

Preservation Risk Dashboard: Alabama

Insights on the exit risks impacting the affordable housing stock across in Alabama



Data from the National Housing Preservation Database 2024

Federally Assisted Homes Set to Expire in the Next Five Years
6,047

Federally Assisted Homes Preserved in 2024
402

Average Age of Federally Assisted Homes
35

What is exit risk?

Exit risk is the potential for affordability or eligibility restrictions to expire or be terminated. This leads to the loss of homes from the nation’s affordable housing stock. Data-driven insights can help us understand the threat of exit risk in order to preserve affordable homes across the country.

Federally Assisted Homes Facing Exit Risk Over Time

Time Period	Number of Homes
Next 5 Years	6,047
Next 10 years	21,347
Next 15 years	37,492
Next 20 years	45,382
Next 25 years	51,388
Next 30 years	54,888
Over 30 years	57,645

6.7% of federally assisted homes face an expiring affordability restriction in the next five years

Exit Risk Characteristics for Federally Assisted Homes Expiring in the Next Five Years

Characteristic	Percentage
For-profit owners	91.5%
Non-renewable subsidy	90.1%
No recent capital subsidy	84.6%
Built before 1975	0.9%

91.5% of federally assisted homes expiring in the next five years are owned by for-profit owners

Federally Assisted Homes Set to Expire in the Next Five Years by Program

Program	Percentage
LIHTC	66%
Section 8	6%
Other HUD	6%
Multiple	5%
USDA	17%

65.7% federally assisted homes with expiring affordability restrictions in the next five years are assisted by Low Income Housing Tax Credits