

The European Affordable Housing Plan

"How to build better?" - 21 April 2026

Matthew Baldwin
Housing Task Force
European Commission



“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.”

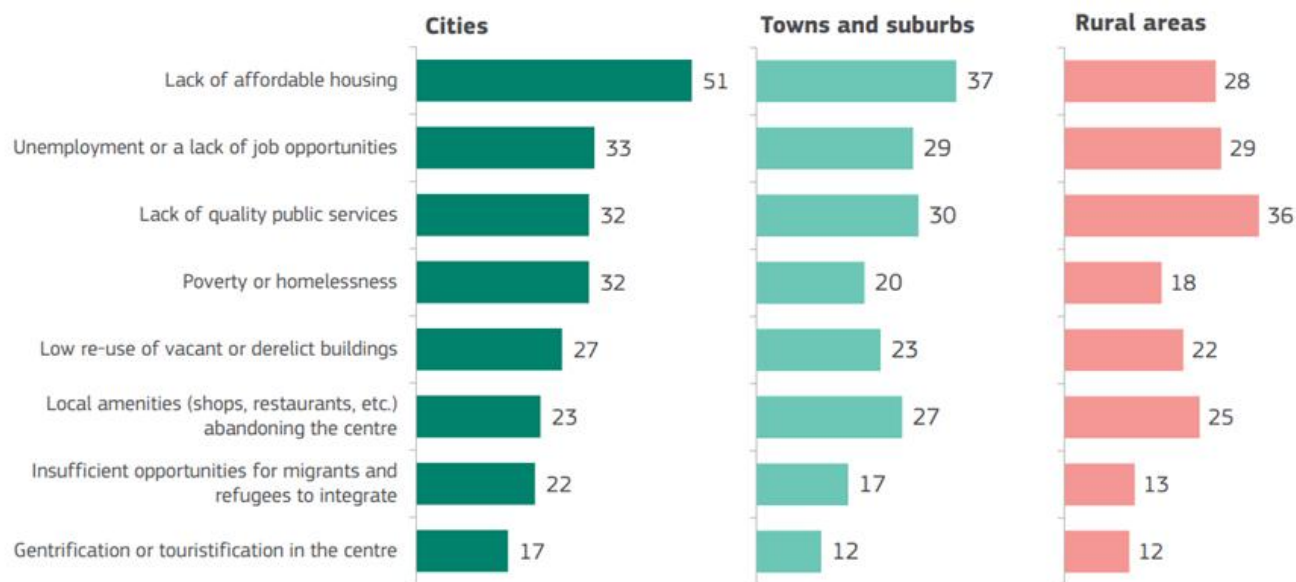
**President von der Leyen
SOTEU 2025**



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

Source: European Commission, 2025

Q2 In the place where you live, how much of a problem, if at all, do you think each of the following issues are?
% 'An immediate and urgent problem'



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.

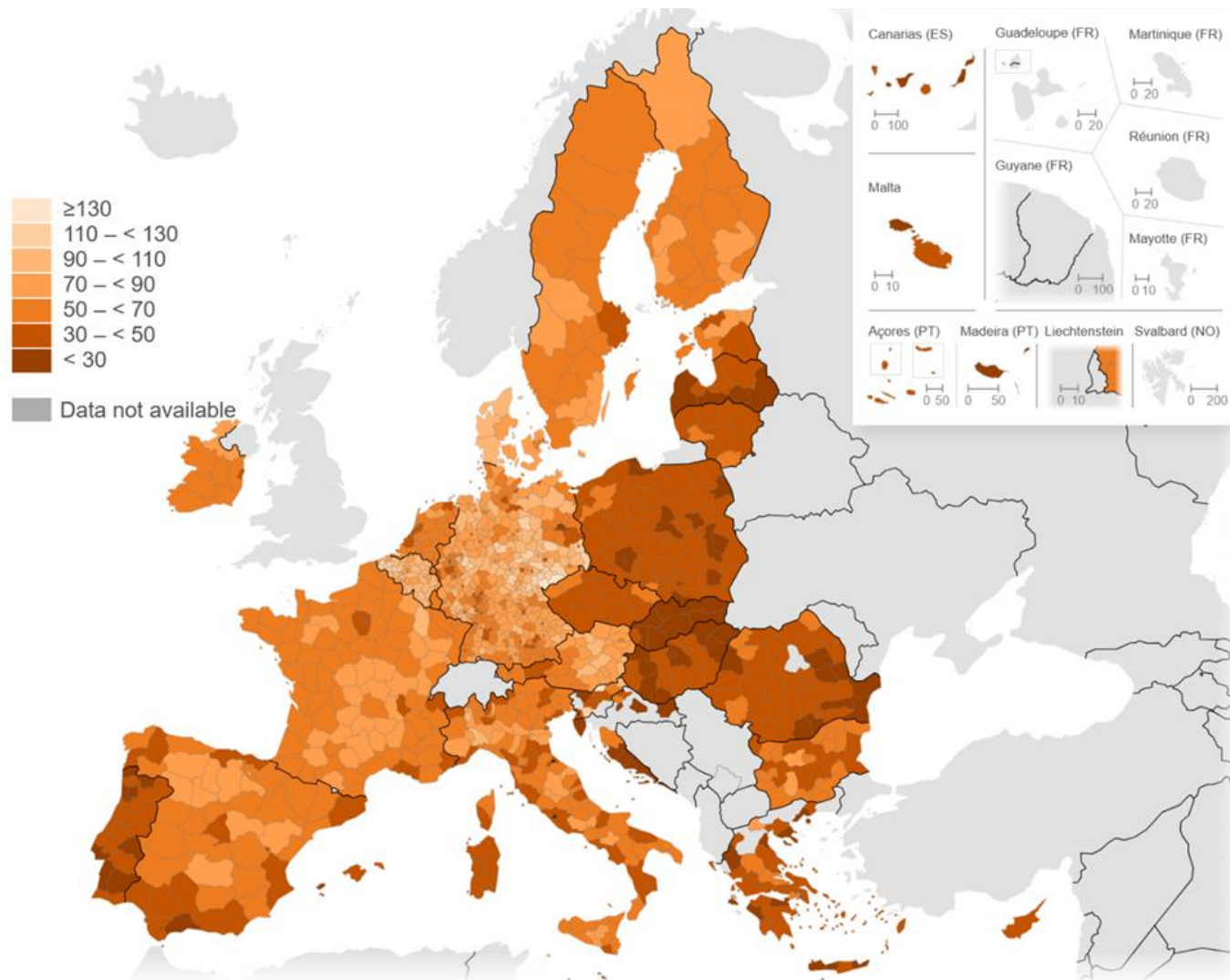
1 million

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



Rental Affordability for new contracts (m2 that can be rented using 1/3 of disposable income)

Source: European Commission: Joint
Research Center, 2025b, based on ESPON
HOUSE4ALL data.



Administrative boundaries: © EuroGeographics © UN-FAO © Turkstat
Cartography: Eurostat – IMAGE, 10/2025



European Affordable Housing

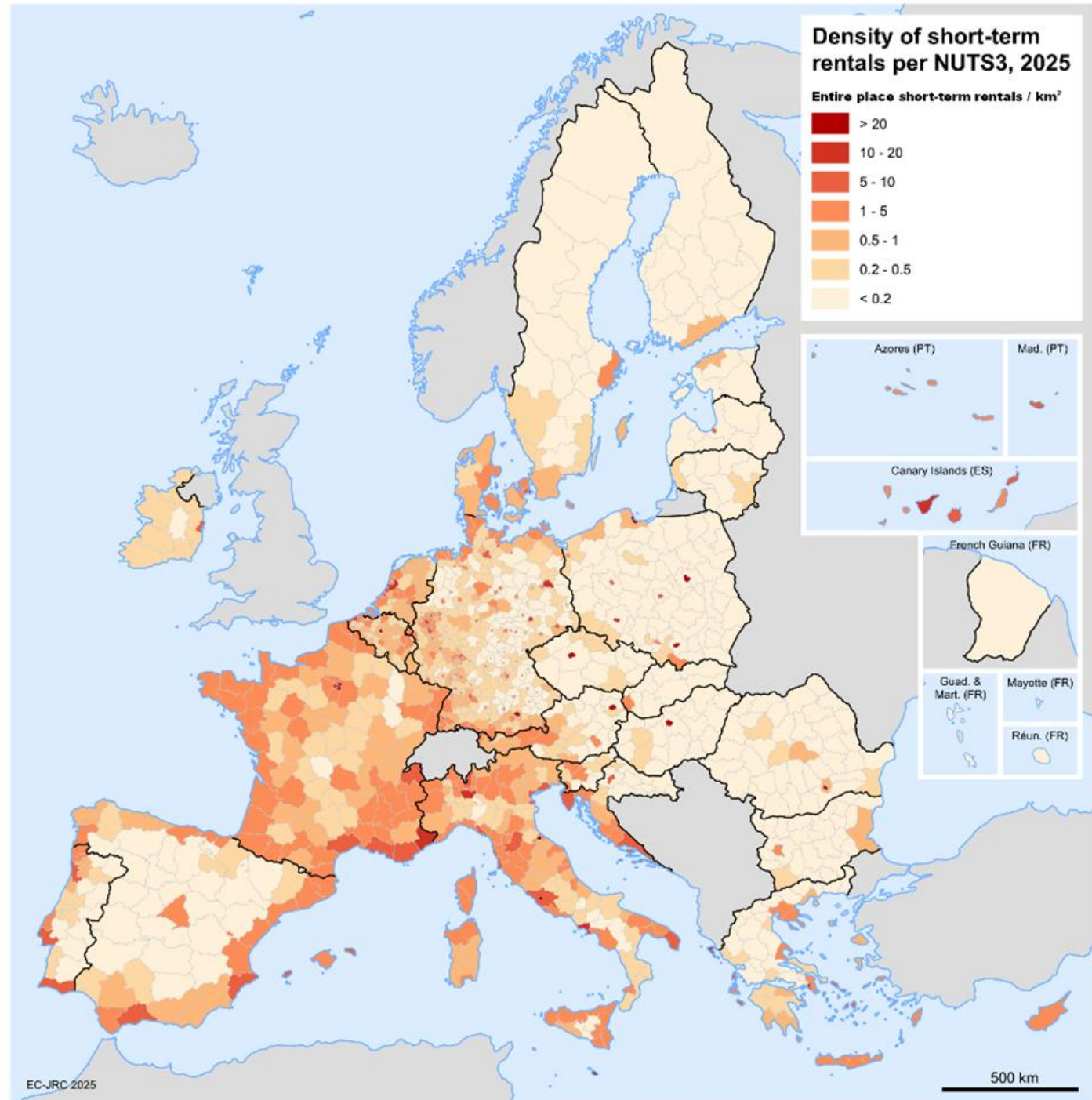


Number of entire place short-term rental per square kilometre, per NUTS3 regions in the EU27, 2025

Source: European Commission: Joint Research Centre, 2025a, based on AirDNA data.



European Affordable Housing



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

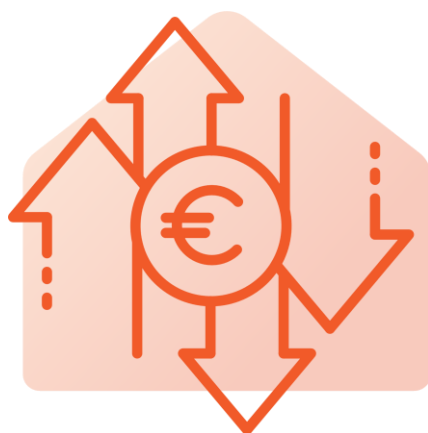
European
Strategy for
Housing
Construction



The 4 pillars of the European Affordable Housing Plan



**Boosting
housing supply**



**Mobilising
investment**



**Enabling immediate
support while
driving reforms**



**Protecting the
most affected**



European Affordable Housing



Boosting housing supply



**Strengthening
the productivity
and innovation in
construction**

**Cutting red tape
to accelerate
housing supply**

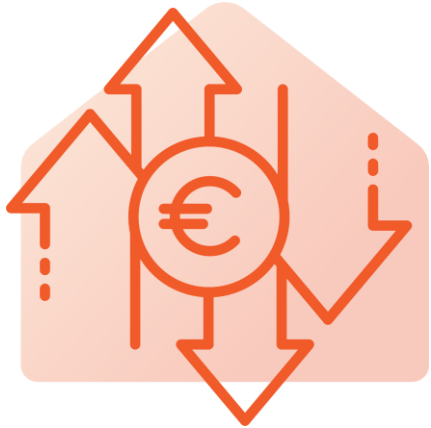
**Combining
affordability,
sustainability,
and quality in
housing**



European Affordable Housing



Mobilising investment



**Mobilising
additional
public and
private
investment**

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



European 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**



European Affordable Housing



Protecting the most affected



**Housing for
young people**

**Addressing
homelessness
and supporting
households
and tenants in
vulnerable
situations**



European Affordable Housing



New ways of working together

**Pan-European
Investment
Platform**

Housing Alliance

Housing Summit



Visit Housing.ec.europa.eu for more

© Adobe Stock



Europe's response to the housing crisis

Page contents

- 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.



European Affordable Housing

