

## European Affordable Housing Plan

### SUMMARY



On 16<sup>th</sup> December 2025, the European Commission presented its first-ever plan for affordable housing, in a broad package, mixing a few concrete measures with many recommendations to national, regional and local authorities.

The package includes the following elements:

- [\*\*A European Affordable Housing Plan\*\*](#)

This Plan rests on 4 pillars:

#### 1) Boosting supply

Under this first pillar, the construction sector is on the forefront.

With **Action 1**, the Commission calls for innovation in construction, renovation, materials and methods, together with more digitalisation. These issues are further developed in the **European Strategy for Housing Construction**. The **Construction Services Act** is also announced (Q4 2026) and the Commission wants to further promote large-scale training and apprenticeship programmes.

With **Action 2**, the Commission calls for cutting red tape for accelerating housing supply and announces a **housing simplification package** (2027), which will build on the environmental simplification package presented last week and eventually aim at accelerating permitting procedures.

With **Action 3**, the Commission wants to further promote energy efficiency in buildings, through administrative and financial support.

#### 2) Mobilising investment

Under this second pillar, the Commission lists the **EU funds** which are being mobilised in the framework of this Plan, as well as complementary support by the EIB with the **Pan-European Investment Platform for affordable and sustainable housing**, including a digital portal, an expert group and national hubs (operational in Q3 2026 – **Action 4**).

Moreover, as concrete action, the Commission is proposing a **revision of the State aid rules** to allow Member States to support affordable housing projects without prior notification to and authorisation by the Commission when the conditions outlined in the SGEI are met. With this revision, Member States will define the modalities of support, target groups, eligibility criteria, housing price and quality standards for social and affordable housing according to their context and housing needs (**Action 5**).

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#### 3) Enabling immediate support while driving reforms

Under this third pillar, the Commission announces an **Affordable Housing Act** (Q4 2026) to tackle areas in housing stress, which will include a legislative initiative on **short-term rentals (Action 6)**.

Moreover, with **Action 7**, the Commission wants to present an **analysis of housing speculation** (Q4 2026) and propose follow-up actions according to the needs.

With **Action 8**, the Commission will provide **technical and financial support to Member States, regions and cities to carry out reforms (including fiscal ones)**, namely through the European Semester and the European Housing Alliance.

#### 4) Supporting the most affected

Under this fourth pillar, the Commission puts emphasis on supporting students and young people, homeless people, tenants and vulnerable households, through mobilised investment and recommendations (**Actions 9 and 10**).

Finally, the Commission proposes to set up a **European Housing Alliance** to strengthen cooperation among all relevant actors across the EU (Q3 2026) and organise a first **EU Housing Summit in 2026**.

- [\*\*A European Strategy for Housing Construction\*\*](#)

In this Strategy, the European Commission describes the main issues at stake concerning the supply of housing and the construction ecosystem and proposes to take action in 4 priority areas:

##### 1) Simplifying and digitalising residential permitting and administrative procedures

Under this priority, the Commission namely promotes BIM-based permitting systems and intends to carry out a study to provide a **comprehensive assessment of building permitting procedures across the 27 Member States**. The outcomes will feed into the future **Housing Simplification package** (2027) and the **Affordable Housing Act** (Q4 2026). In parallel, the Commission will support Member States in their efforts to streamline and digitalise permitting procedures (**Action 1**).

Moreover, the Commission will promote further digitalisation and data flow in construction by accompanying the mandatory application of the **Digital Product Passport** as of 2028, and the roll out of a harmonised system for **Digital Building Logbooks** (starting Q1 2026) (**Action 2**).

##### 2) Supporting innovation and scaling up in construction

Under this priority, the Commission will accelerate the development of standards for construction products under the new **Construction Products Regulation**, starting with cement, structural metallic products, glass, doors and windows. The Commission is also launching a priority request for **developing standards for offsite construction products and modular systems** (2026-2027) (**Action 3**).

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In parallel, an additional envelope of 400 million euros has been set up by the EIB to **invest in new technologies in construction**. The Commission will also launch a **pilot project on offsite construction** with the aim to remove regulatory obstacles and create a real market for this segment of the construction sector (2026) (**Action 4**).

#### 3) Securing access to raw and secondary materials

Under this priority, the Commission recognises the necessity to strengthen primary and secondary material availability and therefore intends to **address fragmentation of end-of-waste criteria** and remove other obstacles to the free movement of secondary construction materials within the Single Market (Q3 2026, as part of the **Circular Economy Act**). In addition, the Commission may propose **mandatory digitalised pre-demolition audits** and set up a **Digital European Construction Resource Assessment platform** (**Action 5**).

#### 4) Ensuring access to services and skills

Under this priority, the Commission acknowledges the longstanding labour and skills shortage in construction, which became even more acute with the housing crisis, as well as the green and digital transitions in the sector.

The Commission lists the initiatives already existing (e.g. **EU Talent Pool**) and in the pipeline (e.g. **Fair Labour Mobility**) and announces the forthcoming **Construction Services Act** (Q4 2026) and **Skills Portability Initiative** (Q3 2026) which will aim at facilitating the mobility of construction workers and services across the EU by better recognition of qualifications, certificates, etc (**Action 6**).

Moreover, upskilling and reskilling projects, namely via VET provides, SMEs and social partners will further be supported by **EU funds** (**Action 7**).

- **A Communication on the New European Bauhaus (NEB)**

This new Communication, which is accompanied by a proposal for a Council Recommendation, aims at strengthening this initiative by **providing further tools and guidance to relevant actors to enhance the efficiency and sustainability of the built environment** (i.e. “**NEB Academy**” and “**NEB Community**”).

*Reminder: Launched by President von der Leyen in 2020, the NEB aims to co-create buildings, public spaces, and neighbourhoods that are beautiful, sustainable, and inclusive and bring people together, in a spirit of community. Under the current EU budget, **EUR 1.4 billion from nine EU programmes have been allocated to support projects under the NEB**.*

- ⇒ All **relevant documents** are available [here](#).
- ⇒ All in all, this package takes on board many of the FIEC proposals.