

ANNEX: SUMMARY OF ACTIONS AND TIMELINE

This table summarises the actions proposed in this document, including the policy orientations put forward as encouragements for consideration by Member States.

What	Who	When
Pillar I. Boosting supply		
Action 1. Strengthening productivity, capacity and innovation of the construction industry		
European Strategy for Housing Construction	EC	Q4 2025
Construction Services Act	EC	Q4 2026
Large-scale training programmes, promoting innovation in construction curricula	EC, MS, industry	
Monitor and where necessary take action against any potential anti-competitive practices in the construction sector	EC, MS	
Support investments in low-carbon and bio-based European manufacturing, integration of sustainability criteria in public procurement and support schemes, uptake of modern methods of construction and renovation, and large-scale apprenticeship, up- and reskilling efforts.	MS	
Action 2. Cutting red tape to accelerate housing supply		
Housing simplification package	EC, MS	2027
Simplify national, regional and local planning, zoning and permitting rules and building codes, increase administrative capacity including for digitalisation and make use of the flexibilities offered by the Public Procurement Directives	MS	
Action 3. Combining affordability, sustainability and quality in housing		
New Partnership for Better Homes, guidance on one-stop shop services for renovation, support to comprehensive National Building Renovation Plans	EC, MS	2026
Energy Communities Action Plan	EC	2026
Regeneration of neighbourhoods through the New European Bauhaus	EC, MS	2026 onwards
Prioritise the renovation/repurposing of existing buildings, avoid unnecessary demolitions	MS, reg. and local authorities	
Pillar II. Mobilising investment		
Action 4. Mobilising additional public and private investment		
Pan-European Investment Platform for affordable and sustainable housing	EC, EIB, NPBI, IFIs	Q3 2026
Support new investments in housing under current MFF	EC, MS	2026-2027
Opportunities to scale up housing investments under the next MFF	EC, MS, regions	2028 onwards
Help develop scalable and innovative financing models	EC, MS	2026-2027
Voluntary, market-led investment framework for social and affordable housing	EC, market players, public authorities	
Guidance to Member States on designing financial and legal solutions to support social and affordable housing taking into account public debt considerations	EC, MS	
Step up ambition to support social and affordable housing investments	MS, regions	
Action 5. Enabling faster and simpler public support for social and affordable housing		
Revised State aid rules	EC	Q4 2025
Pillar III. Enabling immediate support while driving reforms		
Action 6. Addressing short-term rentals in areas under housing stress		
New legislative initiative on STR as part of an Affordable Housing Act	EC	Q4 2026

Monitor data on STRs, assess their impact on housing affordability	MS	
Action 7. Addressing speculation in the housing market		
Analysis of housing price dynamics including available evidence on speculation patterns, data gaps and economic consequences	EC	Q4 2026
Promote greater transparency in the residential property market	EC, MS	
Facilitate investments in non-profit/limited-profit housing providers	EC, MS	
Peer learning and innovation in tackling housing speculation	EC, MS, reg. & local authorities	
Put in place measures to limit harmful speculative behaviours reflecting local needs	MS, reg. & local authorities	
Action 8. Driving forward Member States' structural reforms		
Stronger monitoring and targeted recommendations under the European Semester	EC	From 2026
Fostering European statistics related to housing and establish an EU-level access point for housing market data and analysis	EC, MS	
Identifying where EU policy and funding can have the biggest impact to improve the functioning of housing markets	EC, MS	
Supporting Member States in designing taxation policies that promote housing affordability	EC, MS	
Providing technical and financial support to Member States, regions and cities to carry out reforms	EC	From 2026
Implementing ambitious and comprehensive reforms focused on affordability	MS	
Pillar IV. Protecting the most affected		
Action 9. Housing for young people		
Mobilising investments for student housing	EC, MS	
Assessing the feasibility of a guarantee scheme to reduce/eliminate the need for a security deposit	EC, EIB Group	
Identify and disseminate innovative accommodation models for students and young people	EC, MS	
Pilot scheme under Erasmus+ for mobile students from disadvantaged backgrounds	EC, cities	
Develop and implement targeted schemes to improve access to housing for young people	MS	
Action 10. Addressing homelessness and supporting tenants and households in vulnerable situations		
Council recommendation on fighting housing exclusion	EC, MS	2026
Mobilise new investment in social housing and housing-led solutions for homeless people through the Pan-European Investment Platform	EC, EIB, NPBI, IFIs	Q3 2026
Identify models and share good practices combining the protection of property rights of owners with tenant security	EC	
Fighting energy poverty and protecting vulnerable people from disconnection through the Citizens Energy Package	EC	2026
Step up support to homeless and other groups in vulnerable situations, including through national and regional partnership plans under the next MFF	EC, regions	
Increase transparency of rental agreements	MS, reg. & local authorities	
A European Housing Alliance to strengthen cooperation across the EU		
EU Housing Summit	EC, Council, MS	2026
European Housing Alliance	EC	2026
Multi-level governance mutual learning programme on housing	EC, MS, regions, local authorities	Q3 2026