

Follow-up to the European Parliament non-legislative resolution on the housing crisis in the European Union with the aim of proposing solutions for decent, sustainable and affordable housing

- 1. Rapporteur:** Borja GIMÉNEZ LARRAZ (EPP / ES)
- 2. References:** 2025/2070(INI) / A10-0025/2026 / P10_TA(2026)0064
- 3. Date of adoption of the resolution:** 10 March 2026
- 4. Competent Parliamentary Committee:** Special Committee on the Housing Crisis in the European Union (HOUS)
- 5. Brief analysis/ assessment of the resolution and requests made in it:**

This European Parliament Resolution dedicated to the housing crisis is the result of one year of work of the Special Committee on the Housing Crisis. It puts forward concrete solutions and to an important degree concurs with the Commission Action Plan on addressing the housing crisis adopted on 16 December 2025.

Among its main requests, the resolution calls on the Commission to:

- (Paragraph 12) propose a Housing Simplification Package, with the aim of simplifying and streamlining the complex set of rules that currently slow down housing construction and renovation
- (Paragraph 16) urge the Member States to set out a goal to achieve housing permits within a deadline of 60 days to deliver decent, sustainable and affordable housing
- (Paragraph 47) establish a pan-European investment platform, together with National Promotional Banks and Institutions and European Investment Bank
- (Paragraph 39) conduct a comprehensive, data- and evidence-based impact assessment of the effects of the proliferation of short-term rentals on housing prices and affordability
- (Paragraph 48) analyse housing price dynamics, including available evidence of potentially abusive speculation
- (Paragraph 46) invest to respect compliance with accessibility measures for elderly people and persons with disabilities
- (Paragraph 15) actively promote the rehabilitation of abandoned or underused sites within existing urban fabrics
- (Paragraph 32) boost labour mobility in the construction sector as one of the ways to alleviate skills shortages

- (Paragraph 54) provide targeted, voluntary and non-bureaucratic support measures for vulnerable homeowners
- (Paragraph 57) strengthen the collection and harmonisation of residential housing data
- (Paragraph 59) strengthen the European Platform on Combating Homelessness to coordinate and exchange information, and share good practices and to ensure synergies with the EU anti-poverty strategy, the upcoming European Pillar of Social Rights action plan, and the European Affordable Housing Plan

6. Response to requests and overview of actions taken, or intended to be taken, by the Commission:

The European Commission welcomes the Resolution on the housing crisis in the European Union, the result of one year of work of the Special Committee on the Housing Crisis, with the aim of proposing solutions for decent, sustainable and affordable housing. The cooperation with the Committee provided the Commission with important input for the preparation of the European Affordable Housing Plan adopted on 16 December 2025.

The resolution largely shares the Commission's analysis of the main causes and symptoms of the housing crisis, and underlines that housing challenges should be addressed in a coordinated manner at all levels of governance, in full respect of the division of competences. The resolution puts forward many solutions under five policy pillars, which echo the European Affordable Housing Plan to a significant degree and provide valuable input for its implementation and the preparation of the announced follow-up initiatives, complemented by other work streams relevant for housing.

1. The role of the EU on housing policies

Effectively working on housing at EU level and with all relevant partners, including regional and local authorities (paragraphs 4 and 45)

Housing remains first and foremost a competence of Member States, regions and cities. With the European Affordable Housing Plan, the Commission set out ten key areas of action where the EU can add value and support efforts by other public authorities and stakeholders, in full respect of the subsidiarity principle and the diversity of housing needs, markets and governance systems.

The European Affordable Housing Plan proposes to set up a new European Housing Alliance to unite all levels of government – from cities and regions to national and European institutions, together with key housing stakeholders – to drive forward a shared commitment to ensure affordable, sustainable and quality housing for all. The Alliance will foster cooperation, mutual learning, and the exchange of best practice across Europe, shaping a new way of

working on housing at EU level and connecting with the grassroots. It will build on and create synergies with existing fora and initiatives in particular the EU Agenda for Cities, the New European Bauhaus, the European Platform for Combatting Homelessness and the High-Level Construction Forum.

In this context, President von der Leyen announced in the 2025 State of the Union the first-ever EU Housing Summit. This will be organised in 2026 bringing together all key actors on housing at the highest level.

Housing difficulties in rural and isolated areas (paragraphs 8 and 9) and the importance of balanced regional development and integrated territorial approach now and in the future (part of paragraphs 5, 45 and 46)

The European Affordable Housing Plan aims to support cities, towns, rural and remote areas, and outermost regions, while recognising that one size does not fit all and the nature of the housing crisis differs across regions.

The Commission shares the European Parliament's view that a comprehensive approach to the housing crisis is essential, notably through tailored, integrated and placed-based solutions, in full respect of subsidiarity. Cohesion policy already plays a key role in promoting sustainable and integrated development across all types of territories. Cohesion policy support under policy objective 5¹ should be provided through territorial and local development strategies. Specific objectives 5.1 and 5.2 enable integrated measures to address unique territorial challenges, such as housing, that could be further combined with support under other Cohesion policy objectives². Furthermore, the mid-term review Regulation³ has introduced three new specific objectives related to affordable and sustainable housing (including social housing) under policy objectives 2, 4, and 5. This gives Member States and regions further flexibility to reprogramme funds and adopt solutions adapted to their needs. Concrete actions and financing, however, are decided by Member States and regions based on their specific needs.

As highlighted also in the European Affordable Housing Plan, rural and remote areas face specific challenges regarding affordable housing, including low property values, which can reduce incentives for maintenance and investment and lead to vacancy, degradation, and abandonment of housing stock. In addition, rural housing is often older and more energy inefficient, increasing renovation needs, costs for residents, and contributing to energy poverty. The islands and the EU outermost regions also face important challenges on access to affordable housing, due to factors such as strong pressure from tourism, low income and high vulnerability to natural

¹ In accordance with Article 3(1)(e) of Regulation (EU) 2021/1058

² As defined by Article 3(1) of Regulation (EU) 2021/1058.

³ Regulation³ (EU) 2025/1914.

disasters. In the context of the mid-term review of cohesion policy, many such regions have shown strong interest in the strategic EU priority of affordable and sustainable housing. Furthermore, the Commission adopted the first ever EU strategy for islands and is in the process of preparing a renewed strategy for the EU's outermost regions, which will also pay attention to housing in line with the European Affordable Housing Plan.

The Commission recognises the need for comprehensive and integrated approaches to EU investment needs, including social and affordable housing also for the future. On 16 July 2025, it presented its proposal for the next Multiannual Financial Framework (MFF), combining an ambitious budget with a simplified architecture for the sectoral programmes under shared management. In its proposal, the Commission established a specific objective for social and affordable housing, recognising it as a key driver in support of sustainable prosperity across all regions and an area requiring targeted investment. Another specific objective aims to enhance territorial attractiveness and uphold the right to stay, a goal that depends heavily on the availability of affordable, sustainable and quality housing. Member States will also be able to support local cooperation and integrated territorial and urban development strategies, with a focus on sustainable development and on addressing environmental, energy and climate challenges, paying special attention, *inter alia*, to housing.

2. Increasing the supply of affordable private and public housing

Simplification (paragraph 12, 16, 17, 46 and 60)

The Commission agrees that housing supply is subject to many stringent rules that are set at EU, national, regional and local levels, and which aim to preserve our safety and quality of life, promote social and economic objectives, and protect our environment and cultural heritage. These rules take many forms including building codes, land-use and zoning policies, procurement and local taxes. But too often they can lead to administrative complexity resulting in unnecessary costs and delays, restricting the supply of housing where it is most needed.

The Commission's Affordable Housing Plan therefore identifies simplification among its key priorities to boost housing supply. First, the Commission is already taking action to simplify the EU legislative framework in ways which will benefit housing supply, and it will continue to do so, including by integrating housing in other relevant simplification actions where appropriate⁴. Second, the Commission has committed to delivering a housing

⁴ In July 2025, the Commission adopted amendments to the sustainable finance framework to simplify reporting for the construction sector and to reduce administrative burden, including for the many micro and small and medium-sized enterprises (SMEs) active in construction and renovation (Commission Delegated Act amending the Taxonomy Disclosures, Climate and Environmental Delegated Acts), on 10 December 2025 the Commission presented a Regulation to speed up environmental assessment (COM(2025) 984).

simplification package in 2027. Building on a mapping of relevant EU legislation and initiatives, the housing simplification package will examine their impact on housing supply and affordability. Moreover, it will identify any further opportunities to reduce unnecessary administrative burden particularly for Small and Medium Enterprises, to accelerate permitting and renovation processes, and to improve cost efficiency, while respecting wider policy goals. In the context of this initiative, the Commission will also support Member States in the effective implementation and application of EU rules. The European Housing Alliance will support the sharing of best practices of simplification at national, regional and in particular focus at the local level on digitalisation as a key enabler.

The European Affordable Housing Plan also calls on Member States to simplify national, regional and local planning, zoning and permitting rules and building codes as well as increase administrative capacity, including for digitalisation. In this context, the European Parliament's call on Member States to set out a goal to achieve housing permits within a deadline of 60 days to deliver decent, sustainable and affordable housing is very relevant. In addition, and to facilitate this, the Regulation to speed up environmental assessment⁵, proposed in December 2025, already aims at accelerating and streamlining permitting processes for strategic sectors including affordable and social housing. In particular, the proposal defines maximum timeframes for impact assessment under the Environmental Impact Assessment and Strategic Environmental Assessment Directives.

Construction and renovation, structural reforms (paragraphs 5, 11, 15, 19, 22, 24, 25 and 35)

The European Strategy for Housing Construction, adopted together with the European Affordable Housing Plan, has the specific aim of increasing the competitiveness and productivity of the construction sector through support for digitalisation and innovation, including offsite construction. The support for more digitalisation and simplification of administrative procedures will enable the construction sector to meet the rising demand for new construction, renovation, and repurposing.

Ensuring stable access to primary construction materials is critical to meet growing housing demand and EU climate ambitions. The Commission is responding with a multi layered approach. Existing initiatives include the Critical Raw Materials Act, the Affordable Energy Action Plan, the European Steel and Metals Action Plan and the ReSourceEU Action Plan. The revision of standards under the Construction Product Regulation aim to reduce input costs and improve predictability for construction materials.

Member States have an obligation under the Waste Framework Directive to promote re-use of construction and demolition waste. To this end, many

⁵ COM(2025) 984

Member States already implemented mandatory pre-demolition and pre-renovation audits, gathering data on available materials. The benefits and challenges related to these audits are being assessed in the context of the preparation of the Circular Economy Act which is due later this year.

To increase housing affordability, Member States need to implement structural reforms across various policy areas. The Commission will support these efforts through a variety of tools and through strategic guidance under the European Semester.

Reducing national, regional and local red tape, and mobilising investment in administrative capacity and digital solutions is key for increasing the supply of affordable and social housing. Public authorities also need to ensure that there is appropriate land available for housing development and make better use of the existing building stock.

To unlock the potential of empty or underused buildings, the Affordable Housing Plan and the Communication on the New European Bauhaus promote the better use of existing buildings. In the plan, the Commission also encouraged Member States to prioritise the deep renovations and repurposing of existing buildings while avoiding unnecessary demolitions as a way to revitalise neighbourhoods. The Commission has commissioned and finalised studies on such sufficiency approaches, including the conversion of office buildings into residential buildings, and announced guidance on how to maximise this potential.

The Commission will also support Member States to design taxation policies that promote housing affordability by assessing the impact of housing-related taxes on housing markets, issuing practical guidance, and facilitating the exchange of good practices.

In the context of the VAT Directive, Member States can already apply a reduced VAT rate (up to 5%) for the supply and construction of housing as part of a social policy and for the renovation, alteration and repair of housing and private dwellings as well as the short-term letting of immovable property for residential use. Moreover, Member States also have the possibility to apply reduced rates for supplies aiming to support clean energy and environmentally friendly goods and services, such as the supply and installation of solar panels on private dwellings and the supply of heat pumps. The Commission acknowledges the efforts made by Member States to reach a political compromise in 2022 for a previous VAT rates reform of the VAT Directive and therefore does not currently intend to review the VAT rate rules again.

Skills and labour workforce (paragraph 32)

To alleviate skills and workforce shortages in the construction sector, the Commission agrees on the importance of increasing and facilitating cross border labour mobility ensuring decent living and working conditions for

labour migrants, including seasonal workers, streamlining skills matching tools and other horizontal initiatives to ease recognition of qualifications. This is one of the priority areas for intervention put forward by the Construction Strategy adopted by the Commission together with the European Affordable Housing Plan.

The Commission is committed to reducing the barriers for cross-border provision of construction services through a Construction Services Act. The objective is to maximise the potential of the Single Market for construction and installation services and contribute to increasing the productivity of the sector. To this end, the Commission will ensure that companies and professionals can provide construction services more easily across borders, without lowering social standards.

The Skills Portability Initiative aims to enable both workers and employers to better understand, share and verify qualifications and skills in the EU, to navigate recognition systems more efficiently, and to modernise recognition processes (planned for Q3 2026). One of its key actions – to be presented as part of the Fair Labour Mobility Package – will be looking at the possibility to expand automatic recognition to additional regulated professions via common training frameworks, and to modernise and streamline recognition processes for regulated professions. In particular, this may be done by leveraging digital tools to facilitate and shorten procedures. Another action will be examining options to remove barriers to workers' mobility in unregulated professions and to facilitate digitalised portability of qualifications. A third action will look at the possibility to introduce common rules to simplify procedures for the recognition of qualifications and skills of third-country nationals.

As indicated in the 2024 Implementation Report on the Posting of Workers Directive (EU) 2018/957 amending Directive 96/71/EC, the transposition of the directive has improved the working conditions of posted workers and identified various further actions. In this regard, the Commission continues working with the Member States and the European Labour Authority to ensure that the Directive is correctly transposed, applied, and enforced.

Furthermore, the Commission will continue with its enforcement action to ensure a correct transposition of Directive 2014/67/EU on the enforcement of Directive 96/71/EC concerning the posting of workers in the framework of the provision of services.

To address skills shortages, the Commission supports further development of the Large Scale Skills Partnership (LSP) for construction, involving major players in industrial ecosystems, including associations and relevant public authorities committed to cooperating and investing in upskilling and

reskilling. The activities of the NEB Academy⁶ and the Erasmus+ Blueprint⁷ will bring together researchers and practitioners and develop training schemes to accelerate the upskilling and reskilling of the construction workforce. The NEB Academy will further support the local deployment of these skills, contributing to the long-term, high-quality and inclusive transformation of the construction sector.

Targeted legal labour mobility from third countries also has an important role to play. The recently adopted EU Talent Pool aims to facilitate the recruitment of jobseekers from non-EU countries in EU-wide shortage occupations at all skills levels. The list of Union-wide shortage occupations, annexed to the Regulation, includes a significant number of occupations relevant for the construction sector. Other ways to enhance legal pathways to the EU are the Talent Partnerships, the revised EU Single Permit Directive and the first EU Visa Policy Strategy. It is equally important to facilitate free movement of services in the Single Market, including with workers from third countries legally residing and employed by EU companies.

Energy efficiency of buildings and energy poverty (paragraphs 20 and 21)

Housing affordability and energy poverty are inextricably linked. Energy costs represent a major share of households' overall living costs. The Commission is supporting households fighting energy poverty and protecting disadvantaged people from disconnecting from the energy supply, as part of the Citizens Energy Package and reiterated in the AccelerateEU communication. Additionally, the European Energy Poverty Hub ensures continued support for European local authorities to eradicate energy poverty and accelerate the just energy transition.

Buildings remain the biggest energy consumer across the EU, they represent 40% of the energy consumption, with 35.8% of the EU's natural gas imports used for heating in buildings. The recent developments in the Middle East have clearly shown the dangers of our dependence on energy imports and the impact on housing affordability. Citizens across Europe will therefore benefit from renovation and modernisation of the housing stock, which will lower energy bills and increase comfort. Data shows that renovating buildings can generate yearly savings of up to €881 for each household based on pre-Middle-East conflict prices⁸.

In relation to costs, Member States must set energy performance requirements that are as cost-effective as possible using a national cost-optimal methodology based on EU rules that are set out in the Energy

⁶ [NEB Academy - New European Bauhaus - European Union](#)

⁷ [Home - Construction Blueprint](#)

⁸ Data from the use of RRFs to support energy renovations. Savings will depend from the energy mix of the MS. More info available: [Impact-RRF-energy-efficiency - Reforms and Investments](#).

Performance of Buildings Directive (EPBD). This ensures that costs and benefits of renovations are carefully balanced and are targeted to the specific national conditions. Energy Performance Certificates (EPC) are an information tool and are not in themselves environmental standards. They provide building owners, but also potential buyers or tenants, with reliable information on typical energy use, estimated energy costs, and recommendations for improvement. The revised EPBD ensures that energy performance certificates are comprehensive and comparable across the EU. Each Member State can decide on the specific range of values of energy performance to be attributed to each class. In addition to the energy performance class, all energy performance certificates will indicate the building's estimated annual energy use, renewable energy produced on-site, greenhouse gas emissions, as well as a set of recommendations to improve the building's energy performance. Evidence shows that buildings with a high EPC class are easier to sell or rent. Energy performance certificates have to be affordable, and Member States must consider whether to provide financial support for vulnerable households.

As regards the calculation of energy performance, the effects of occupant behaviour on energy consumption are captured in the EPC methodology. Annex I of the EPBD clarifies that the energy performance of a building estimated in an EPC relies on calculated or metered energy use and 'shall reflect typical energy use for space heating, space cooling, domestic hot water, ventilation, built-in lighting and other technical building systems'. In relation to technical assistance tools and advisory services, the Commission has adopted practical guidance on establishing one-stop shops for energy renovations⁹, which showcases existing practices across the EU, with a view to promoting successful best practices and common approaches to one-stop-shops that are aimed at providing hands-on technical, financial and administrative assistance for homeowners undertaking energy renovation projects. The Commission is also actively supporting citizen-lead renovations projects¹⁰. The Social Climate Fund also targets support to vulnerable households facing energy poverty, to enable investments in improving the energy performance of their homes and lift them permanently out of energy poverty. The Fund also addresses transport poverty, thereby supporting vulnerable transport users who are often forced by high housing prices to live far from education, work and essential services.

Short-term Rentals (paragraph 39)

Certain areas, particularly some cities and tourist hotspots, are hit particularly hard by the housing crisis. Average EU-or country-level statistics risk understating the crisis as they hide significant regional differences. For

⁹ [Recommendation with practical guidance on establishing one-stop shops for energy renovations](#) (C/2026/1523).

¹⁰ [Home - Citizen-led renovation - European Commission](#).

example, while rents increased on average by 21% in the EU between 2015 and Q3 2025, in cities the increase was much larger: for example, 52% in Berlin, 83% in Madrid and 112% in Lisbon. New rents, in particular, are increasing faster.

In some specific locations, where housing supply growth is already limited, short-term rentals (STR) intensify competition for the constrained stock, thus compounding existing demand pressures. This can drive up prices and further reduce the availability of long-term housing for local residents. There are positive aspects to short-term rentals: they generate additional sources of income, greater choice for tourists, an incentive to invest in renovations, and support job creation in associated services. However, their rapid growth (i.e., a 93% growth in number of online bookings between 2018-2024) may indicate a high growth in the number of short-term rental offerings. Evidence shows, however, that the short-term rental market has become increasingly professionalised and concentrated, spanning from small-scale property owners to multi-property investors. While STRs represent just 1.2% of the EU's overall housing stock, they can account for as much as 20% of available housing in certain hotspots.

Public authorities across the EU are taking measures to alleviate demand pressures, such as limits on short-term rentals and measures to discourage vacant properties. The provision of short-term rental services (both by platforms and by hosts) falls within the scope of the free movement of services and establishment in the EU Single Market.

The European Court of Justice has recognised affordable housing as an overriding public interest that can justify such restrictions. However, it can be challenging for public authorities, in particular at the local level, to identify what measures can be considered proportionate, justified and non-discriminatory.

The Regulation on short-term rentals, applicable from May 2026, will bring more transparency and help public authorities to regulate the market in a proportionate and evidence-based way by requiring compulsory registration of hosts, and sharing of data on actual transactions between digital platforms and national authorities.

This data will be an important tool in helping public authorities mitigate both individual and cumulative housing impacts, particularly in areas where pressures are most acute. However, compliance with the applicable EU law (in particular, non-discrimination, justification and proportionality) is expected to remain a challenge.

Complementing the existing Regulation on short-term rentals, the Commission will propose an Affordable Housing Act to support public authorities. The initiative will help public authorities identify areas under housing stress, and enable them, in full respect of subsidiarity, to take

measures to protect and promote housing affordability in those areas. The Commission prepares the initiative in line with Better Regulation principles and procedures, including an assessment of the various potential impacts and dedicated consultation activities such as targeted consultations of stakeholders and a Call for Evidence¹¹.

While temporary and proportionate demand-side measures can offer some immediate relief from housing pressures, given that supply has not kept up with evolving demand, addressing the housing crisis also requires longer term structural supply measures. Most policies to develop housing supply are set by Member States, including at regional and local level. They are determined by a mix of factors including the cost and availability of land, the potential for brownfield projects, and the scope to make better use of the existing building stock among others.

Housing is also influenced by building codes, land-use and zoning policies, procurement and local taxes. While many of these rules aim to preserve environmental, social and economic goals, they too often lead to administrative complexity resulting in unnecessary costs and delays, restricting the supply of housing where it is most needed. Against this backdrop, and in synergy with the Housing Simplification Package expected in 2027, the Commission is considering how best to facilitate increased supply of social and affordable housing, in particular in areas under housing stress.

3. Securing funding and easing investments

Private finance and the housing market (paragraph 11, 22, 42, 48)

To generate the investment needed to meet the housing gap over the next decade, it will be essential to mobilise more public and private investments. Private investment is essential, and all mechanisms, including Public Private Partnerships, need to be brought to bear. The full potential of Europe's housing investment ecosystem needs to be unlocked.

A central element of the European Affordable Housing Plan is the Pan-European Investment Platform for Affordable and Sustainable Housing, co-developed with the European Investment Bank (EIB) Group, national and regional promotional banks, and international financial institutions.

The Platform will support collaboration between public authorities and public and private investors to pool resources and scale up investment in housing supply across the EU. It will provide direct access to information about financing opportunities, best practices, case studies, and innovative approaches across Member States. The Platform will help develop scalable and innovative financing models and promote project aggregation through a

¹¹ https://ec.europa.eu/info/law/better-regulation/have-your-say/initiatives/17214-Affordable-housing-act_en

digital portal, an expert group, and voluntary national financing hubs. Additionally, the Platform will work in synergy, and, when relevant, develop joint actions with the European Energy Efficiency Financing Coalition, set up in 2024 to mobilise private finance in energy efficiency and with the New European Bauhaus Lab on affordable housing. The Commission welcomes that national and regional promotional banks will aim to invest EUR 375 billion in resources by 2029 into social, affordable, and sustainable housing. In addition, the EIB Group has substantially increased its financing for affordable and sustainable housing and aims to further increase it in the following years, as well as extend support across all Member States and leverage EU funds to provide advisory support to Member States, regions and cities. International financial institutions such as the Council of Europe Development Bank and the European Bank for Reconstruction and Development (EBRD) will continue to deliver significant support in the coming years.

The Commission takes note of the requests expressed by Parliament in relation to the Capital Requirements Regulation. The Commission emphasises that the Regulation requires disclosure of data which is relevant to measure the risk for banks associated with the real estate market, on top of the periodic stress-test exercises undertaken by the European Supervisory Authorities and some system-wide stress tests. The operationalisation of this requirement of the Capital Requirements Regulation is underway by the European Banking Authority and competent authorities. The Capital Requirements Regulation also takes into account when the banks' counterparties are SMEs and the existence of legal or financial mechanisms which reduce the risk.

EU support for public investments towards affordable, sustainable and quality housing (paragraphs 4, 5, 34, 44, 45, 46, 47)

The Commission aims to support Member States to deliver affordable and sustainable housing solutions that foster cohesion, social inclusion and support innovation across the EU housing sector.

The EU is already mobilising at least EUR 43 billion housing related investment under the current Multiannual Financial Framework (MFF) through Cohesion Policy Funds, InvestEU, LIFE, the Single Market Programme and Horizon Europe as well as through NextGenerationEU. The next MFF will continue to support housing investments. In particular, support to social and affordable housing is one of the specific objectives foreseen under the National and Regional Partnership (NRP) Fund regulation (Art.3 §1 vii) proposed by the Commission in July 2025. Additional support is also envisaged under the EU Facility supporting social and affordable housing.

The mid-term review of the Cohesion Policy Regulation, in force since September 2025, identifies affordable and social housing as one of the

strategic priorities for the EU. It gives flexibilities and incentives to Member States and regions to allocate additional funding in affordable housing (including social housing) - on top of the EUR 7.5 billion of EU budget (EUR 10.4 billion with national co-financing) already planned for energy efficiency and social housing.

By 24 March 2026, at least EUR 3.3 billion in proposals have been received from Member States and regions to reprogramme Cohesion funds under the Mid-term review. Regulatory flexibility and the possibility for a higher Union co-financing rate for housing investments will remain in place until 2029-2030, which will facilitate further re-programming in the coming years. Finally, a new financial instrument model was published in parallel with the midterm review legislation, which will help leverage Cohesion policy funding with other resources.

Under shared management, Member States are responsible for the preparation and the implementation of cohesion policy programmes at the appropriate territorial level in accordance with their institutional, legal and financial framework, with a reinforced sustainable urban development and role of cities. In 2021-2027, cities directly manage over EUR 24 billion (11.6% of European Regional Development Fund (ERDF)), exceeding the minimum urban earmarking requirement of 8%. Technical assistance is available both at the Member State initiative and from the Commission, including advisory support in cooperation with the European Investment Bank (e.g. fi-compass, JASPERS). In addition, the ERDF provides direct funding to cities for innovative actions and capacity building, including in housing - through the European Urban Initiative. Furthermore, currently several EU Urban Agenda Partnerships foster cooperation with cities on different themes covering also housing, namely: the Partnership on Cities of Equality, Building Decarbonisation Partnership and Partnership on Compact Cities. Additionally, the administrative capacity of regional and local authorities is also supported by the ERDF through the Interreg programmes ESPON (European Spatial Planning Observation Network), in particular through the HOUSE4ALL project, and URBACT. These programmes provide data, knowledge, tools, and opportunities for networking and learning (including in housing). It also provides technical assistance to Managing Authorities in drafting calls in line with the New European Bauhaus for the regeneration of neighbourhoods, including housing affordability. As regards the European Social Fund+ (ESF+), an estimated total of EUR 1.9 billion is allocated for measures addressing the housing situation, supporting the public services and targeting individuals or families at risk or experiencing homelessness, persons with disabilities, elderly, third-country nationals, refugees and marginalised communities such as Roma. More specifically, as regards InvestEU, EUR 1,2 billion in approved operations under the Social Investment and Skills Window has so far supported the construction or renovation of social and affordable housing units.

In the context of the Pan-European Investment Platform, the Commission will continue to work with Member States, and other partners to refine, scale up, and simplify long-term lending mechanisms, ensuring they are efficient transparent, inclusive, and accessible to all relevant beneficiaries, in line with the Parliament's request.

4. Supporting housing demand

Protection of people in vulnerable situations and the most affected (paragraphs 29, 33, 36-40, 52, 53, 55, 56, 57 and 58)

The European Affordable Housing Plan fully recognises among its priorities that there are certain people and groups in particularly vulnerable situations regarding access to affordable housing, such as low-income groups, older people with low pensions, single parents, families with children at risk of poverty, people with disabilities, LGBTIQ+ persons, racialized communities such as Roma, and migrants.

The Commission considers that it is for Member States to identify the groups in a particularly vulnerable situation, to assess their housing needs and provide for targeted, accessible and inclusive housing solutions.

Scaling up the supply of social and affordable housing (including social economy housing models such as housing cooperatives, limited-profit housing associations, community and collaborative housing and community land trusts) or similar models (for example using social rental agencies) is a key policy, notably to provide housing for the most vulnerable. The European Affordable Housing Plan encourages the expansion of social housing among the reforms measures to contribute to housing affordability and includes a specific action to facilitate investments in non-profit and limited-profit housing providers by identifying technical and legislative barriers, developing a market-led investment framework for social and affordable housing and mobilising investments under the Pan-European Investment Platform.

As part of its Social package (and in line with the European Affordable Housing Plan) the Commission proposed a Council Recommendation on Fighting Housing Exclusion to guide Member States in transitioning from managing homelessness to adopting structural re-housing and prevention strategies. Additionally, the EU's first-ever Anti-Poverty Strategy will aim to help eradicate poverty by 2050 and will support Member States to "help people to get access to the essential protection and services they need, along with addressing the root causes of poverty".

Young people (paragraphs 49,50 and 51)

The Commission will support the construction of student housing by mobilising investments through the InvestEU programme, the Pan-European Investment Platform and by supporting Member States and regions in

allocating their cohesion policy funding. The Commission will also support students, trainees and apprentices secure housing on the private rental market by assessing the feasibility of a guarantee scheme to reduce or eliminate the need for a security deposit.

In the context of the European Affordable Housing Plan, the Commission will also identify and disseminate innovative accommodation models for students and young people and launch a pilot scheme under Erasmus+, partnering with higher education institutions, cities and other relevant stakeholders across the EU, to increase availability of affordable and innovative housing solutions for mobile students from disadvantaged backgrounds.

In addition, the Commission will work with Member States to encourage the use of European Social Fund+ to further support affordable housing solutions for disadvantaged students.

Homelessness (paragraph 59)

The Commission remains fully committed to further strengthening the added value of the European Platform on Combatting Homelessness as a multi-stakeholder framework of cooperation in the area of homelessness. Its ongoing knowledge-building and mutual-learning activities, supported by the Commission, have and will continue to assist national, regional and local authorities to develop integrated, housing-led strategies to tackle homelessness, monitor their actual impact and optimize the use of funding sources, as the ESF+, to implement sustainable solutions.

As announced in the European Affordable Housing Plan adopted by the Commission on 16 December 2025, the Commission has proposed a Council recommendation on fighting housing exclusion to support vulnerable persons in precarious housing situations and to prevent and address homelessness, including child and youth homelessness, as part of the first ever EU Anti-Poverty Strategy. Respecting national competences, the proposed Recommendation aims to identify the main policy principles and specific orientations, supporting Member States to design and implement effective and efficient national strategic frameworks to prevent and address housing exclusion and homelessness, through integrated, person-centered and housing-led approaches.

Rental market and fair protection of rights (paragraph 28 and 29)

To strike a balance between protecting property owners and safeguarding tenants' rights, the Commission will support research to identify models and share good practices which combine the protection of property rights of owners with tenant security, as well as models that combine the provision of housing and connected enabling services to ensure equal treatment and prevent discrimination in access to housing. In addition, the Commission will advance work on equality and non-discrimination in housing by commissioning a study due to be published in early 2027. This study will

review national legal and policy frameworks covering access, affordability, adequacy, segregation, and exclusion, through an intersectional lens.

In the Affordable Housing Plan, the Commission encouraged Member States, regional and local authorities to increase transparency of rental agreements by requiring, for example, rental services providers to publish average rent costs and/or the last rental price of a property. It also encouraged them to step up support to groups in vulnerable situations.

Considering legal constraints on the competence, the objectives of the Commission are to promote soft actions without harmonisation or convergence goals, and therefore feed the overall reforms on housing affordability with the outcomes of research and cooperation with local and national administrations and organisations operating in the field.

The Commission will advance work on equality and non-discrimination in the rental housing market by commissioning a study due to be published in early 2027. This study will review national legal and policy frameworks covering access, affordability, adequacy, segregation, and exclusion, through an intersectional lens.

5. Data exchange and analysis

Data exchange and analysis (paragraphs 17, 41, 48, 57, 58)

The Commission will foster European statistics related to housing to further strengthen evidence-based and data-driven policymaking for better allocation of resources for housing, including the further development of the existing dedicated Eurostat housing statistics website and database as the EU-level access point for housing data and analysis. This dedicated platform already includes over 200 indicators from 14 statistical domains and 213 database objects.

In addition to data, an overview of available statistics, methodological provisions, relevant publications, and links to statistical legislation are already accessible. As part of the rollout of the housing alliance, the Commission has set up a dedicated working group on data and statistics to take this subject forward and explore ways to further improve housing statistics and their policy relevance. The Commission has currently no plans to produce an annual European housing report to assess the housing situations in Europe, which is already covered in other products, including through regular in-depth analysis in the context of the European Semester.

To ensure comparability, the Commission will work in close cooperation with Member States and the European Statistical System (ESS) to continue to ensure the use of common methodologies, quality assurance frameworks and a set of harmonised EU-wide indicators for housing data collection and processing. This work will build on existing statistical standards and ongoing work to further develop current statistics, including at subnational level,

while maintaining their quality, accuracy and comparability across Member States.

In line with the European Parliament's request, Member States may, in coordination with the European Statistical System (ESS) include pilot projects and feasibility studies in their national work programmes under the Regulation on European statistics on population and housing. This could cover assessing the availability of data sources on the disability, age, gender, and other relevant characteristics, in accordance with Article 13(1) of Regulation (EU) 2025/2458. Given the methodological complexity, directly linking available disability data with access to adequate and affordable housing may not be reasonably addressed through such pilot studies at this stage.

EU housing agency (paragraph 45)

There is no current or future plan to establish a European Housing Agency. Where new EU tasks are proposed, the possibility of assigning them to an existing institution, agency or body needs to be considered first in view of seeking synergies and efficiency gains. In accordance with Better Regulation, proposals to establish a new agency would need to be justified by an impact assessment analysing the need for a new body on the basis of its effectiveness, efficiency, coherence, relevance, and EU added value criteria. This includes its interaction with already existing agencies, its costs and financing and, if necessary, the Commission's capacity to provide for additional services.

Financialisation and transparency in the housing market (paragraph 48)

In the European Affordable Housing Plan, the Commission identified a lack of transparency in the residential market regarding ownership and other key elements such as transactional prices. While many Member States have put registries in place to record transactions or ownership information, such information cannot easily be extracted in an aggregated way, for instance to assess the profile of owners in a given geographical region.

To build a good overview of the current market situation and data gaps, this year the Commission will issue an analysis of housing price dynamics, including available evidence of speculation patterns, data gaps and economic consequences, as well as proposing follow-up actions where needed. It will also promote greater transparency in the market by working with Member States to shed light on property ownership and transactions. The Commission will also support Member States to design taxation policies that promote housing affordability by assessing the impact of housing-related taxes on housing markets, issuing practical guidance and facilitating the exchange of good practices.