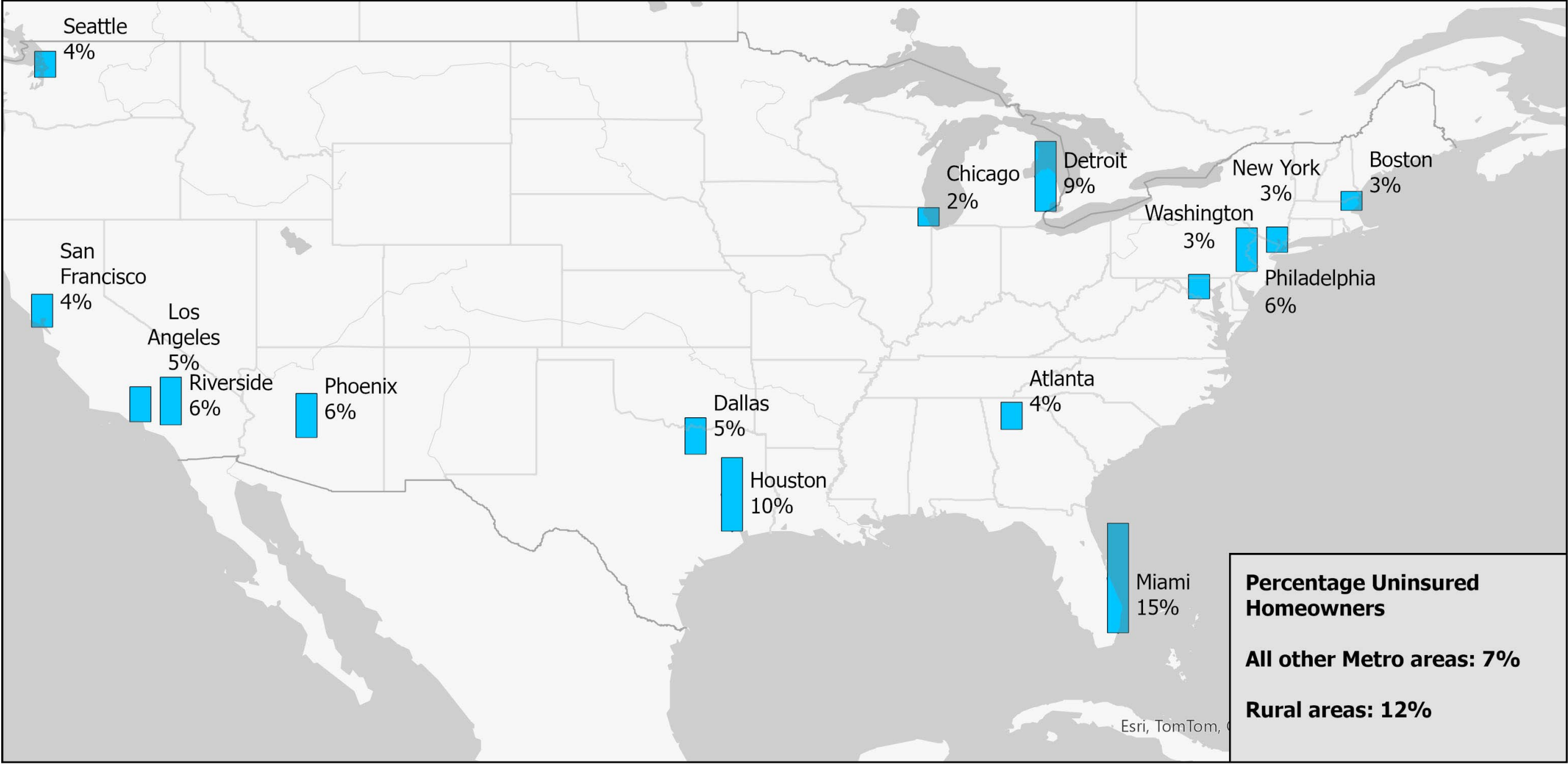


Note: Black, White, and Asian and Pacific Islander are non-Hispanic. Hispanic can be of any race(s).



Source: Consumer Federation of America analysis of 2021 AHS data.

# Highest Shares of Uninsured Homeowners Found in Metro Miami, Houston, and Detroit



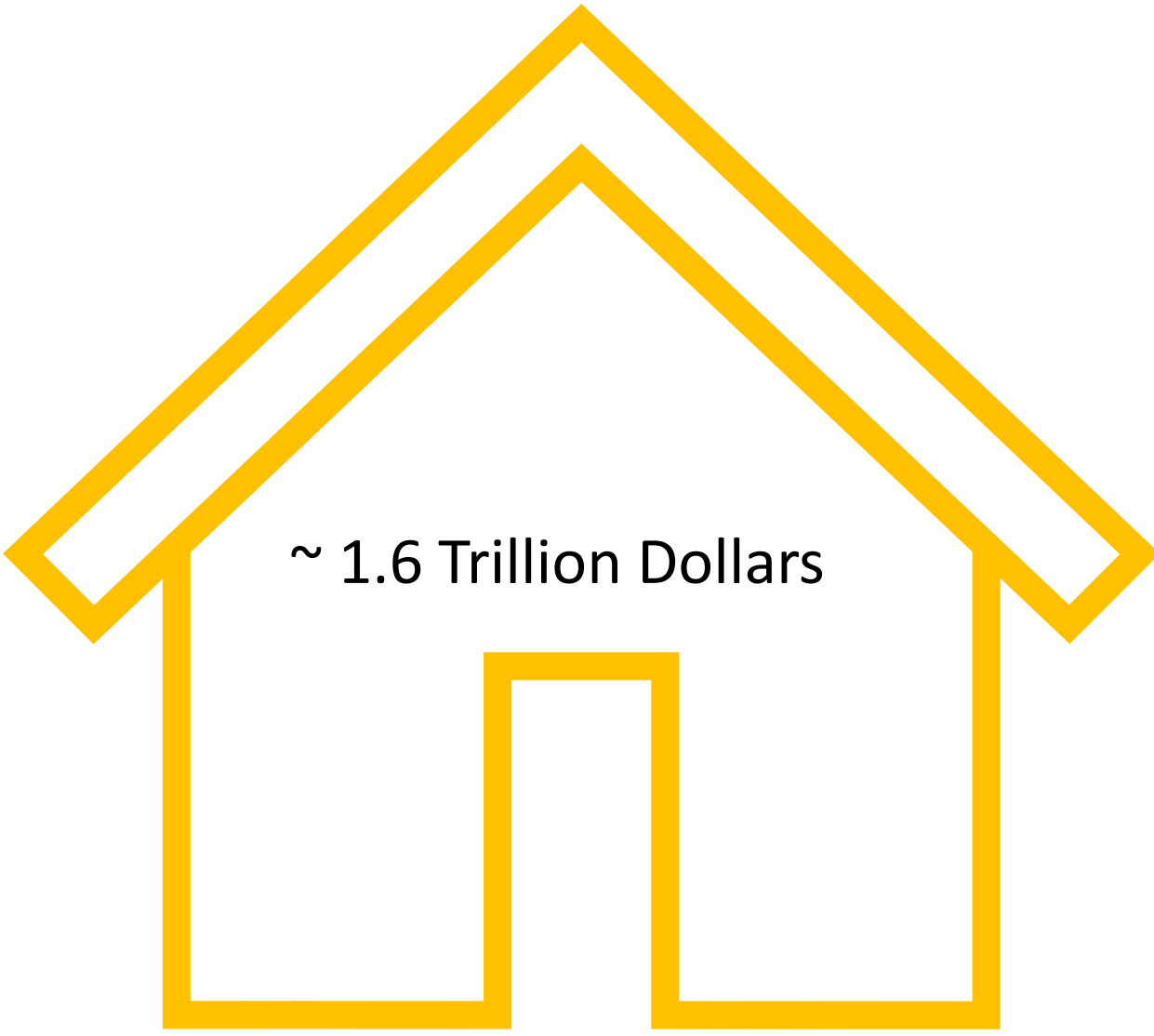
Note: Metro Areas Based on Census 2023 OMB CBSA code. Map made in ArcGIS.



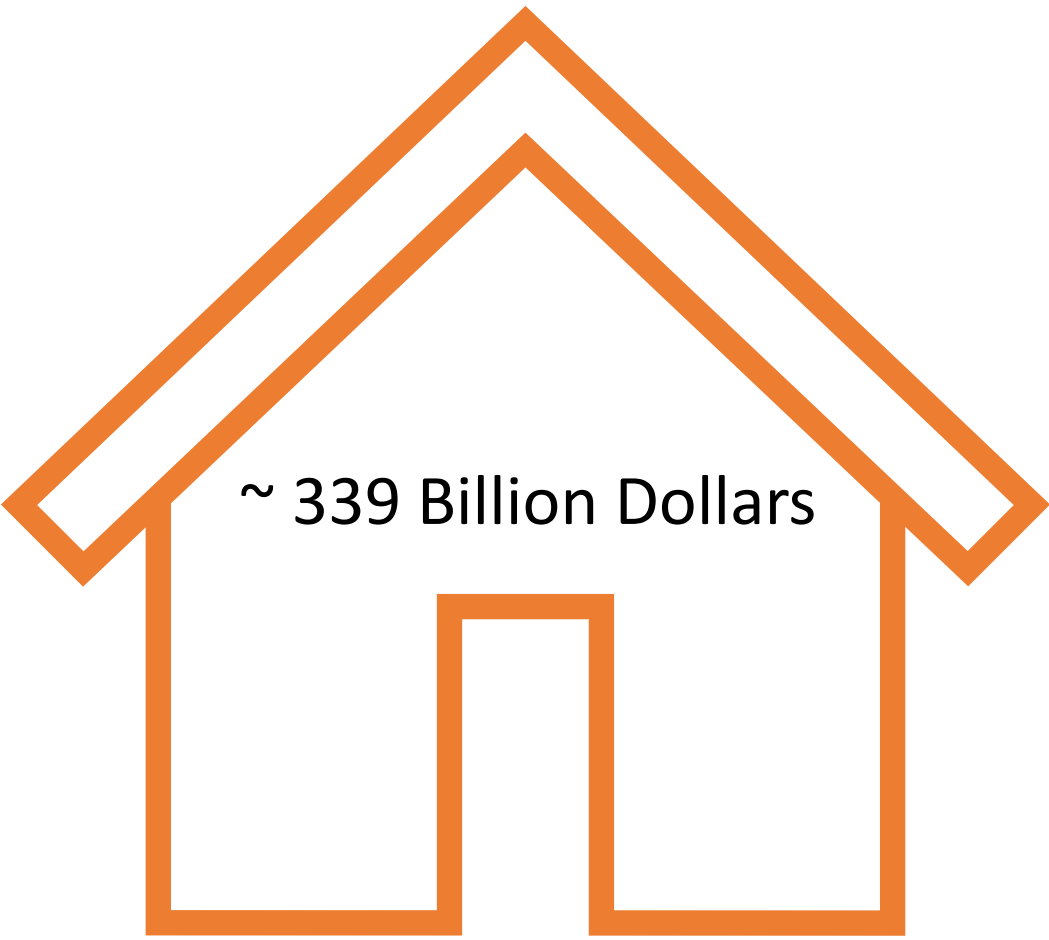
Source: Consumer Federation of America analysis of 2021 AHS data.

# Being Uninsured Puts Trillions of Dollars of Owned-Occupied Homes at Risk

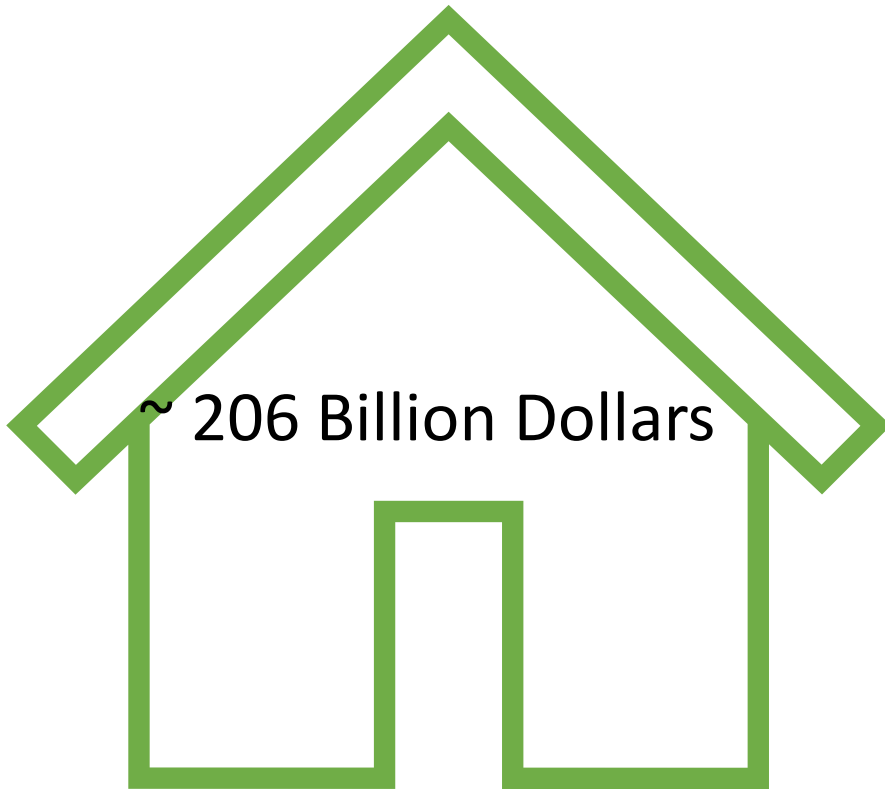
Estimated Amount of Home Value of Uninsured Owner-Occupied Property in 2021 (US Dollars)



*All Homes*



*Hispanic-Owned Homes*



*Black-Owned Homes*



Source: Consumer Federation of America analysis of 2021 AHS data.

# Conclusions

# Policy Recommendations

- **HMDA for insurance companies:** Collect and publish more data on homeowners insurance markets and promote transparency
- **Invest in risk mitigation:** States should require resiliency investments of insurance companies as price of doing business + require premium discounts
- **Improve consumer protections:** States can improve disclosure requirements + give consumers more time after late payment (before nonrenewal)
- **Federal backstop:** Create a public reinsurance mechanism to reduce insurers' overreliance on unregulated, global reinsurance



# Thank you!



[Link to Report](#)

[scornelissen@consumerfed.org](mailto:scornelissen@consumerfed.org)

# Upcoming Events

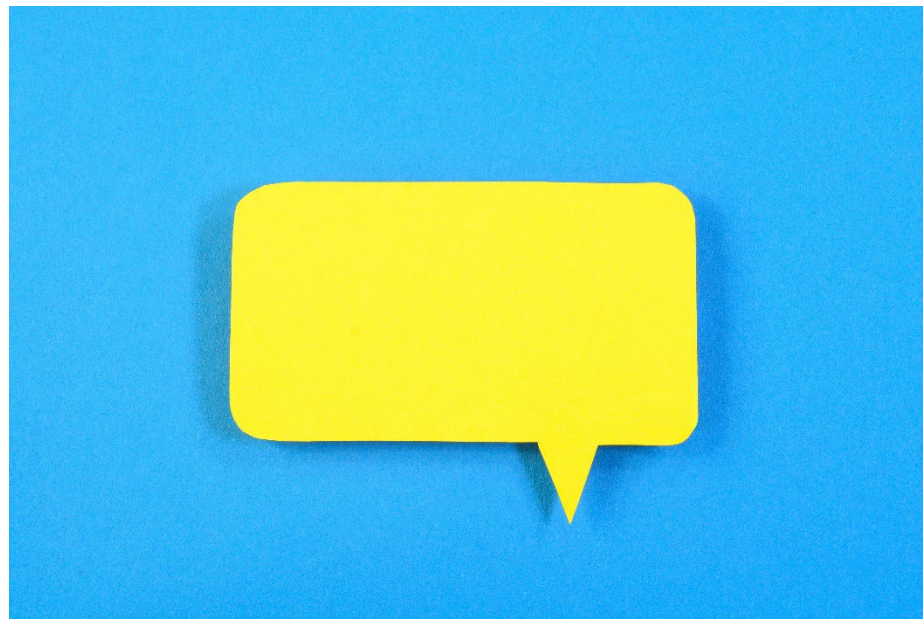
## **FEB 26: Engagement Chat (Noon, ET)**

❖ Topic: Neighborhood Fundraising Strategies

Questions: [anndipetta@gmail.com](mailto:anndipetta@gmail.com)



Thank you for joining us!



- **Please email us** if you have ideas for webinar, case studies, news stories, etc.
- Check out the **Cornerstone Webinar Series** :  
Center for Community Progress
- **Tell us** about your experience today!



**JOIN US!**  
**The Middle Neighborhoods**  
**Community of Practice**  
**(CoP)**

The Middle Neighborhoods CoP is an informal, facilitated network of practitioners, researchers and policymakers engaged in revitalizing middle neighborhoods. CoP members share learnings through topical webinars, referrals, site visits, phone calls, and occasional larger group events.

Please join us!

<https://ncst.org/middle-neighborhoods/>

