

Community Reinvestment Act: Tools and Resources



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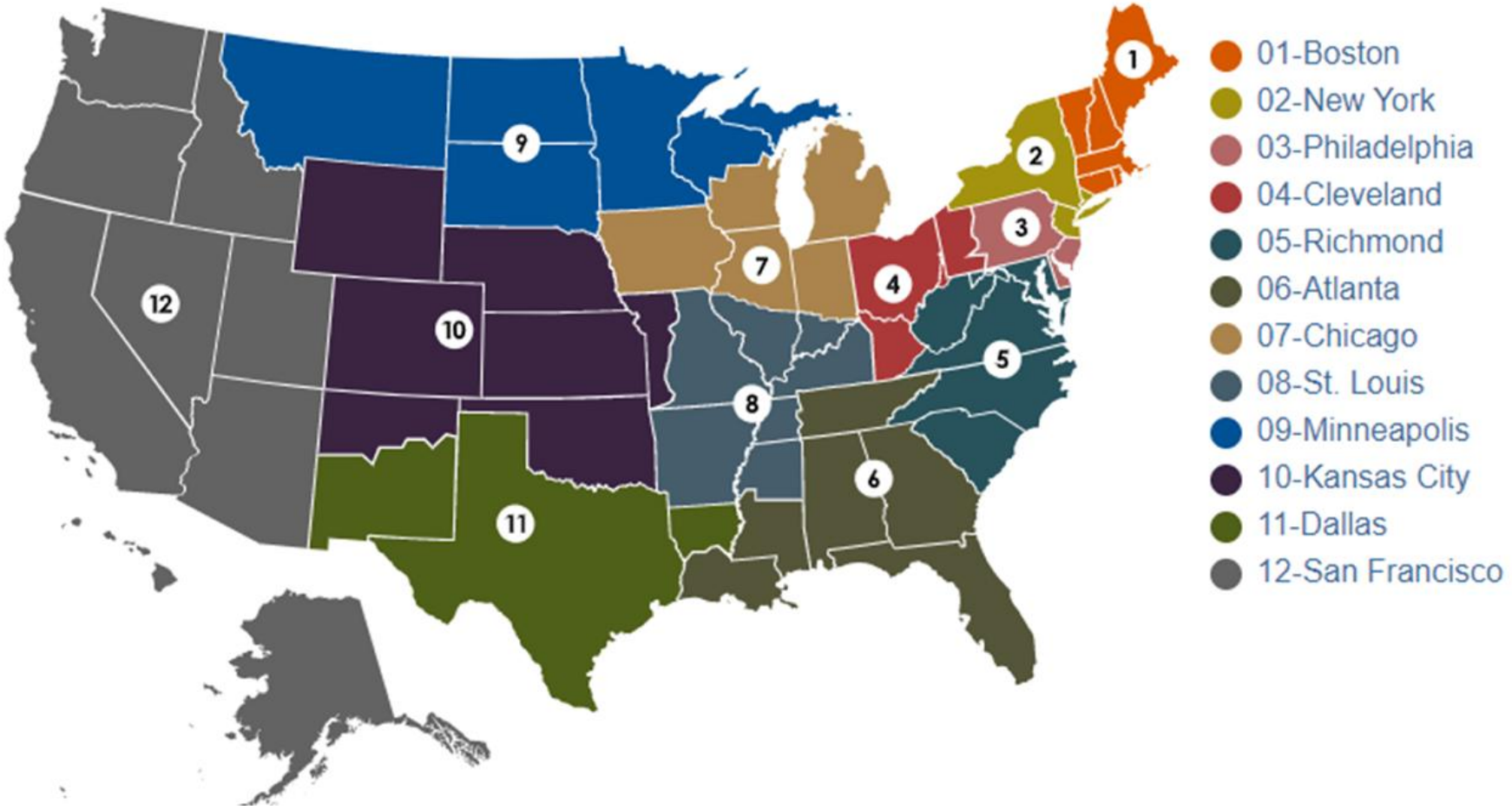
Federal Reserve Banks



CRA: Tools and Resources

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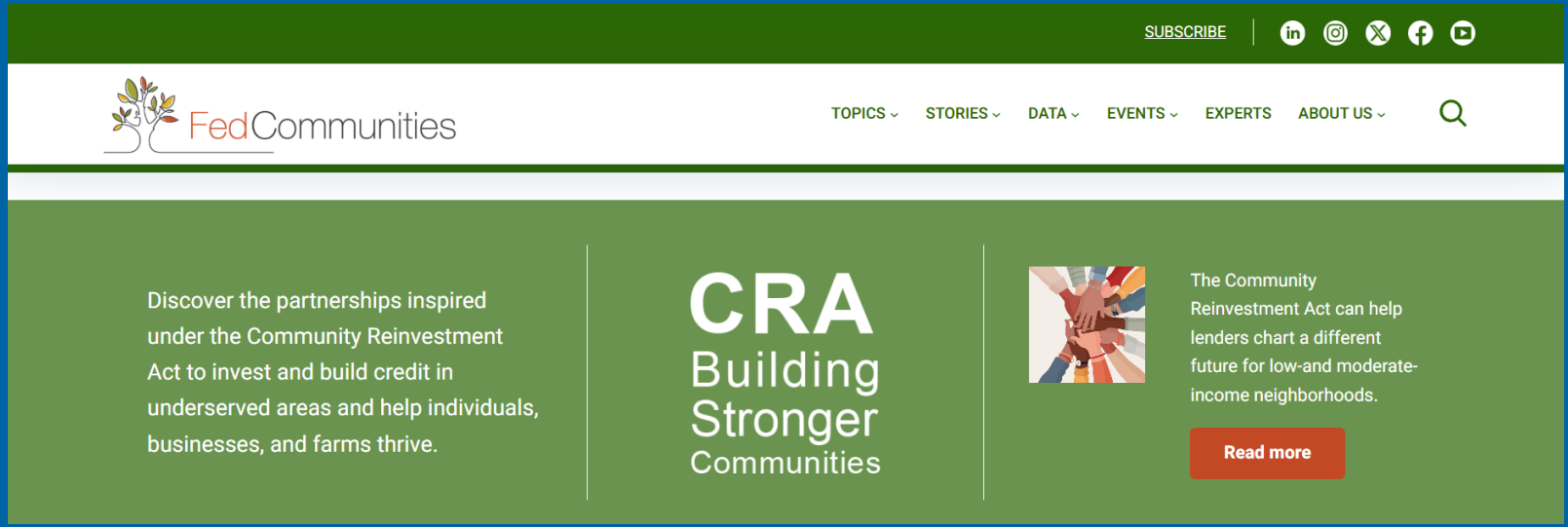
Resources



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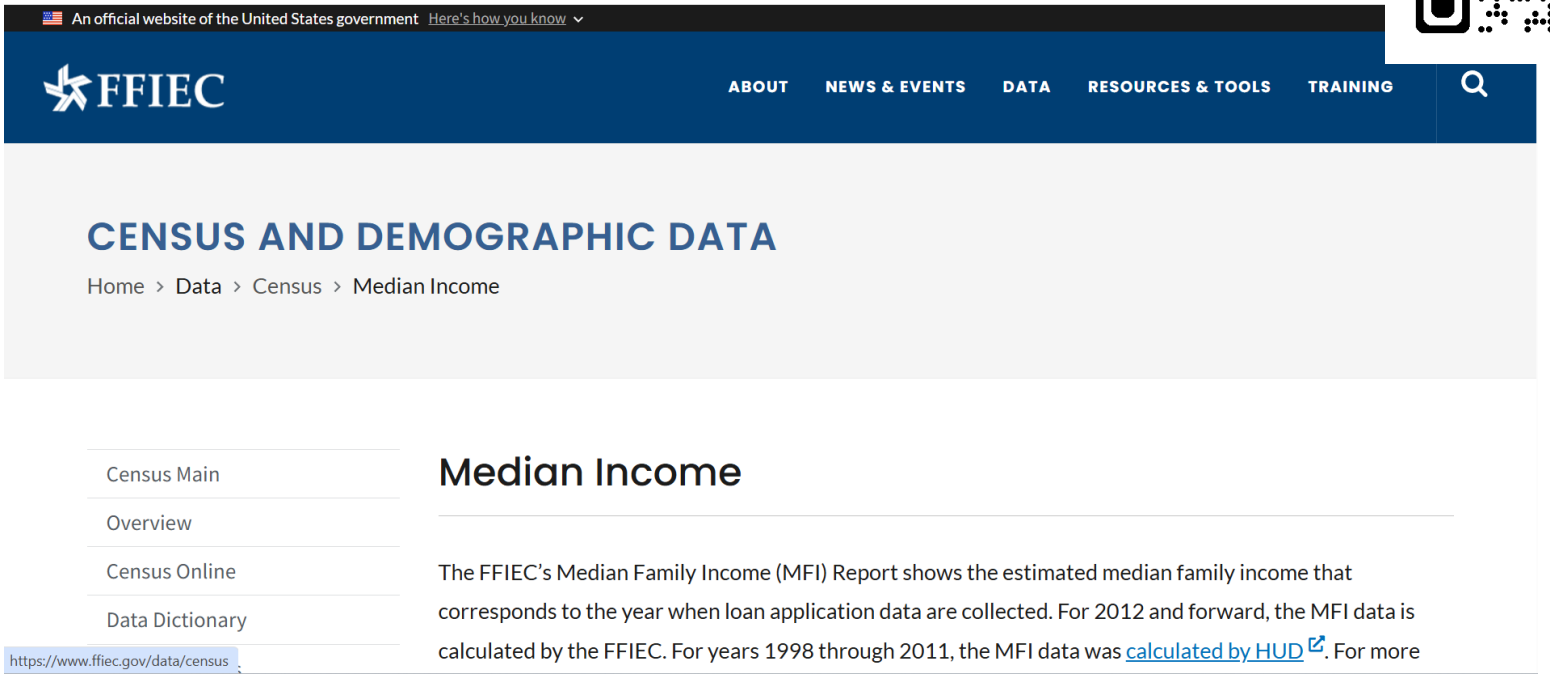
Terms Used

- AA – assessment area(s)
- CD – community development
- CRA – Community Reinvestment Act
- HMDA – Home Mortgage Disclosure Act
- LMI – low- and moderate-income
- LTD – loan-to-deposit

Federal Financial Institutions Examination Council (FFIEC): Median Income



https://www.ffiec.gov/data/census/median-income

Note:

U.S. Census Bureau American Community Survey Data: Includes all households, which means single individuals living alone or groups of unrelated roommates, in addition to related families.

FFIEC Median Family Income: Focuses specifically on *families* (two or more related individuals living together).

FFIEC: Median Income

What is the 2026 FFIEC Estimated Metropolitan Statistical Area (MSA/MD) Median Family Income for **Raleigh-Cary, NC**?

What is the 2026 FFIEC Estimated Metropolitan Statistical Area (MSA/MD) Median Family Income for **Asheville, NC**?

What is the 2026 FFIEC Estimated Metropolitan Statistical Area (MSA/MD) Median Family Income for **Rocky Mount, NC**?

https://www.ffiec.gov/data/census/median-income
https://geomap.ffiec.gov/ffiecgeomap/

FFIEC: Median Income



Raleigh-Cary, NC? $132,300

Asheville, NC? $103,200

Rocky Mount, NC? $80,200

https://www.ffiec.gov/data/census/median-income
https://geomap.ffiec.gov/ffiecgeomap/

Housing: Tools and Resources

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Home Ownership Affordability Monitor

Federal Reserve Bank *of* Atlanta

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HOME OWNERSHIP AFFORDABILITY MONITOR

Home Ownership Affordability Monitor

The Federal Reserve Bank of Atlanta's Home Ownership Affordability Monitor (HOAM) provides a monthly measure of the median-income household's capacity to afford the median-priced home at the national, metro, and metro-county levels. HOAM takes into consideration the monthly principal and interest cost, given the current mortgage interest rates, as well as the costs associated with taxes, property insurance, and private mortgage insurance. HOAM uses the US Department of Housing and Urban Development (HUD) standard 30 percent share of income threshold to measure affordability. If the annual cost of homeownership exceeds a 30 percent share of the annual median household income, homeownership is considered unaffordable. Conversely, if the annual cost of homeownership is below a 30 percent share of the annual median household income, homeownership is considered affordable. Alternatively, HOAM allows the user to view affordability using an Affordability Index, where an index value of 100 or above indicates a median-income family could afford a median-priced home; a value below 100 indicates a median-income family would not be able to afford a median-priced home given the current interest rate.

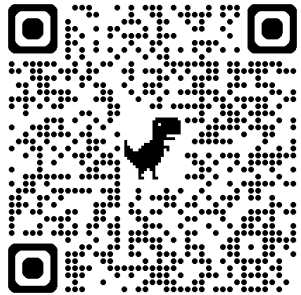
Home Ownership Affordability Monitor

- Affordability—Provides two measures of homeownership affordability, "Share of Median Income" and "Affordability Index."

- Drivers—Provides a decomposition of the drivers of homeownership affordability which include taxes, property insurance, mortgage rate, median sales price, and median household income.

- Affordability Gap—Provides a comparison between the actual median income over time to the qualifying income; that is, the income needed for annual homeownership cost to equal no more than 30 percent of annual income within US metros.

Home Ownership Affordability Monitor



- Price/Income—Provides a comparison between median home prices and incomes over time.
- Share of Income—Provides the share of median income needed to own the median-priced home
- County Level—Provides the share of median income needed to own the median-priced home
- Cost Breakdown—Provides a decomposition of the total monthly costs of homeownership including property taxes, private mortgage insurance, property insurance, and principal and interest.

Affordability | Drivers | Affordability Gap | Cost Breakdown

United States

Share of Median Income

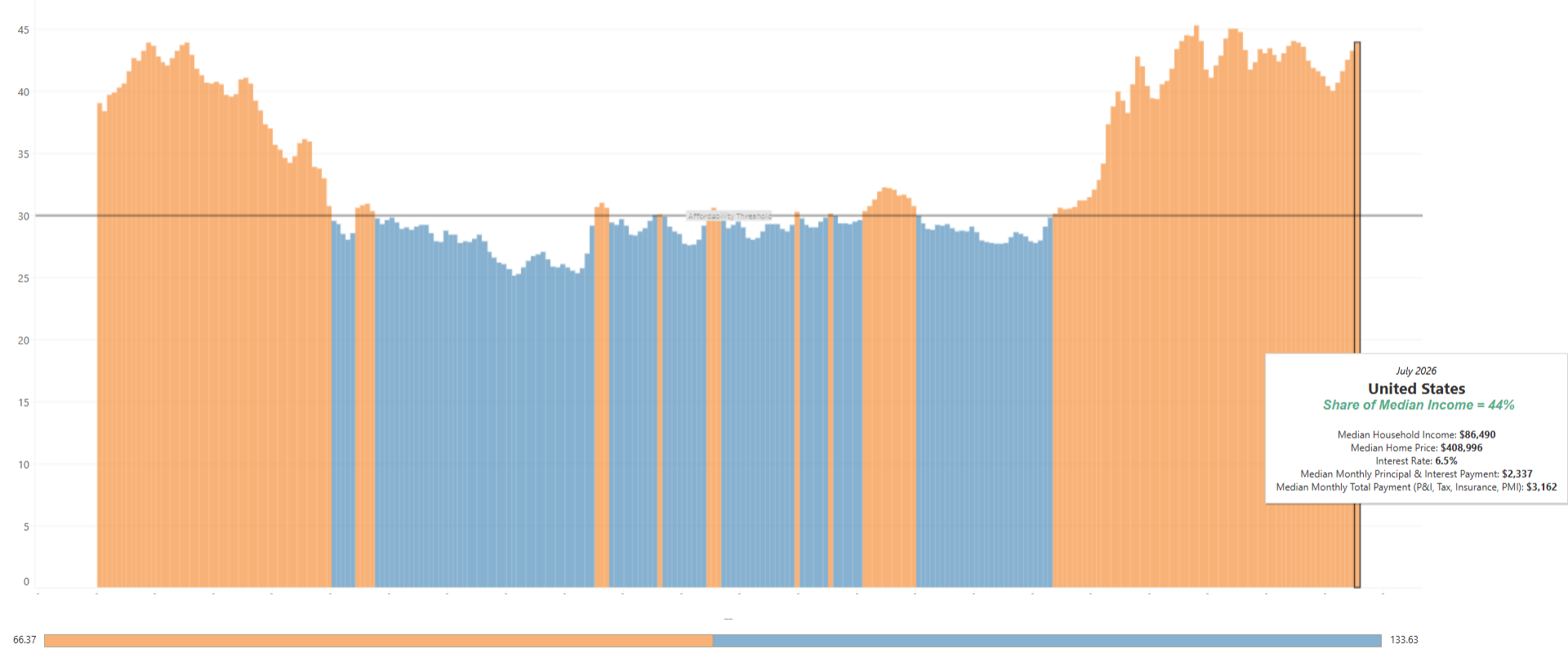
(Toggle between Affordability Index & Homeownership Cost as a Percent Share of Median Income)

Share of Median Income Greater than 30% OR Index less than 100 = Unaffordable

Source: Federal Reserve Bank of Atlanta

Select Parameter >>>

Share of Median Income



View on Tableau Public

Affordability | Drivers | Affordability Gap | Price/Income | Share of Income | County Level | Cost Breakdown

Raleigh-Cary, NC

Homeownership Cost as a Percent Share of Median Income - vs US *(Black Line)*

Share Greater than 30% = Unaffordable

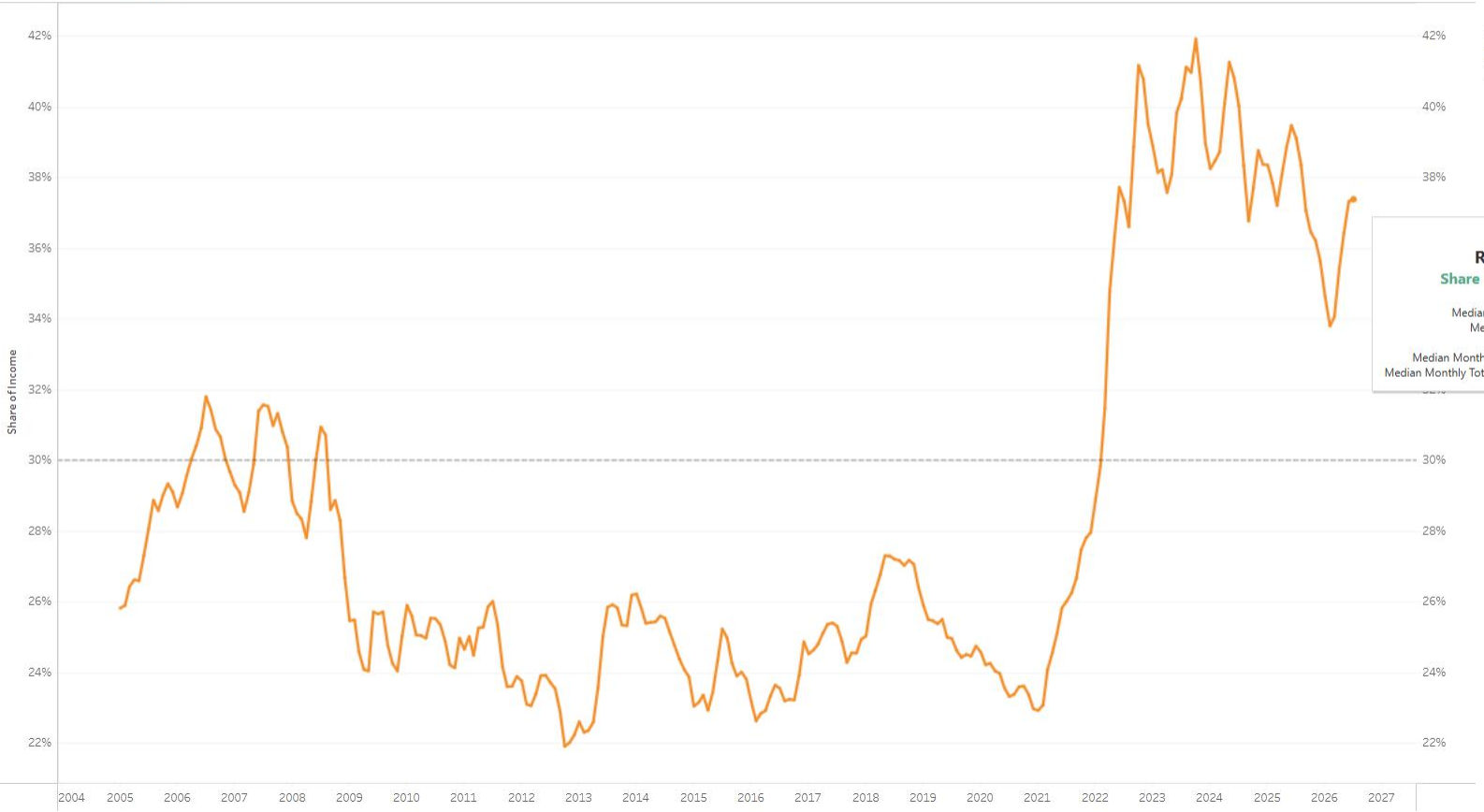
Source: Federal Reserve Bank of Atlanta

Select Metro >>>

Raleigh-Cary, NC

Select Area >>>

- Metro Area
- United States



July 2026

Raleigh-Cary, NC

Share of Median Income: 37%

Median Household Income: **$108,297**
Median Home Price: **$460,000**
Interest Rate: **6.5%**
Median Monthly Principal & Interest Payment: **$2,628**
Median Monthly Total Payment (P&I, Tax, Insurance, PMI): **$3,373**

View on Tableau Public

Asheville, NC

Homeownership Cost as a Percent Share of Median Income - vs US *(Black Line)*

Share Greater than 30% = Unaffordable

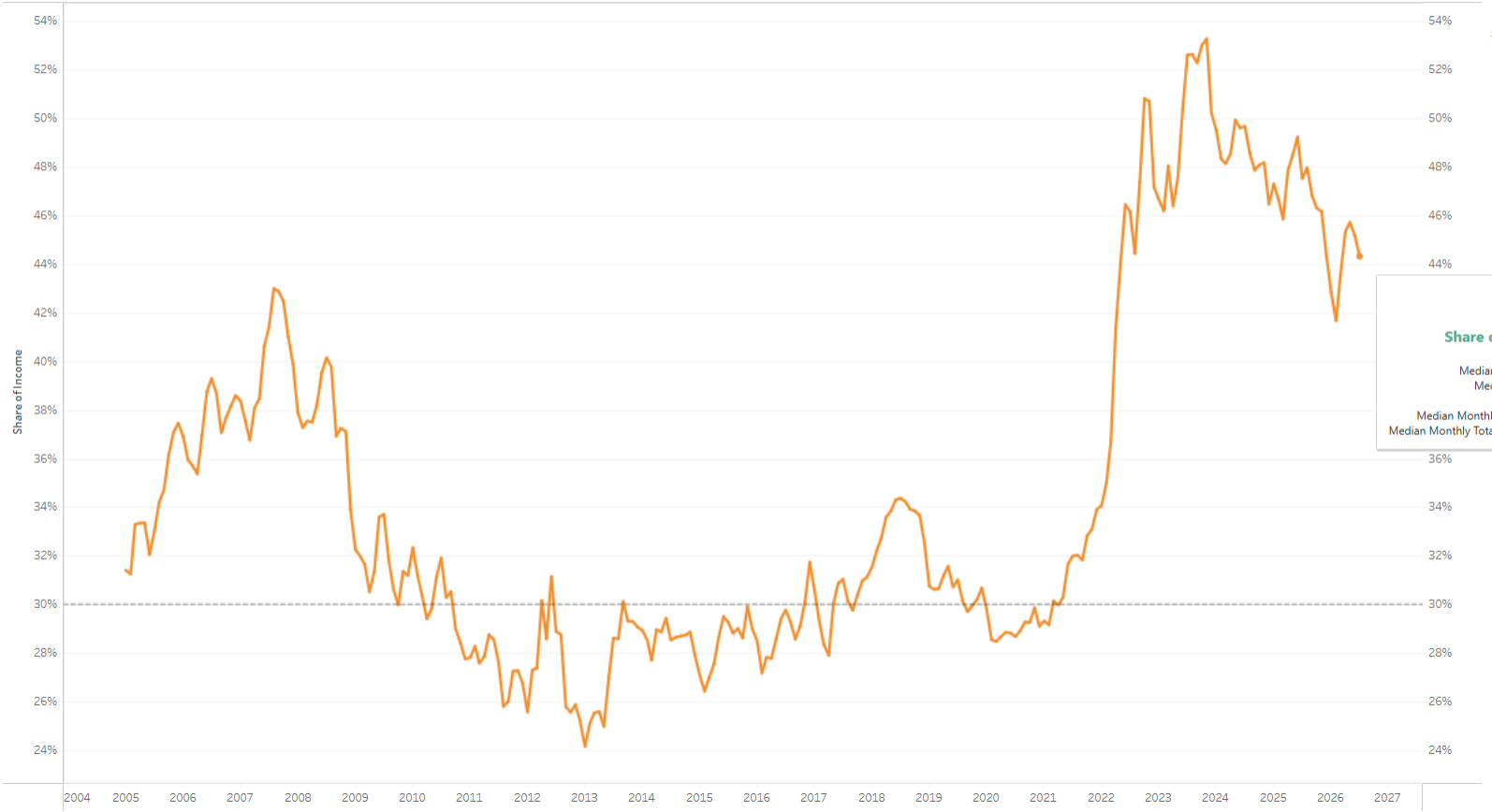
Source: Federal Reserve Bank of Atlanta

Select Metro >>>

Asheville, NC

Select Area >>>

- Metro Area
- United States



July 2026

Asheville, NC

Share of Median Income: 44%

Median Household Income: **$84,086**
Median Home Price: **$435,833**
Interest Rate: **6.5%**
Median Monthly Principal & Interest Payment: **$2,490**
Median Monthly Total Payment (P&I, Tax, Insurance, PMI): **$3,105**

Rocky Mount, NC

Homeownership Cost as a Percent Share of Median Income - vs US *(Black Line)*

Share Greater than 30% = Unaffordable

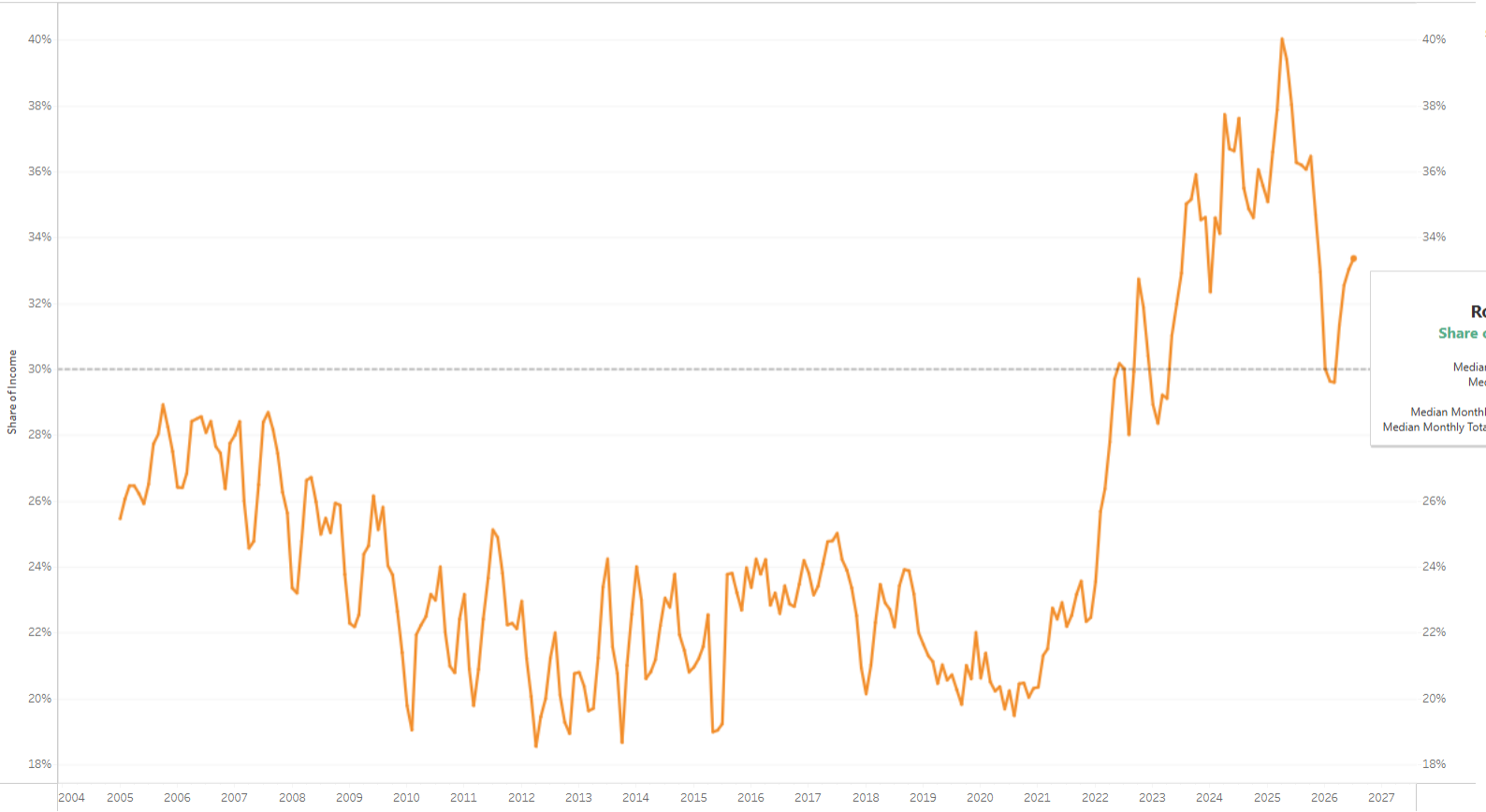
Source: Federal Reserve Bank of Atlanta

Select Metro >>>

Rocky Mount, NC

Select Area >>>

- Metro Area
- United States



July 2026

Rocky Mount, NC

Share of Median Income: 33%

Median Household Income: **$59,855**
Median Home Price: **$213,917**
Interest Rate: **6.5%**
Median Monthly Principal & Interest Payment: **$1,222**
Median Monthly Total Payment (P&I, Tax, Insurance, PMI): **$1,664**

Home Mortgage Explorer



Home Mortgage Explorer

The Home Mortgage Explorer provides lending estimates produced from publicly available Home Mortgage Disclosure Act (HMDA) data.

JUMP TO

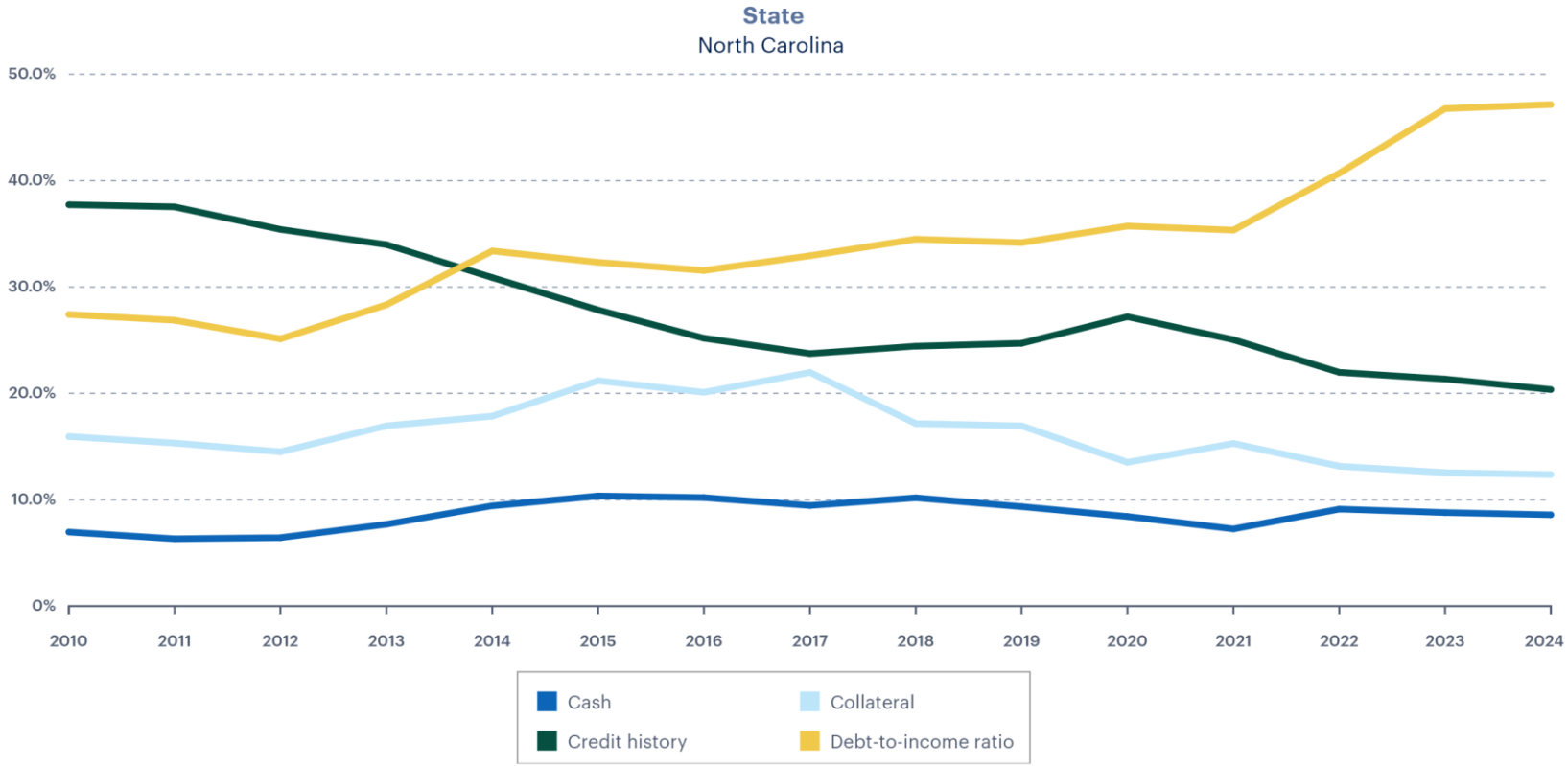
About the Explorer

About the Data

Contact the Team

Home Mortage Explorer

Home Purchase Loan Denials

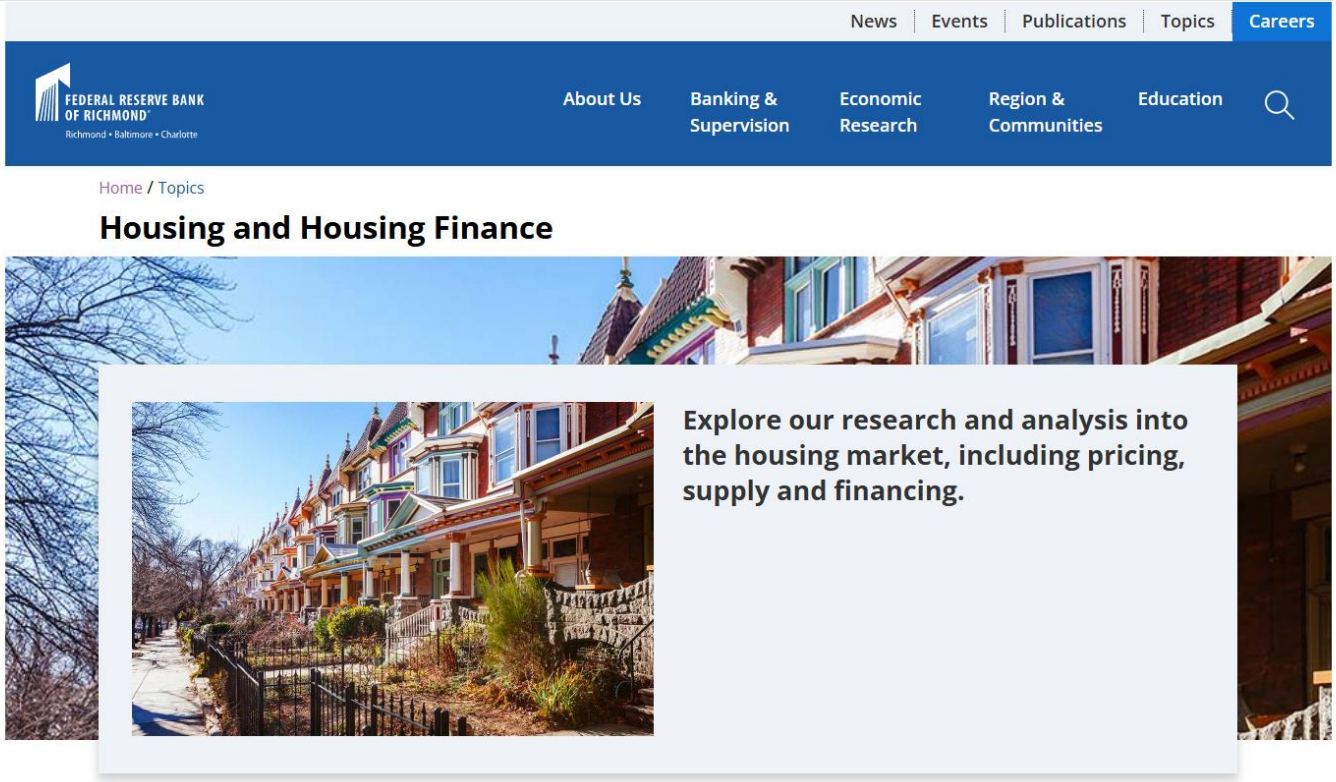


Note: Not all data are available for all years. Dollar values are not adjusted for inflation. Overall includes categories of “unknown” or “other” not shown for other loan characteristics.

Source: Analysis of Home Mortgage Disclosure Act (HMDA) data by the Federal Reserve Banks of Philadelphia and Cleveland

Other Resources

Richmond Fed Research



Rural Investment Collaborative



Community Investment Cohort

- Community development finance 101
- 4-month training*
- Real community projects
- Practice pitch sessions
- Learning network
- Resource opportunities
- Capital Connections

**Invest Appalachia's Investment Navigator Training*

Rural Investment Collaborative



Paula Swepson Avery
Executive Director West
Marion Community Forum Inc.
McDowell County



Angela Caraway
Executive Director
The Caraway Foundation
Anson County



Mavis Hill
Executive Director
Tyrrell County Community
Development Corporation
Tyrrell/Washington County



Anthony Tyre
Executive Director
Clear Point
Beaufort County



Robin Payne
Director, Destination Bertie
Bertie County Government
Bertie County, North Carolina



Sara Coplai
Partnership Officer
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Graham County, North Carolina



Stacey Knox
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Toni Thayer
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Transylvania County, North
Carolina



Lisa Kelly
Founder & Executive Director
WNC From the Ground Up
Jackson County



Amy Robinette
Individual Career Academic Plan
Director
North East Carolina Prep School
Edgecombe County



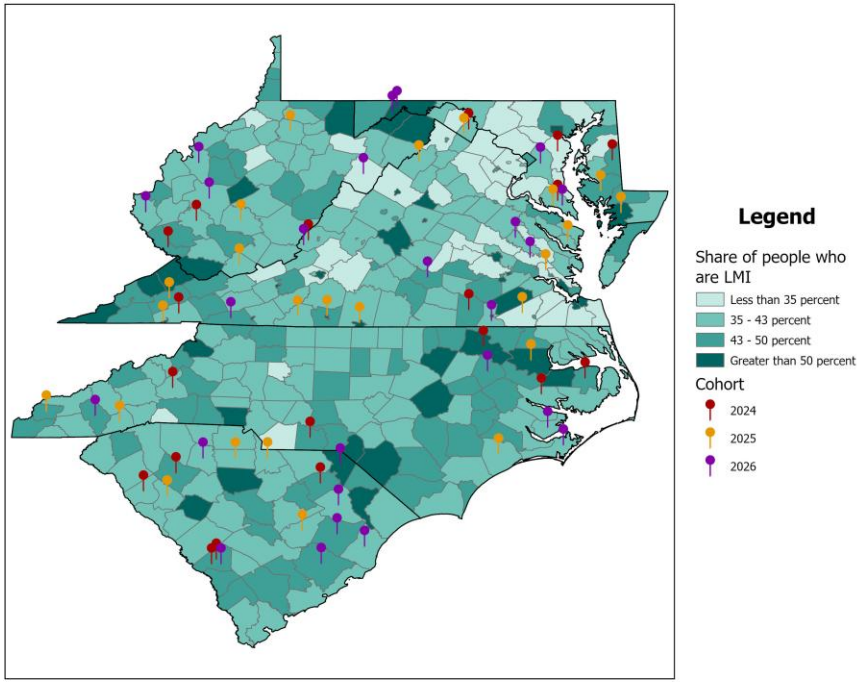
Edward 'Lenn' Murrelle
Founder & Co-Treasurer
Imagine Pamlico
Pamlico County



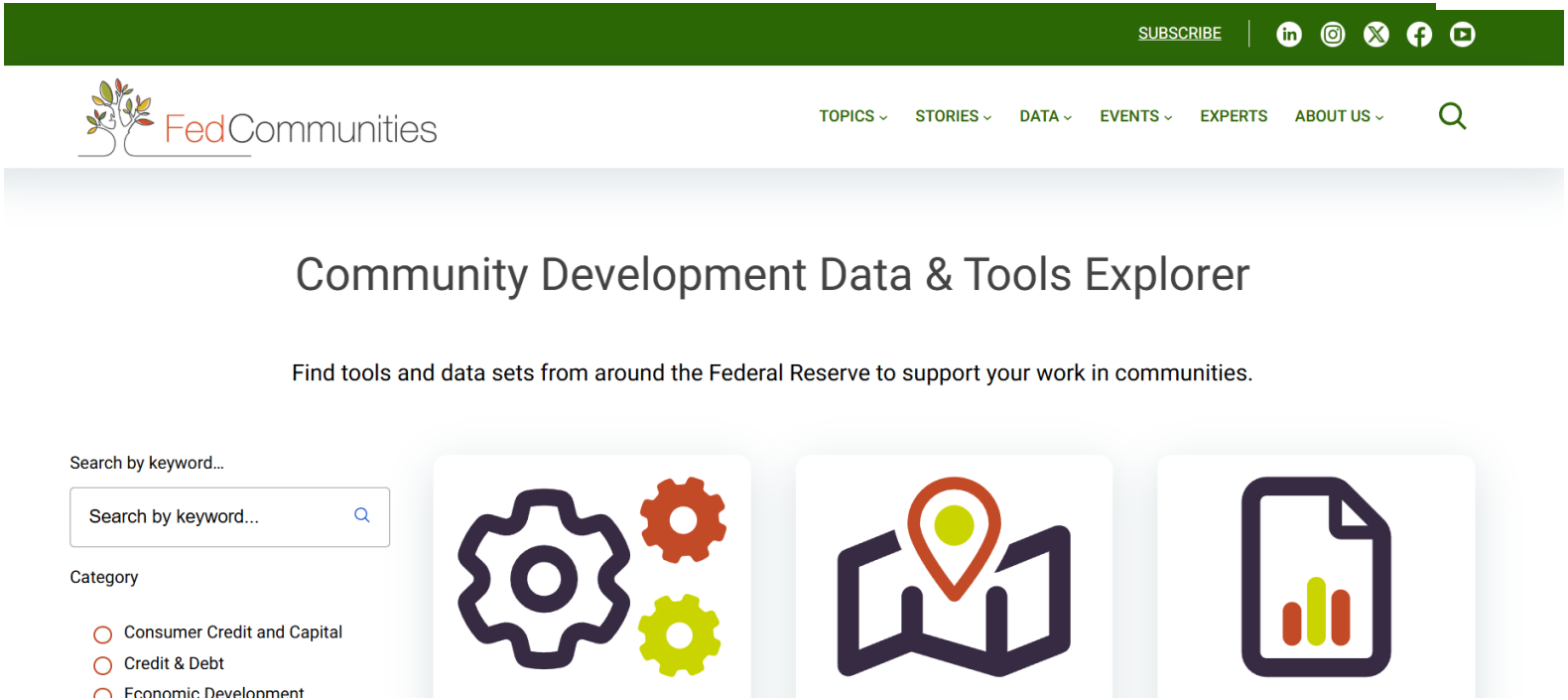
Sandie Smith
Manager
Cedar Pollock Properties, LLC
Carteret County

Outcomes to Date

- 18 Leaders Completed Training in 2024
- 24 Leaders Completed Training in 2025
- 21 Leaders Completed Training in 2026
- Over $1,014,000 of funding has been secured by the steering group
- To date, $579,000 has been awarded for mini-grants, technical assistance, and implementation grants
- Millions in follow on funding from local, regional and national organizations (e.g., local foundations, Housing Associations, EPA, Opportunity Appalachia)
- National interest in expanding Community Investment Training and investor readiness resources



Fed Communities



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