Property Insurance Survey FY26 Takeaways

In January 2026, NeighborWorks America deployed a follow-up survey about the impact of rising property insurance costs on our network. The survey had a 94% response rate.

What is driving rising insurance costs?

Top reasons given to network organizations by insurance carriers for premium increases remains unchanged from previous year.



1. **Increase in Replacement Costs**
2. **Limited Market/ Capacity**
3. **Claims/Loss History**
4. Natural Disaster/ Weather
5. Location
6. Age of Property
7. Renter Population

Premiums



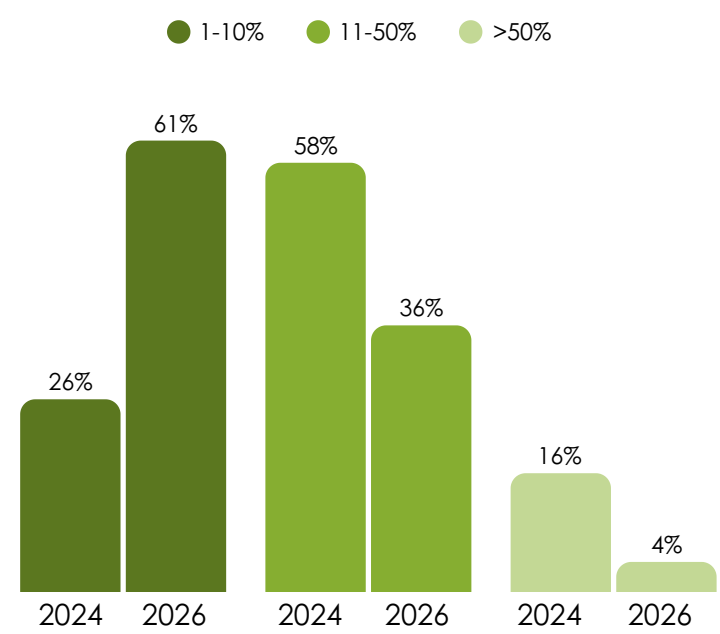
85%

of organizations had increases in their premium renewals from the prior year.

Premium Increase History

How much?

The share of organizations reporting an increase of more than 10% has shrunk by almost half since 2024.



Deductibles



8%

of network reported deductible increases

The median increase of deductible amounts across organizations was $5,000, down from $15,000 the previous year.

How?



Ways to mitigate increased costs

1. Increase rents (where allowed)
2. Access Operating Reserves
3. Decrease Discretionary Expenses
4. Safety/Natural Disaster Modifications
5. Postpone Improvements
6. Sell Properties

3 *implemented hiring freezes or eliminated FTEs*

6 *delayed future housing projects*

9 *sold properties*

13 *postponed improvements/updates /investments*

19 *depleted at least 1 building's operating reserves*

Construction/Builder's Risk

The number of organizations reporting an increase in Builder's Risk costs has doubled since 2024.

