COESIONE ITALIA 21-27 SICILIA | Cofinanziato dall'Unione europea | Regione Siciliana | #EuropeLoveSicily storie, persone, progetti

The European Affordable Housing Plan

12 OCTOBER CLOSE TO YOU 2026 20 DECEMBER

Francesco Amodeo
Housing Task Force - European Commission

Making EU funds work for **affordable housing:** lessons from Regions and Cities



Wednesday 18 November 2026
Office of the Presidency of the Sicilian Region | 12 Rue Belliard | Brussels

EUROPEAN WEEK of Regions & Cities
Strong Regions, Strong Europe

REGIONE CAMPANIA | REGIONE ABRUZZO | vereniging van woningcorporaties aedes | HOUSING EUROPE



"A home is not just four walls and a roof. It is safety, warmth, a place for family and friends. It is belonging. But for too many Europeans today, home has become a source of anxiety. It can mean debt or uncertainty."

President von der Leyen
SOTEU 2025

Lack of affordable housing most pressing issue for citizens in cities, towns and suburbs



Source: European Commission, 2025

Housing indicators

Between 2013 and 2024

60%

House prices in nominal terms have increased by more than 60% across the EU, growing faster than household income.

20%

Average rents have grown by around 20%, with new rents having grown significantly more.

22%

Residential building permits are down by 22% since 2021.

20%

Existing **housing stock is not used** to its full potential, with around 20% of dwellings unoccupied.

1 million

According to the latest national statistics, we have more than **one million homeless** people, including **400,000 children**

Housing gap

Today we build
1.6 million
new units/year

About
650,000
additional units are needed per year in the next 10 years

Delivering the extra units will cost
€150 bn/year
(public and private investment)

The Housing Package

European Affordable Housing Plan

+

Revised State-aid rules on housing

New European Bauhaus

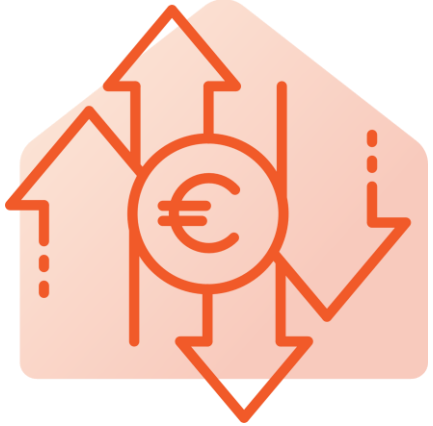
European Strategy for Housing Construction



The 4 pillars of the European Affordable Housing Plan



Boosting housing supply



Mobilising investment



Enabling immediate support while driving reforms



Protecting the most affected

Boosting housing supply

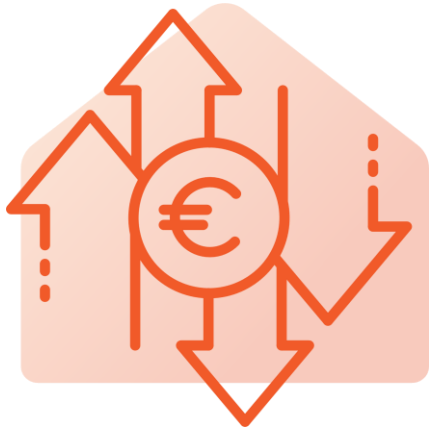


Strengthening the productivity and innovation in construction

Cutting red tape to accelerate housing supply

Combining affordability, sustainability, and quality in housing

Mobilising investment



Mobilising additional public and private investment

Revising State aid rules to facilitate funding of social and affordable housing

Enabling immediate support while driving reforms



Addressing short-term rentals in areas under housing stress

Speculation in the housing market

Driving forward Member States' structural reforms

Protecting the most affected



Housing for young people

Addressing homelessness and supporting households and tenants in vulnerable situations

Paneuropean Investment Platform: key components

- Expert Group
- National Hubs
- Digital Portal



Housing Alliance



- Launched in 2026, with around 800 members (national administrations, including regions and cities, social and affordable housing promoters and other stakeholders
- At both technical and political level: Informal Housing Ministers Cil + other Cil groups
- Plenary and thematic working groups (student/young people housing, housing taxation, housing market transparency) around a Work programme

Visit Housing.ec.europa.eu for more

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The European Affordable Housing Plan
Boosting housing supply
Mobilising investment
Enabling immediate support while driving reforms
Protecting the most affected
Coming in 2026
Learn more
The Affordable Housing Dialogue

The European Affordable Housing Plan

Our houses, our homes, are the building blocks of our communities, the foundation of our society and democracy. Housing is not just a commodity, but a fundamental right and a cornerstone of human dignity. But across Europe, there is a palpable feeling of injustice at the sheer unaffordability and unavailability of housing.

The European Affordable Housing plan sets out to support all levels of national authorities and bring stakeholders together, to bring affordable housing to all Europeans.

It's based on 4 pillars.