



Brussels, 19 June 2025
(OR. en)

10505/25

Interinstitutional File:
2023/0008(COD)

SOC 441
EMPL 303
ENER 282
COMPET 580
COH 108
CDR 43
ECOFIN 840

COVER NOTE

From:	European Committee of the Regions
date of receipt:	18 June 2025
To:	General Secretariat of the Council
Subject:	Opinion of the European Committee of the Regions on <i>The role of cities and regions in the EU Affordable Housing Plan</i>

Delegations will find attached the Opinion of the European Committee of the Regions on *The role of cities and regions in the EU Affordable Housing Plan*.¹

¹ The current document with other linguistic versions can be found on the following website: <https://cor.europa.eu/en/our-work/opinions/cdr-0042-2025>



**European Committee
of the Regions**

COTER-VIII/003

166th plenary session, 14-15 May 2025

OPINION

The role of cities and regions in the EU Affordable Housing Plan

THE EUROPEAN COMMITTEE OF THE REGIONS

- calls for the implementation of housing as a fundamental human right, building on principle 19 of the European Pillar of Social Rights and Article 34 of the Charter of Fundamental Rights of the EU;
- emphasises that the European Affordable Housing Plan must respect the subsidiarity principle and ensure the active involvement of the local and regional levels; LRAs are essential not only for shaping the plan but also for ensuring its successful implementation at the local and regional levels;
- recognises that the diversity of housing systems in the EU precludes ‘one-size-fits-all’ solutions; calls on the European Commission to propose a broad, EU-wide approach to affordable housing using the affordable housing scope in the ‘housing continuum’ as a reference model;
- calls for the [...] ongoing State aid reform [...] to consider broadening the scope of State aid beyond social housing to include all models promoting housing affordability;
- stresses that the involvement of LRAs (in accordance with their competences) ensures housing projects are also integrated into broader urban development strategies, including the development of public infrastructure. Calls for at least a basic sustainable urban development plan, including mobility and housing, to be an ex-ante conditionality for the disbursement of the EU funds or loans;
- underlines that quality affordable housing must become an explicit goal in the next MFF; welcomes the European Commission’s focus on nature-based, sustainable construction techniques;
- proposes [...] that all public investments in affordable housing, including social housing, should be treated off-balance, as they are essential for future and long-term societal well-being;
- urges [...] the European Commission to intensify its oversight of market regulation within the housing sector and to take action to combat speculation in the housing market at EU level. To this end, the establishment of an EU-wide real estate transaction transparency registry, which includes the beneficial owner of each property, is essential;
- underscores the importance of establishing very strict and long-term temporal conditionalities to ensure affordable housing units built with European support are not rapidly sold off to the private market. A key safeguard in this regard is the retention of land ownership by local authorities;
- emphasises the importance of addressing the barriers related to up-front costs of renovation and of ensuring affordability after renovation, protecting tenants from renovictions, taking into account each national framework.

Rapporteur:

Jaume Collboni Cuadrado (ES/PES), Mayor of Barcelona

**Opinion of the European Committee of the Regions –
The role of cities and regions in the EU Affordable Housing Plan**

I. POLICY RECOMMENDATIONS

THE EUROPEAN COMMITTEE OF REGIONS

General comments

1. reiterates the urgent need to address the severe housing crisis taking place in many cities across Europe, noting that more than 10.6% of Europeans living in cities and 6.6% of Europeans living in rural areas struggle with excessive housing costs², while over 1.2 million people are homeless³ and sleeping rough or in emergency accommodation on any given night in the EU. This demonstrates the pressing need for quality affordable housing and for a well-developed safety net for those that cannot access the housing market across Europe, to strengthen citizens' trust in the European project;
2. recalls that housing policy is a competence shared between the national and local/regional level, and not an EU competence, and emphasises that the European Affordable Housing Plan must respect the subsidiarity principle and ensure the active involvement of the local and regional levels;
3. reminds the European Commission and Member States that the investment gap in affordable housing is estimated at EUR 270 billion per year according to the economic analysis performed for the 2024-2025 European Investment Bank (EIB) Investment Report⁴. Additionally, the proportion of public, cooperative and social housing has been steadily declining, exacerbated by the sell-off of publicly funded housing, partly as a consequence of fiscal constraints in general and of the fiscal limits imposed by the Stability and Growth Pact in particular;
4. acknowledges the recent revision of the economic governance framework allowing EU funds co-financing to be excluded from the net expenditure indicator; takes good note of the European Commission's openness to leveraging the escape clause⁵; reiterates, in this regard, that there is a social emergency in Europe linked to housing; proposes, therefore that all public investments in affordable housing, including social housing, should be treated off-balance, as they are essential for future and long-term societal well-being;
5. underlines the need to monitor and ensure the balanced development of housing markets, including the financialisation of housing by institutional investors, and the growing shift of long-term housing to temporary and short-term rentals, which have worsened the scarcity of

² <https://ec.europa.eu/eurostat/web/interactive-publications/housing-2023>.

³ [Ending the Criminalisation of Homelessness in Europe](#), Feantsa, 2024 Report.

⁴ 2024-2025 Investment Report: <https://www.eib.org/en/publications/online/all/eib-investment-report-2024-2025>

⁵ https://ec.europa.eu/commission/presscorner/detail/en/statement_25_673.

affordable, quality housing, driving prices to unsustainable levels and curtailing tenants' security of tenure; in this regard, providing local and regional authorities with tools for rent regulation, to combat speculation, and ensure affordable housing access for local residents is essential;

6. points out the significant environmental impact of the housing stock, with residential buildings accounting for a large share of Europe's carbon footprint; notes that the approval of the Energy Performance of Buildings Directive, which aims to accelerate energy-efficient renovations and promote the uptake of renewable energy in buildings has also contributed to the rise in housing costs; emphasises the importance of addressing the barriers related to up-front costs of renovations and of ensuring affordability after renovation, and protecting tenants from renoventions, taking into account each national framework;
7. acknowledges positively the introduction of the definition of energy poverty in the revised Energy Efficiency Directive and the obligation for Member States to adopt measures to protect individuals affected by energy poverty and vulnerable groups, such as achieving energy savings among individuals affected by energy poverty and vulnerable groups proportionate to their numbers, and prioritising energy efficiency measure and funding for vulnerable groups;
8. welcomes the inclusion of housing in the European Commission's political guidelines for the 2025-2029 mandate published in July 2024, and applauds the appointment of a first-ever Commissioner for Housing; supports the proposal for a European Affordable Housing Plan to support Member States' efforts to address the urgent housing needs of people living in Europe, as called for in the CoR's 2017 opinion *Towards a European Agenda for Housing*⁶;
9. underlines that this plan, while respecting the subsidiarity principle, should focus on the affordability of housing and strengthen coordination between EU policies and the policies of Member States and of local and regional authorities (LRAs), in line with the priorities outlined in the CoR opinion⁷ on *Smart, sustainable and affordable housing as a tool for local authorities to face multiple challenges*;
10. stresses that, besides the European Affordable Housing Plan to be presented in the first trimester of 2026, LRAs need immediate responses to tackle the housing crisis. Highlights the need for emergency measures within the existing EU framework to address urgent housing challenges, including the reform of State aid, improved regulation of short-term rentals, the reform of the Directive on Credit Servicers and Credit Purchasers and the use of unclaimed Recovery and Resilience Facility (RRF) funds. In this regard, calls for targeted financial support to ensure LRAs can act swiftly;
11. insists that while local and regional authorities (LRAs) must play a critical role in co-designing, implementing and tailoring EU and national policies to local needs, the EU must support LRAs to make the right to affordable and decent housing a reality. This includes providing a toolbox

⁶ CoR opinion [Towards a European Agenda for Housing](#) (rapporteur Hicham Imane (BE/PES)).

⁷ COTER/VII/034: <https://dm-publicapi.cor.europa.eu/v1/documents/PWMHTDDKQ3QZ-2021419539-7530/download>.

of measures and best practices (in terms of regulation, taxation, permitting, construction, social innovation ...) that have proven effective in certain cases and can serve as inspiration for LRAs. Their efforts could involve partnerships with public, private, cooperative, social and affordable housing developers, as well as tenants' and residents' organisations. Recognises that the diversity of housing systems in the EU precludes 'one-size-fits-all' solutions, and underscores the importance of subsidiarity in ensuring decent, safe, secure and affordable housing for all;

12. emphasises the key role of public-public, public-private and public-community partnerships as pillars of dynamic and sustainable development of housing, making them important tools for regional and social development. These partnerships lead to increased availability of housing, particularly for middle- and lower-income people, which supports sustainable urban and rural development; also proposes prioritising EU funding and technical support for housing cooperatives that are based on the right-of-use model, for collaborative housing formulas and for collective self-building, as effective tools for ensuring access to housing in places with limited access to land or significant housing pressure;
13. calls for the implementation of housing as a fundamental human right⁸, building on principle 19 of the European Pillar of Social Rights and Article 34 of the Charter of Fundamental Rights of the EU. The European Affordable Housing Plan should aim to support Member States in their efforts to provide decent and affordable housing for all, including preventing and eradicating homelessness by addressing with priority the needs of the most vulnerable and lowest income population; homelessness arises from a complex interplay of factors and extends beyond the simple absence of shelter or essential resources. To achieve its eradication, public administration and social services must adopt a comprehensive approach that addresses all dimensions of the issue;
14. calls for the European Affordable Housing Plan to support the Housing First approach which combines high quality social support services with rehousing to drive systemic change in addressing homelessness. Recommends that all Member States develop national homelessness strategies, in consultation with LRAs, ensuring a strong housing-led, place-based approach;
15. regrets nevertheless the growing number of illegally occupied private and public properties across Europe, which infringes on the fundamental right to private property, and calls for protecting this fundamental right and ensuring swift and effective legal mechanisms to restore lawful possession. Also expresses concern about the high number of vacant dwellings, estimated at 36.5 million units in 2021, representing over 19% of the total dwelling stock⁹. Therefore, calls on the European Commission to include effective incentives, such as vacancy taxes, in its toolbox to help local and regional authorities address this challenge by encouraging the return of vacant properties to the market;

⁸ Article 25, Universal Declaration of Human Rights.

⁹ Feantsa figures. Please note that this figure excludes Germany and Romania as their records are not yet available.

16. urges the European Semester to place greater emphasis on housing issues in urban and rural areas beyond the housing cost overburden rate, such as the number of people experiencing homelessness, the overcrowding rate, the housing deprivation rate and the eviction rate, in order to address challenges such as lack of decent and affordable housing, inequality and the need for long-term investments; supports the creation of an EU social taxonomy framework to direct investments toward socially sustainable housing projects, ensuring alignment with broader EU sustainability and inclusion objectives;

Strategy for affordable housing

17. calls on the European Commission to propose a broad, EU-wide approach to affordable housing, using the affordable housing scope in the ‘housing continuum’ as a reference model¹⁰. This should prioritise long-term housing affordability, quality and accessibility, while taking into account the diverse regional and local housing contexts across the EU, as well as highlighting the broad discretion that national, regional and local authorities have in choosing how to provide, commission and organise these services of general economic interest (SGEI);
18. insists that the European Affordable Housing Plan should recognise the rich variety of housing models and the vital role of social, public, private, cooperative, non-profit and limited-profit housing providers in making housing systems more resilient and calls on the European Commission to learn from and assess the impact of successful models of providing long-term, secure and affordable housing that already exist;
19. requests that this new approach be properly used in the upcoming reform of State aid and service of general economic interest (SGEI) rules, in order to examine the latter in relation to possibilities for exemptions, flexibility and simplification for social, public, cooperative and non-profit housing providers and/or type (e.g. energy renovation) or in relation to scale (large projects and companies) of measures and for the purposes of harmonisation of (co-)financing in the framework of the EU or under the EU plan; supports enabling an expanded scope of public financing to address housing affordability more effectively, including the needs of all households – essential for the social fabric of communities – while safeguarding social mix and social cohesion across neighbourhoods, as well as the freedom to stay;

Defining conditionalities

20. calls on the European Commission and the EIB to establish clear social conditionalities for the allocation of European funds and loans, ensuring long-term housing affordability and security of tenure, therefore preventing speculation;

¹⁰ Figure 2, page 12: [final action plan euua housing partnership december 2018 1.pdf](#).

21. emphasises the crucial role of LRAs in the housing sector, with municipalities playing a pivotal role in ensuring access to decent social and affordable housing through their competences in urban planning, land use, building regulations and permits, mobility and other public services. In addition, EU-funded housing projects must not run counter to Member States', regional and local authorities' housing construction and social policy responsibilities. To this end, LRAs (in accordance with their competences) must be systematically involved in the development of EU-funded housing projects;
22. stresses that the involvement of LRAs (in accordance with their competences) ensures housing projects are also integrated into broader urban development strategies, including the development of public infrastructure. Calls for at least a basic sustainable urban development plan, including mobility and housing, to be an *ex-ante* conditionality for the disbursement of the EU funds or loans;
23. underscores the importance of establishing very strict and long-term temporal conditionalities to ensure affordable housing units built with European support are not rapidly sold off to the private market. A key safeguard in this regard is the retention of land ownership by local authorities. By keeping the land in public hands, local authorities can effectively control the destination of housing units, preventing speculation and ensuring that affordability is maintained over time. Past mistakes, notably the large-scale sell-off of public and social housing, have significantly undermined efforts to provide stable, long-term housing solutions;
24. underlines the importance of ensuring that gender and diversity perspectives integrated into urban development and housing policies meet the specific needs and challenges faced by women, young people and vulnerable groups in accessing affordable, decent, accessible, safe and secure housing and living environments; calls on Member States, regions and cities to consider the broader impacts of spatial and housing planning on this dimension;
25. calls on the European Commission to ensure that the upcoming European Affordable Housing Plan facilitates the implementation of digital transformation and administrative simplification pilot projects in the field of urban planning in order to speed up permit-granting processes for new constructions and renovation works;
26. underlines, also, that housing projects financed by EU funds or loans should embrace a universal improvement in accessibility, tailored to the needs of people with disabilities and older people;
27. highlights that while some local and regional frameworks are already in place, many LRAs, particularly in medium-sized and small municipalities and rural areas, still require capacity-building support; therefore calls on the European Commission, the EIB, other international institutions and national and regional promotional banks to provide, where necessary, technical and financial assistance to LRAs (in accordance with their competences) to help them develop comprehensive and sustainable urban development plans that effectively address housing needs;

28. suggests exploring tax incentives aimed at both developers and property owners to facilitate the rehabilitation and availability of affordable housing, particularly in pressured urban areas and rural regions experiencing demographic decline;

Organisation of investments and funding mechanisms at European level

29. underlines that quality affordable housing must become an explicit goal in the next multiannual financial framework (MFF). This includes fostering better blending of different sources and the development of revolving funds, with the primary goal being to keep and protect public investment in the provision of affordable housing, in renovating buildings and in regenerating residential surroundings; since access to private-sector financing is likely to remain territorially uneven for some time, recommends in this context that the European Commission capitalise on the important potential of the EU's existing integrated territorial development tools for delivery on the ground of multi-fund investments;
30. acknowledges the European Commission's proposal in its political guidelines for the 2025-2029 mandate to allow Member States to double planned cohesion policy investments in affordable housing. The CoR considers this proposal to be a step in the right direction, but stresses that these funds are insufficient to fully address the housing crisis and that other resources and financing tools for investments into housing should primarily focus on boosting housing supply, including through better monitoring and repurposing of vacant spaces, therefore sustainably contributing to improving housing affordability and accessibility;
31. reminds the European Commission that shifting resources within cohesion policy alone will not solve the housing crisis, and that the fundamental role of cohesion policy in strengthening economic, social and territorial cohesion must be fully respected. Also recalls that the Member States need to pursue active housing policies, evaluate current models and review the need for adjustments to contribute to quality housing;
32. points out that reprogramming cohesion funds before 2027 can be a complex and burdensome process for managing authorities, which could hinder the achievement of cohesion policy objectives in some European regions;
33. underlines that cohesion policy should broaden its scope to allow investments in the creation of new affordable housing units in all European regions, not just for energy efficiency upgrades; also stresses that funding for cities in the field of housing should be integrated into regional and local programmes, with a strengthened partnership principle to improve access to funding;
34. points out that cohesion policy has a fundamental role to play in strengthening economic, social and territorial cohesion and that introducing new priorities under the next cohesion policy (after 2027) must be accompanied by adequate European funding; underlines in this respect that increased public investment in affordable housing, in renovating buildings and in regenerating residential surroundings is needed, at all levels of governance, in order to address current challenges;

35. welcomes the EIB's proposed 'blending' approach to leverage cohesion funds for housing projects; recommends that the EIB collaborate with cohesion policy managing authorities, national promotional banks and institutions (NPBIs) and other international financial institutions to develop financial instruments that would ensure long-term housing investments;
36. recommends that national promotional banks and institutions (NPBIs) and regional promotional banks leverage their place-based expertise and collaborate with managing authorities to implement tailored financial instruments combined with grants to secure additional investments in housing. As highlighted in a study of the Council of Europe Development Bank (CEB), the majority of loans for affordable housing are typically below EUR 10 million, even in larger countries such as France or Germany. In this context, NPBIs and regional promotional banks could act as effective aggregators, bundling smaller projects together to meet the eligibility criteria for larger financing schemes. This approach would not only enhance access to funding but also amplify the impact of investments in social and affordable housing across the continent;
37. proposes to increase the resources available under the Social Investment and Skills Window of the InvestEU Programme, including by using the Member State Compartment, and encourages Member States to reallocate unclaimed resources from their national Recovery and Resilience Plans (RRPs) to financial instruments in order to allow affordable housing units to be built beyond the end of 2026, provided that LRAs (in accordance with their competences) are entrusted with managing these funds; however, stresses that the limited public support in the form of grants and subsidies, including from European funds, should prioritise the most vulnerable, including people experiencing homelessness and housing exclusion;
38. emphasises the key role of LRAs in implementing the Social Climate Fund (SCF) due to their proximity to citizens and responsibilities in housing, social policy and energy transition; notes the insufficient consultation of LRAs by national governments in drafting national social climate plans (NSCPs), warning that this risks undermining the fund's effectiveness in tackling energy poverty and social inequality;
39. calls on the European Commission to explore how public procurement can support public investment in decent social and affordable housing, and awaits the European Commission's proposals to update the Public Procurement Directive in this respect;
40. emphasises the distinctive housing challenges faced by medium-sized and small municipalities, including limited access to resources and infrastructure; calls for targeted policies and funding mechanisms to address their specific needs, ensuring balanced and equitable growth across all European regions;
41. in this regard, requests the use of the European Rural Observatory to collect detailed housing data at the NUTS 3 level in rural areas, including information on vacant properties, occupancy rates and fluctuations in property prices, and including gender, social inequalities in access to housing and the prevalence of poorly insulated homes;

- 42. underlines the need to address the unique challenges of certain regions (such as islands or mountainous areas), as outlined in Article 174 TFEU, in housing policy, due to the high risk of demographic decline and the potential pressure linked to the tourist attractiveness of these regions;
- 43. stresses that the specific challenges inherent in outermost regions should also be given particular attention as per Article 349 TFEU, as it is essential to provide an adequate housing policy for these regions; points out that the outermost regions face a deeply rooted housing crisis exacerbated by specific factors such as their island nature, territorial fragmentation, scarcity of available land, high construction costs, demographic and tourist pressure and significant volumes of housing purchases by non-residents. These regions require a tailored approach within the European Affordable Housing Plan, with targeted measures, financial tools and regulations;
- 44. underlines the need to respond to the specific challenges of large metropolitan areas where land pressure and speculation are particularly acute, by developing solutions tailored to different urban contexts;

Regulation

- 45. stresses the importance of an enabling EU legislative framework to address housing challenges, which includes tackling bottlenecks in existing EU regulations that fuel speculation and financialisation of housing markets. It also calls for fairer tax treatment ensuring that subsidies or public aid received for building renovations aimed at improving accessibility, safety, energy efficiency, or health (e.g. asbestos removal) are not taxed. This also entails implementing measures to curb illegal occupation of private properties, increase transparency in real estate transactions and limit the use of golden visas;
- 46. urges, in this sense, the European Commission to intensify its oversight of market regulation within the housing sector and to take action to combat speculation in the housing market at EU level. To this end, the establishment of an EU-wide real estate transaction transparency registry, which includes the beneficial owner of each property, is essential. This will ensure that every tenant is aware of the owner's identity, thereby fostering greater transparency and accountability. By addressing financialisation and implementing robust regulations in the housing market, we can mitigate the predatory practices of large for-profit real estate investors. This approach will help to prevent the proliferation of vacant and underutilised buildings, ensuring that housing serves the needs of people rather than just financial interests;
- 47. stresses the need to address the unique challenges of many cities where population growth can be observed over the last decades, which has led to especially high pressure on the housing market;

48. reminds the European Union that certain rulings by the European Court of Justice¹¹ have, in the past, limited the capacity of public authorities in Member States to finance broad social and affordable housing initiatives;
49. in this regard, calls for the urgent and active involvement of LRAs in the ongoing State aid reform and to consider broadening the scope of State aid beyond social housing to include all models promoting housing affordability and the creation of inclusive and integrated neighbourhoods. This reform should consider exemptions for the creation or renovation of affordable housing from State aid restrictions so that such projects can be approved under the new State aid rules. Requests a revision of the 2012 SGEI Decision to align with this broader approach. Furthermore, the ongoing revision of the General Block Exemption Regulation (GBER) should introduce a specific exemption under Article 56 for affordable housing, allowing State aid for housing projects that provide housing at below-market rates;
50. acknowledges that short-term rentals impact local communities in a myriad of ways, and although some of them are positive – increased tourism flows, new business opportunities, additional revenue sources; others are less so – noise, pollution, antisocial behaviour, lower availability of long-term rentals¹². Short-term rentals can also jeopardise tenants’ rights and disrupt local communities, causing displacement and gentrification; underlines the importance of fully implementing the EU framework to regulate short-term rentals, particularly as regards platforms’ obligations to comply with regional and local regulations, including the provision of data which is reliable, timely and useable by LRAs to inform their policy-making;
51. recognises that in some major tourist destinations such as islands where the tourism sector represents a significant source of revenue, the proliferation of second homes can also have a significant impact on housing accessibility for the local population, driving up costs in the sector, limiting the land available for residential development and reducing housing supply; notes that this dynamic may lead to a reduction in the availability of affordable housing in such areas, thus further widening territorial disparities. The European Affordable Housing Plan should propose measures to encourage owners of second or vacant properties to make them available for affordable rental, where appropriate;
52. stresses that one of the solutions to high housing costs, besides regulation and more efficient use of vacant spaces, is to increase supply through the construction of new housing while continuing to adapt and renovate the current housing stock. This includes faster planning and permit-granting processes, more cost-effective and sustainable building methods, and the development of efficient construction systems for both new builds and renovation. Emphasises the necessity of ensuring the provision of essential public services when advancing new developments. It also calls for investment in research and innovation to boost productivity, and for policies that support easier transitions between different housing types and tenures over a person’s lifetime. Each Member State, in cooperation with local and regional authorities, must ensure that adequate regulations, appropriate infrastructure and suitable land for residential development

¹¹ [Stichting Woonlinie and Others v. European Commission \(Case T-202/10\)](#).

¹² CoR opinion ‘Short-term accommodation rental services: balancing the needs of local communities, entrepreneurs and travellers’.

are available to enable and incentivise the renovation and the construction of new housing, and for EU funding and support to be easily accessible; stresses the importance of removing regulatory barriers and streamlining administrative procedures to support innovation, reduce delays and increase investment in efficient and sustainable construction methods;

Construction sector

53. welcomes the European Commission's focus on nature-based, sustainable construction techniques, and the innovative focus provided by the New European Bauhaus; stresses the need to promote industrialised and modular construction techniques aimed at reducing energy consumption, accelerating housing delivery and pursuing high-quality design alongside improved housing quality;
54. acknowledges the essential role of LRAs in equipping the workforce with the skills needed to drive the green and digital transitions, particularly in decarbonising the construction sector; highlights the growing efforts by LRAs to develop green skill programmes that target vulnerable communities, focusing on energy efficiency, circularity and sustainable construction practices; stresses the importance of involving LRAs in EU skills initiatives, securing long-term funding for training programmes and promoting inclusive labour market reforms to ensure that all segments of society can fully participate in the green transition, leaving no one behind;
55. stresses the importance of adopting measures within the education system, in particular vocational training measures that would help to close the current gap between the number and skillset of professionals needed to construct new housing and the current construction workforce; a significant number of houses go unbuilt each year due to a shortage of specialised workers. In this regard, industrialising construction could accelerate the construction of housing;
56. the Energy Performance of Buildings Directive establishes sustainability requirements across the whole lifecycle of buildings, from their construction to their use and their demolition. These requirements are having a substantial impact on the construction industry and will help develop a sustainable construction industry. Achieving a sustainable construction industry will require significant investment and the adaptation of measures to renovate the current housing stock. The CoR therefore calls on the Commission to provide a clear roadmap, setting out when new requirements will be introduced and what they will entail. Such a roadmap would give construction companies more certainty and show them when to invest and whether current investments and developments will still be sufficient in the future. This would pave the way for joint investments within the European construction industry to achieve the economies of scale made possible by the European single market;
57. recommends encouraging the development of European vocational training programmes aimed at technical jobs and profiles linked to the construction sector, with a particular focus on regions suffering from a deeply rooted labour shortage. These programmes should include specific training in industrialised and modular construction techniques, innovative processes, energy efficiency, digitalisation and sustainability in construction. These programmes would provide regions with the operational capacity to quickly and efficiently provide public housing and

make existing housing stocks energy-efficient, while also facilitating the inclusion of young people and the unemployed in the labour market;

Governance

58. insists that LRAs, as well as the CoR, should be systematically and meaningfully consulted in the process of developing and implementing the European Affordable Housing Plan. LRAs are essential not only for shaping the plan but also for ensuring its successful implementation at the local and regional levels;
59. believes, in line with the European Economic and Social Committee (EESC), that the new European Commissioner for Energy and Housing and the European Commission Task-Force for Housing should be supported by an expert group, including technical representatives from the CoR, the major European associations of LRAs and European housing stakeholders and tenant organisations. The technical expert group, made up of civil servants from the CoR and secretariats from these associations and housing organisations, should be consulted and regularly kept updated on the progress of the European affordable housing plan; calls for political representatives, including members of the CoR, members of Eurocities, members of CEMR and members of national associations of local authorities, to be actively involved in strategic discussions and consulted prior to the publication of the Commission proposal, ensuring that the plan reflects the priorities of LRAs;
60. welcomes the creation of the Special Committee on the Housing Crisis in the European Parliament, and expresses its full support, both politically and technically, to contribute to the work of the new committee. The CoR stands ready to collaborate in addressing this urgent issue, bringing its expertise in local and regional governance to the table;
61. praises the positive impact of the CoR opinion¹³ on *Smart, sustainable and affordable housing as a tool for local authorities to face multiple challenges*; welcomes the European Commission's decision to consult broadly on the housing issue, including holding an annual EU Summit to gather all relevant stakeholders, such as the CoR. This multi-level approach, grounded in the principle of subsidiarity, is crucial for the effective coordination of public authorities' actions on social and affordable housing;

¹³ COTER/VII/034: <https://dm-publicapi.cor.europa.eu/v1/documents/PWMHTDDKQ3QZ-2021419539-7530/download>.

62. calls on the European Commission to publish an annual report, with comprehensive data, on the state of housing in the EU at NUTS 3 level, to be reviewed and validated by the European Parliament, the EESC and the CoR.

Brussels,

*The President
of the European Committee of the Regions*

Kata Tüttő

*The Secretary-General
of the European Committee of the Regions*

Petr Bližkovský

II. PROCEDURE

Title	The role of cities and regions in the EU Affordable Housing Plan
Reference	N/A
Legal basis	Article 307 TFEU
Procedural basis	Rule 41 b) ii) of the Rules of Procedure
Date of Council/EP referral/Date of Commission letter	
Date of Bureau/President's decision	
Commission responsible	Commission for Territorial Cohesion Policy and EU Budget
Rapporteur	Jaume Collboni Cuadrado (ES/PES)
Discussed in commission	N/A
Date adopted by commission	13 March 2025
Result of the vote in commission (majority/unanimity)	Majority
Date adopted in plenary	14 May 2025
Previous Committee opinions	Smart, sustainable and affordable housing as a tool for local authorities to face multiple challenges (COTER-VII-034) Towards a European Agenda for housing (COTER-VI-025)
Subsidiarity reference	N/A