Enterprise

Curbing the Insurance Spiral

Three-Part Webinar Series

Session 1: Setting the Stage

June 8, 2026

About Enterprise

We support community development organizations on the ground

We aggregate & invest capital for impact

We build & manage communities ourselves

Unmatched breadth, scale and expertise across the entire spectrum of affordable housing ...

... creating a positive feedback loop that does it all under one Enterprise roof.

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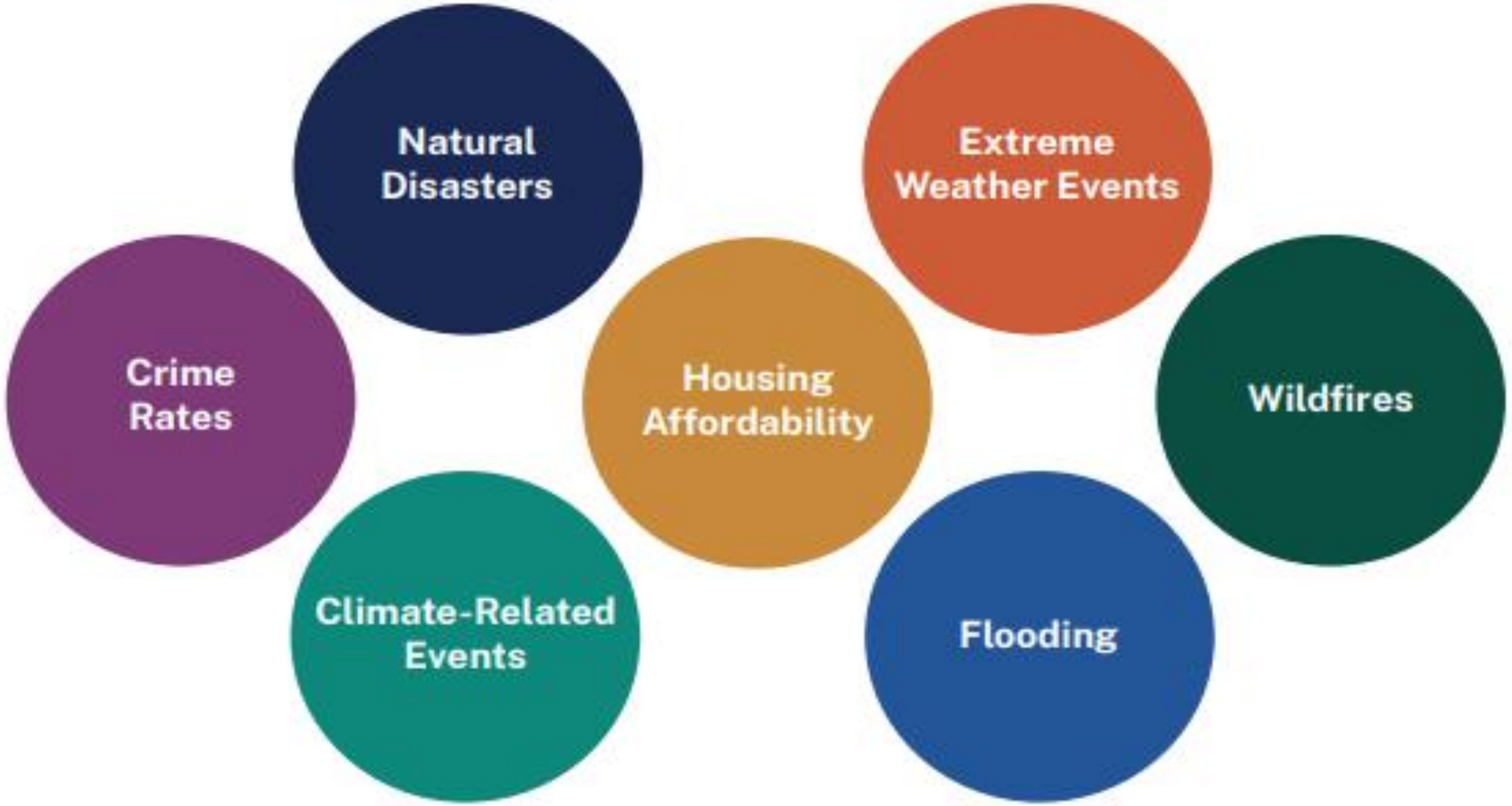
Why Now?


Natural Disasters
Extreme Weather Events
Crime Rates
Housing Affordability
Wildfires
Climate-Related Events
Flooding

Curbing the Insurance Spiral

Policy and Practitioner Strategies to Help Stabilize Multifamily Affordable Housing

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Three-Part Series

Session 1: Setting the Stage, June 8, 2026, 2pm ET

Session 2: Resources for Practitioners, July 28, 2026, 1pm ET

Session 3: Policy Solutions, Sept. 8, 2026, 1pm ET

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Today's Agenda

2:01 PM	**Welcome In**
2:11 PM	**Setting the Stage**
2:20 PM	***Curbing the Insurance Spiral* Overview**
2:20 PM	**Industry Perspectives—IBHS, ECD**
2:30 PM	**Facilitated Discussion**
2:55 PM	**Wrap and Survey Request**

Session Panelists

Janis Bowdler
President

Enterprise Community Partners

Matt Morrin
Sr. Director

Enterprise Community Partners

Ayrianne Parks
Sr. Director

Enterprise Community Partners

Michael Newman
General Counsel

Institute for Business & Home Safety (IBHS)

Todd Del Tufo
Sr. VP, Asset Management

Enterprise Community Development

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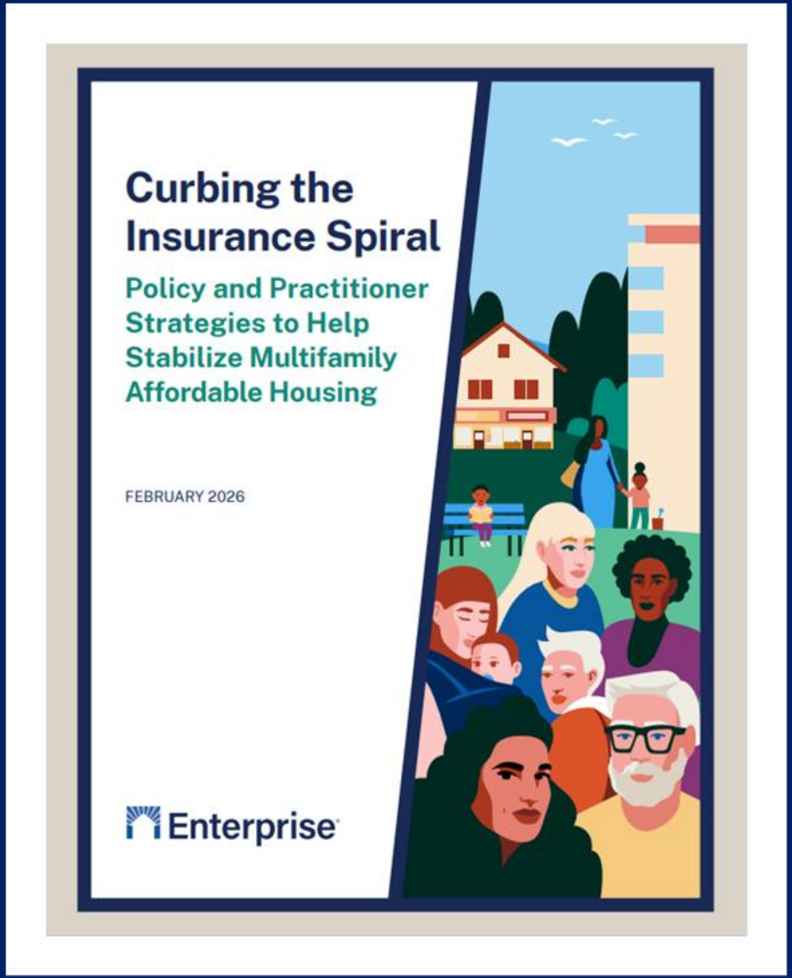
Curbing the insurance spiral

Report + Toolkit overview



- Unsustainable premium increases across the board, but particularly in property & liability coverage, based on (perceived or real) risk exposure)
- Premiums are up 30%-100% in recent years, & up 500% in some cases
- What's driving these trends?
- What short- & long-term strategies are needed to reverse these trends?
- How can we reduce the frequency & severity of loss?

enterprisecommunity.org/curb-insurance

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Setting the Stage

- COVID-19 Pandemic
- California & Pacific Northwest Wildfires
- Violent Event & Mass Shootings
- Hurricane Katrina
- Terrorism
- Unavailability of Medical Malpractice Insurance

In every one of these cases, three things happened:

1 Insurers narrowed or withdrew coverage altogether

- COVID-19 carriers denied claims and added exclusions
- Carriers are withdrawing from Florida, Colorado, California due to wildfires
- Coverage for schools & religious organizations limits coverage for violent events
- Doctors left practice of medicine

2 Policy premiums skyrocketed

- Disportionate racial impact
- Lower income

3 The needs for the actual insurance coverage remain

- Homes still exist in areas prone to wildfires, hurricanes
- Schools need to have funds available if the worst-case scenario happens
- People need medical care

Rising Costs: Challenges & Impacts

Underlying Challenges Driving Premiums:

- Natural disasters & extreme weather events
- Reinsurance & global catastrophic losses
- Building age & condition
- Liability & tort claims
- Redlining, crime scores, & other perceived risks
- Building type
- Inflation

Impacts to Providers & Tenants:

- Premiums are skyrocketing while coverage is flat or decreasing
- Insurers are exiting some markets
- Some providers are essentially self-insuring
- Reduced resident services
- Maintenance & repairs are sometimes delayed
- Increased rents
- In some cases, a combination of operating pressures have forced providers to close their doors altogether

Policy & Practitioner Toolkits

Key Focus Areas	**Policy Toolkit**
Federal policies	Increase transparency, modernize lending & underwriting rules, create public backstops.
State policies	Incentivize insurer competition, reward risk reduction, increase transparency, legal / judicial reforms.

Key Focus Areas	**Practitioner Toolkit**
Owner / Operator policies	Establish risk-management functions, invest in prevention & resilience, use better data, insurance pools & captives.
Insurance industry policies	Improved communications, use realistic & current data, increase transparency.

Solutions

Policy-Level Solutions	Provider-Level Solutions
Federal • Public backstop • Catastrophe risk insurance • Regulatory flexibility in underwriting • Tort reform **State** • Captives • Home-hardening & risk-reduction modifications • Emergency operating relief • Anti-discrimination & fair access • Data collection & transparency • Tort reform, Mandated participation • Tax credits & premium subsidies • HFA incentives	• Risk management: tools, profiles, assessments, training, integration, & organizational structure • Captives & pooling risk • Parametric insurance • Improving the agent / broker partnership & communication • Emergency action / response plans • And much, much more…

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Industry Perspective

Insurance Institute for Business and Home Safety (IBHS)

Michael Newman, General Counsel

Insurance Institute for Business & Home Safety®

ABOUT RESEARCH GUIDANCE BUILDING CODES POLICY MEMBERS

Severe weather disrupts lives, displaces families, and drives financial loss. IBHS delivers top-tier science and translates it into action so we can prevent avoidable suffering, strengthen our homes and businesses, inform the insurance industry, and support thriving communities.

The Insurance Institute for Business & Home Safety (IBHS) is an independent, 501(C) nonprofit scientific research and communications organization supported by property insurers, reinsurers, and affiliated companies. IBHS's building safety research leads to real-world solutions for home and business owners, helping to create more resilient communities.

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Industry Perspective

Enterprise community development

Todd del tufo, Sr. vp Asset Management

Enterprise Community Development

Build, preserve and operate affordable homes.

We are the top nonprofit owner and developer of affordable homes in the Mid-Atlantic for a reason – we design, develop and manage communities with residents at the center.

#1
THE LARGEST REGIONAL NONPROFIT

#6
NONPROFIT AFFORDABLE HOUSING PROVIDER NATIONALLY

#33
AFFORDABLE HOUSING PROVIDER NATIONALLY

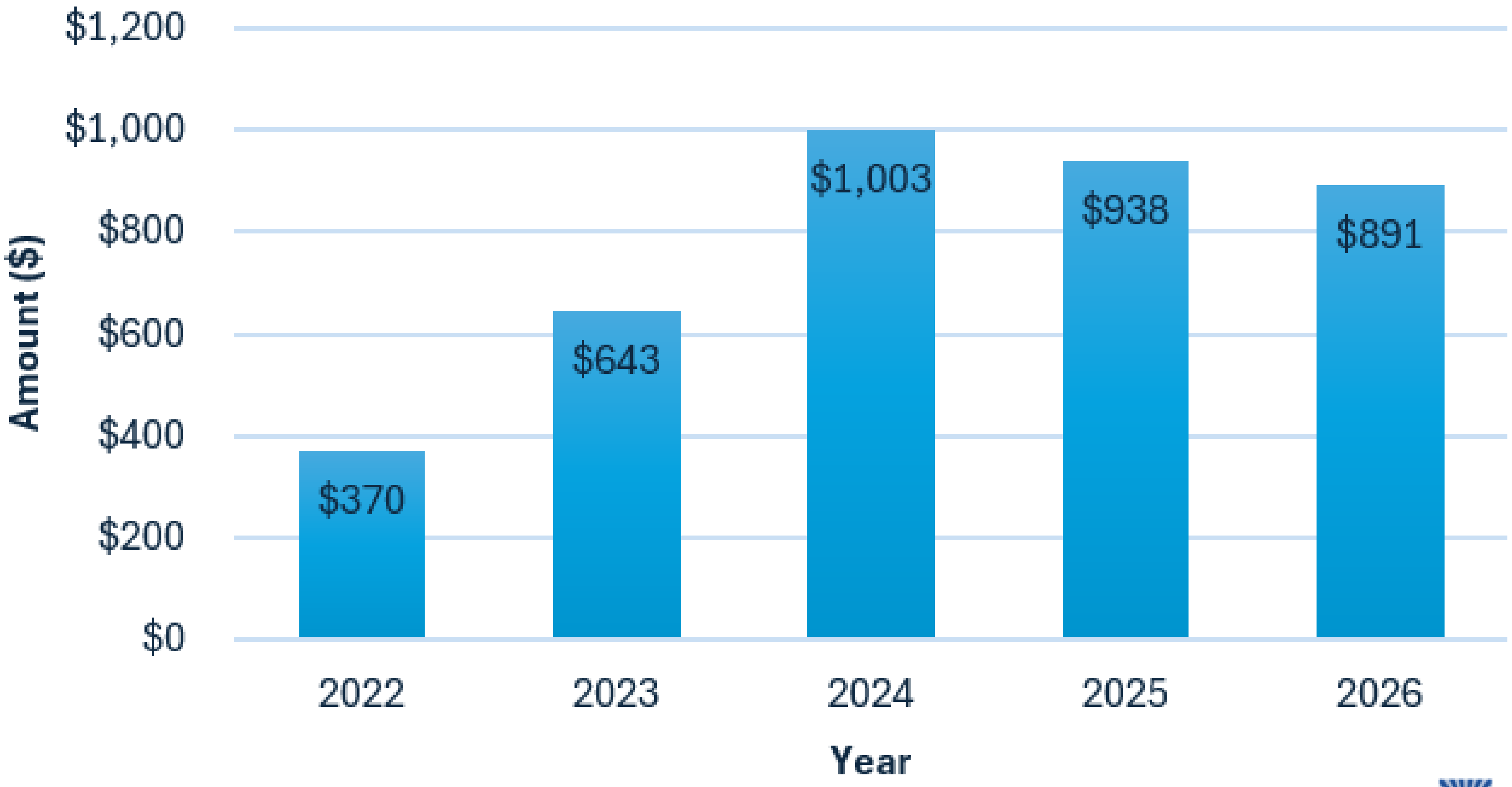
23K+
PEOPLE CALL OUR COMMUNITIES HOME

$1.4B
PORTFOLIO INCLUDES 117 COMMUNITIES AND 13K HOMES

125
COMMUNITIES PROVIDING 13K HOMES

500+
MEMBER TEAM AND GROWING

ECD – Historical Insurance Cost



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Enterprise + IBHS + Enterprise Community Dev.: Insurance Journey, Trends, Resources

HPN Exploration of a New Insurance Solution for Affordable Housing

Thank You!

Questions? Feedback?

Erichards@enterprisecommunity.org

Curbing the Insurance Spiral Session #2

Resources for Practitioners

July 28, 2026

1pm ET / 10am PT

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