



**European Responsible Housing
Finance Working Group**

AN INITIATIVE OF **HOUSING EUROPE**



**IMPROVING ACCESS TO
FINANCE FOR SOCIAL, PUBLIC,
AND COOPERATIVE HOUSING
PROVIDERS IN EUROPE**



NEXT GENERATION NEIGHBOURHOODS

The Covid-19 pandemic has highlighted the need for neighbourhoods to serve as hubs of opportunity, productivity, and safety, ensuring they are both healthy and accessible for all. **The Next Generation Neighbourhoods are inclusive, future-proofed areas from both social and green perspectives.**



The vision for Next Generation Neighbourhoods focuses on:

- Physical and financial accessibility for all age groups, career profiles, and backgrounds.
- Adapting homes to include work and study spaces, allowing for productive, flexible living without pricing people out.
- Reducing inequalities by improving housing conditions, as inadequate housing has worsened social divides, especially when people are required to “stay at home.”
- Building sustainable homes and communities that become integral to the clean energy infrastructure, through energy savings, storage, and generation.



UNLOCKING EXISTING EU FUNDING FOR SOCIAL AND AFFORDABLE HOUSING

Ultimately, our neighbourhoods should be spaces where people can thrive—fostering **local resilience, inclusion, and job creation.**

The EU has significantly increased its financial support for social and affordable housing, with substantial resources available under the 2021–2027 Multiannual Financial Framework (MFF).



Cohesion Policy has a long-standing tradition of supporting housing. By the end of 2024, around **€7.5 billion** was planned for investments in energy efficiency in housing and social housing. Additional opportunities have been made available to increase support in the sector within the midterm review of Cohesion Policy.



The **Council of Europe Development Bank (CEB)** and **European Investment Bank (EIB)** continue to reinforce their support for social housing. The CEB contributed with approximately **€7 billion** over **2010–2023**. Between 2020 and 2024, the EIB provided over **€15.6 billion** in financing for sustainable and affordable housing, with additional opportunities under their 2025 Action Plan.



Through its dedicated **Social Infrastructure Window**, **InvestEU** supports investments in **affordable, social, and student housing.**



Finally, under the **Recovery and Resilience Facility (RRF)**, Member States have allocated approximately **€19.6 billion** to measures improving **housing affordability, availability, and energy efficiency.**



➔ Building on the political commitment, of creating a European platform for housing system set out in the Liège Declaration of Housing Ministers, Housing Europe, as the exclusive focal point on housing on European level, stepped up to help Member States in the implementation with intensive knowledge exchange.

➔ That is why, in June 2023, **Housing Europe launched its European Responsible Housing Finance Working Group in Paris** to develop capacity across Europe to create healthy housing ecosystems that are able to provide sustainable, long-term solutions. The European Housing Finance Working Group provides a space to exchange on innovative financing schemes and develop Capacity to mobilize finance in the sector through the 4 following activities:

EUROPEAN RESPONSIBLE HOUSING FINANCE SUMMIT	ORGANISED ANNUALLY
Organisation of 4 local workshops in different Member States	2 workshops in 2025 1 workshop in 2026 1 workshop in 2027
Interviews and desk-research: 5 factsheets on best practices for the optimal use of private finance for social and affordable housing	Publication in 2025
Investment needs in the 27 Member States and preparation of recommendations on how to improve access of social and affordable housing providers to public and private finance	Publication planned for 2026
Project Pitching sessions	Organised annually



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➔ The Annual **European Responsible Housing Finance Summit** one of the central activities of this Working Group besides identifying investment needs and promoting peer-to-peer learning, local workshops, and mentoring.

MAXIMIZING THE USE OF PUBLIC AND PRIVATE FINANCE

The Working Group offers a platform to:

Share innovative
financing strategies
and build capacity to
improve fund absorption

Explore solutions to common
challenges faced by Member States,
regions, cities, and housing providers—
whether public, cooperative, or social.



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➔ JOIN THE EXPERTS

The Working Group **brings together social, cooperative, public housing providers together with Ministries, cities, national and regional financial intermediaries, and other key stakeholders** to exchange on post-Covid affordable housing strategies, innovative projects and financing.



KEY AREAS OF FOCUS:

1

Exchange on inspiring/replicable initiatives
The Working Group will:

- ➔ **Provide successful examples from the ground** to help implement integrated projects with a strong social component;
- ➔ **Offer support to the gathering new initiatives**, building upon the Housing Evolutions Hub, the Housing Solutions Platform, the Housing2030 initiative.
- ➔ **Help Member States to deliver the Principle 19 of the EU Social Pillar Action Plan.** Ensuring *'access to social housing for those in need'*.
- ➔ **Build on the Nice Declaration**, in which the Housing Ministers **asked the European Investment Bank Group, which is a major financier of social and affordable housing to continue and develop further its financing and advisory services** for sustainable social and affordable housing.

2

Capacity building to mobilise finance in the sector
The Working Group will:

- ➔ **Organise an annual European Responsible Housing Finance Summit** to exchange on housing systems and how to optimise absorption and social impact of EU funding for Housing;
- ➔ **Complement the work of the newly established European Taskforce on housing** by giving feedback to shape better regulation;
- ➔ Ensure that **social considerations** are integrated into the **'New European Bauhaus' & 'Renovation Wave'**, as financing a fair energy transition that does not increase living costs is a challenge that all Member States should deal with.

HOUSING EUROPE MEMBERS



HOUSING EUROPE PARTNERS



CO-FOUNDERS OF THE INITIATIVE

Housing Europe Members and Partners and...

