

# 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.”

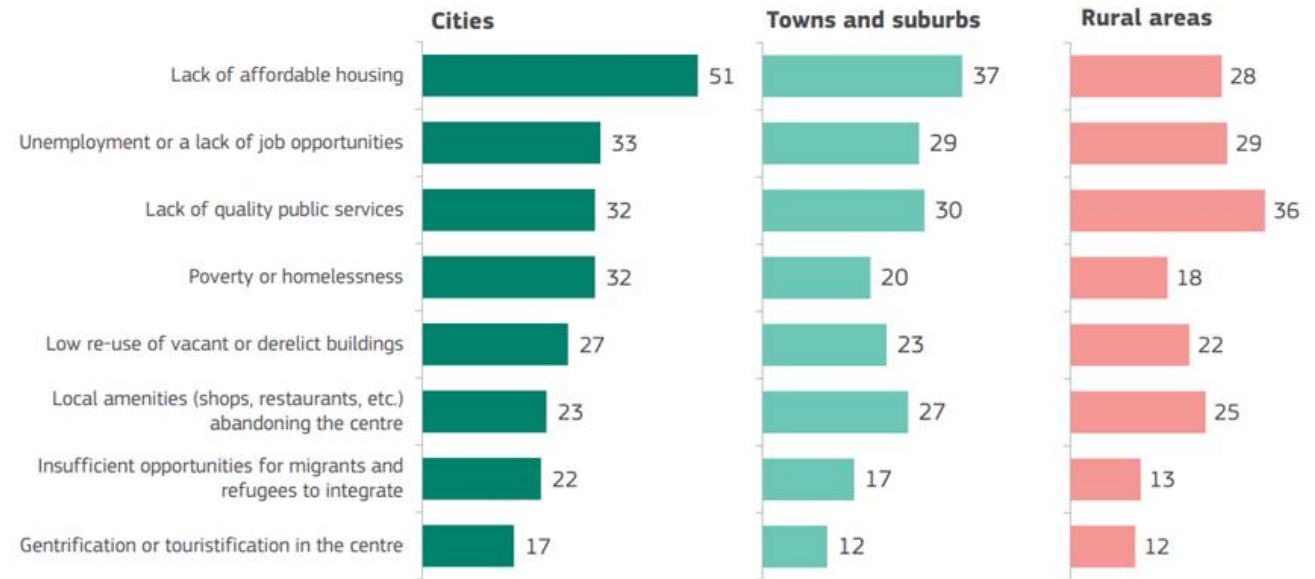
**President von der Leyen  
SOTEU 2025**



# 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%

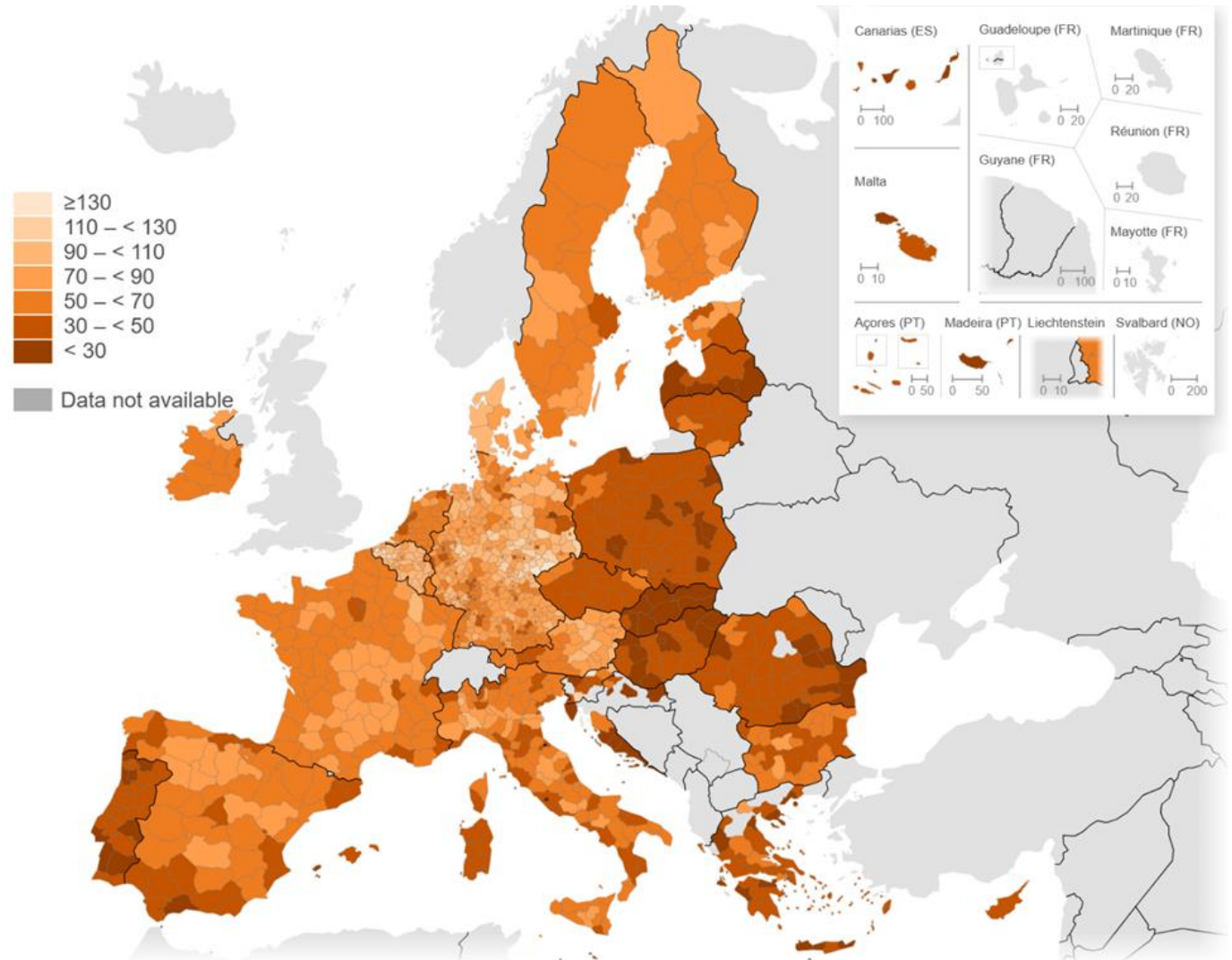
Existing **housing stock is not used** to its full potential, with around 20% of dwellings unoccupied.

**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

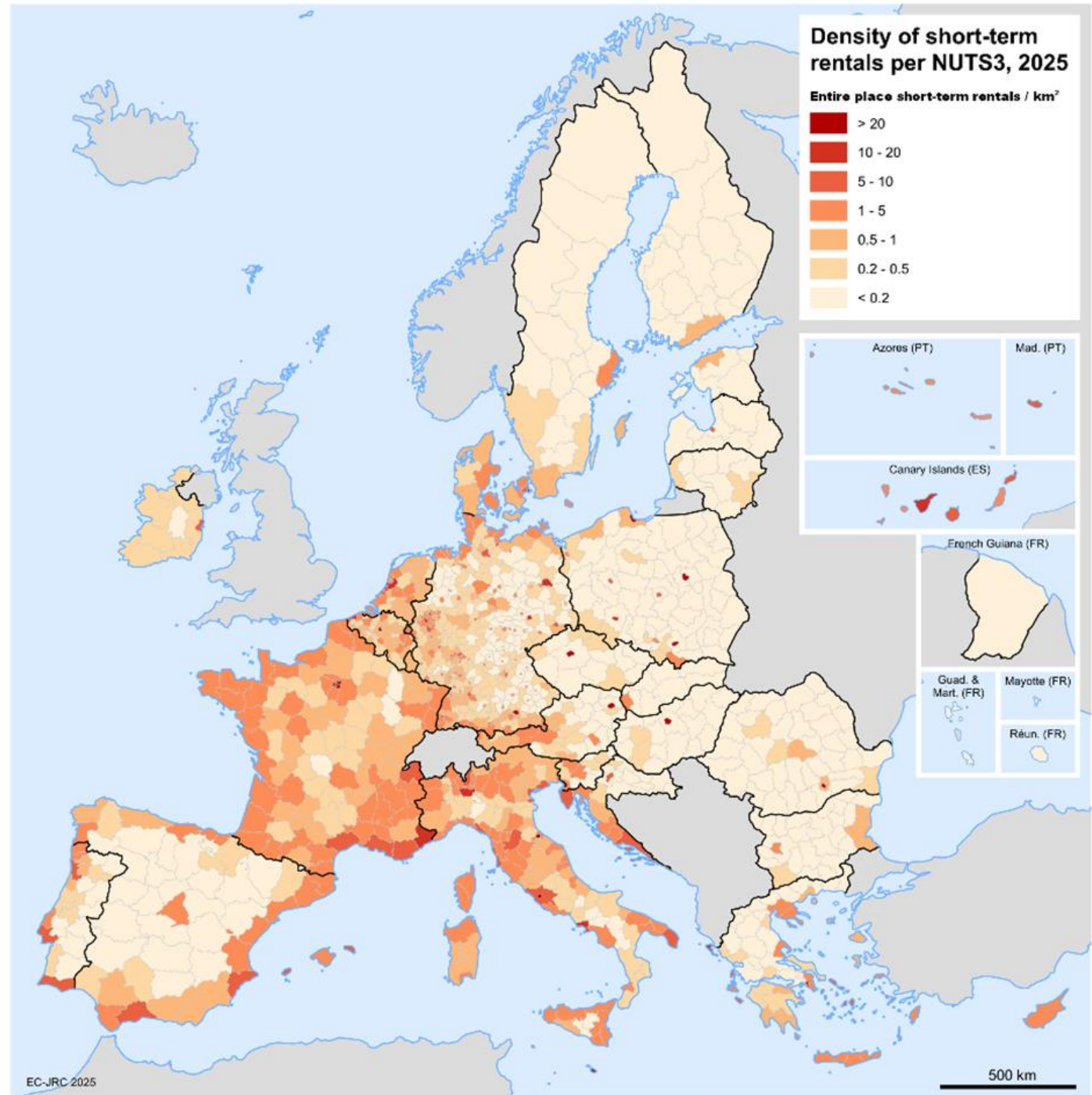


European Affordable Housing



# 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.



# 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

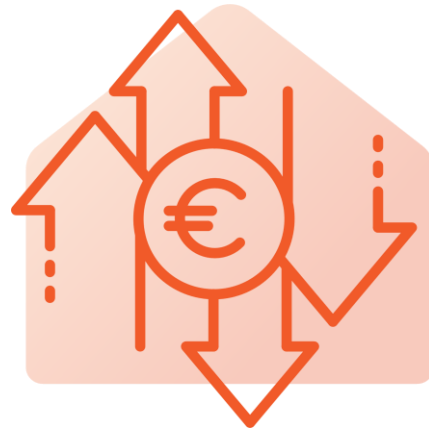
European  
Strategy for  
Housing  
Construction



# 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



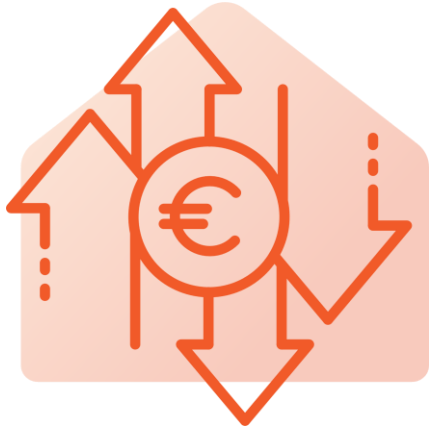
**Strengthening  
the productivity  
and innovation in  
construction**

**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**



# New ways of working together

**Pan-European  
Investment  
Platform**

**Housing Alliance**

**Housing Summit**



# Visit [Housing.ec.europa.eu](https://housing.ec.europa.eu) for more

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## 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**

