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Answer given by Mr Jørgensen
on behalf of the European Commission
(11.9.2025)

The Italian Recovery and Resilience Plan includes a reform of the student housing regulation coupled with an investment aimed at creating additional sleeping accommodations units for students. The Commission approved it establishing milestones and targets¹. It is Italy's responsibility to implement them.

On 1 April 2025, the Commission adopted a proposal² to allow Member States to increase their investments in affordable housing under Cohesion policy. The Commission also prepared a model for new financial instruments for affordable housing³. Under shared management, it is then the Member States' choice to make use of the possibilities. This would entail an amendment of the Member State's programme which would need to be duly justified⁴ and require approval by the monitoring committee⁵ prior to the Commission's assessment and approval. The Member State should involve partners throughout the programmes, including through participation in monitoring committees⁶. Direct funding to cities, including for housing, is provided for innovative actions and capacity building through the European Urban Initiative.

The Commission will publish a European Affordable Housing Plan (EAHP) in 2026. To prepare this, the Commission is carrying out a stakeholder consultation in 2025 and launched a public consultation⁷ in July 2025, encouraging municipalities to participate in it.

The EAHP will have a strong investment dimension, by setting up a pan-European investment platform, working with the European Investment Bank, international financial institutions and national promotional banks.

¹ The Council Implementing Decision requires that 30% of new places be reserved for students in socio-economic difficulties, and that rental fees must be at least 15% below local market rates.

² Proposal for a Regulation of the European Parliament and of the Council amending Regulations (EU) 2021/1058 and (EU) 2021/1056 as regards specific measures to address strategic challenges in the context of the mid-term review (https://ec.europa.eu/regional_policy/sources/communication/mid-term-review-2025/regulation-proposal-mid-term-review-2025_en.pdf).

³ For combining Cohesion policy funding with resources from the EIB and other financial institutions https://ec.europa.eu/regional_policy/sources/communication/mid-term-review-2025/swd-affordable-housing-2025_en.pdf.

⁴ Article 24(1) of Regulation (EU) 2021/1060 of the European Parliament and of the Council of 24 June 2021 laying down common provisions on the European Regional Development Fund, the European Social Fund Plus, the Cohesion Fund, the Just Transition Fund and the European Maritime, Fisheries and Aquaculture Fund and financial rules for those and for the Asylum, Migration and Integration Fund, the Internal Security Fund and the Instrument for Financial Support for Border Management and Visa Policy.

⁵ Articles 39 and 40(2)(d) of Regulation (EU) 2021/1060.

⁶ In line with Article 8 of Regulation (EU) 2021/1060.

⁷ https://housing.ec.europa.eu/news/have-your-say-how-make-housing-more-affordable-2025-07-11_en.