



EUROPEAN COMMISSION
DIRECTORATE-GENERAL FOR ENERGY

Task Force Housing

WORKSHOP

Developing an efficient ecosystem for municipal housing

Concept paper

Date: 8 June 2026 (Monday), 9:30-13:00 CET

Location: Centre de Conférences Albert Borschette, Rue Froissart 36, 1040 Etterbeek, room 4.A

Format: Hybrid

Organisers: European Commission, Housing Europe

Introduction

Important challenges faced by many citizens in urban areas to access social and/or affordable housing require a breakthrough approach in considering possible solutions to address them.

Therefore, local authorities have opportunities to reconsider their role in developing these solutions in the **most efficient, economical ways and in a way that supports long-term affordability of housing**. Together with local agencies, promoters, investors, social economy organisations and other local organisations, European cities can use their competences to develop and/or streamline the housing ecosystem to increase availability of affordable housing in inclusive neighbourhoods of opportunities.

Beyond the governance framework, **innovation can also relate to the design of business models** and innovative financial operations (such as revolving funds). EU-level actions can contribute to building capacities by exchanging information on how to create **enabling conditions, empowering relevant actors and expanding investments** with a crucial for of cities as regulators, developers and enablers of innovation.

Through this workshop, participants will gain insights into the **structures, strategies** that shape successful municipal and community-led housing models, with a potential to scale them up in other contexts, with necessary adjustments.

Municipal housing models are central to fostering social inclusion, economic stability, and resilience, especially during crises. Evidence shows that the most resilient housing systems are those with a **pluralistic structure of providers**, where the third sector is large enough to shape market outcomes rather than merely serve residual social needs[1].

Recent evidence from the current housing crisis also confirms this pattern: market-oriented systems lacking a robust non-profit pillar have experienced the fastest growth in rents and affordability stress, while systems with a **significant non-profit sector have proven more stable**[2] By prioritizing community needs and harnessing public resources, these models aim to deliver housing solutions that are **equitable, resilient, and economically viable**.

Participants

- Representatives of governments, major, medium-sized cities and national administrations;
- Representatives of national, regional federations of public, social and cooperative housing associations;
- Academic experts;
- EU policy makers.

Draft Agenda of the workshop

9.30 – 9:35 Moderation by Stefan Moser, Head of Unit, Taskforce Housing

9:35 – 9:50 Overview of municipal housing systems and challenges, Alice Pittini, Research Director, Housing Europe

9:50-10:10 Q and A

10:10 – 10:50 Thematic discussions-part 1

Economic incentives (tax relief, land, etc)

- What are the possible key challenges for municipalities and what are the goals related to housing (different starting points may require different solutions)?
- What are the **sustainable economic models** (public procurement, State aid, innovative financial operations)? What is the optimum/ minimum economic and social responsibilities of private developers (operating in public urban space)?
- How is **public zoning** contributing to liveability? (urban master plans)
- How does it link to **innovation in the construction sector** (materials, technologies, value chain, workforce etc) to reduce costs and accelerate provision of housing units for social housing providers?
- **How to link grants to particular construction technologies** and make it compatible with state aid?

2 case studies from medium-sized cities: Bledar Milaqi, Gewoba, Bremen, Germany & ..., Member of Public Housing Sweden

Discussant: Milan Hladik, Ministry of Finance, Czechia & Head of Department for Cohesion Policies and the South, Presidency of the council of ministries, Italy

10:50-11:30 Governance

- What are the **principles of a strong municipal housing system** in relation to the policy framework, governance and financing mechanisms; factors for streamlining scalability and replication?
- What is needed to (re)establish municipal housing where it currently does not exist?
- What is the **role of the public authorities** as regulators, or enablers? What is the link between liveability and municipal housing (i.e. housing planned in the context of urban renewal, centre and public space regeneration)?
- What **economic benchmarks** underpin day-to-day operations of municipal housing companies as well as long term sustainability of municipal housing? What **returns to expect on municipal equity** and how they compare to private rental sector - e.g. what additional value added brings the municipal sector. What benefits and pitfalls in portfolio approach to municipal housing stock (e.g. social versus affordable, prioritization of capital repairs etc)? How to ring-fence and develop housing finance within municipal budgeting?
- What more could be done in terms of the **EU legislative** and financing framework to support municipal and community-led housing providers?

2 case studies: Veronika Iwanowski, Wiener Wohnen, Vienna, Austria & Juraj Mach, Bratislava municipal company, Slovakia

Discussant: Laura Lukoševičienė, Head of Housing affordability policy, Lithuania & Orsolya Kover, Secretary of State, Ministry of Regional Development, Romania (tbc)

11:30-11:45 Coffee break

11:45-12:30 Thematic discussions-part 2

Target groups

- Which are the **key target groups**? who should be eligible and how are waiting lists managed (with practical examples)?
- How to best ensure social inclusion and **social mix** for diverse neighbourhoods? How to diversify the portfolio?
- How to best **ensure housing affordability** for those most in need (homeless people and other groups with urgent housing needs) as well as for larger parts of the society who also struggle with housing affordability (eg accessible for people in essential professions and young people)?

2 case studies: Christophe Vitu, Paris Habitat, France & Jaakko Kammonen, Espoo, Member of KOVA, Finland

Discussant: Tomislav Jukić, Director, Ministry of Physical planning, construction and State Assets, Croatia

12.30-12.45 Conclusion by Sorcha Edwards, Secretary-General, Housing Europe and Stefan Moser, Head of Unit, Taskforce Housing

Guiding framework for Presenters

UNECE Housing 2030 [Housing2030 study_E_web.pdf](#)

- Governance
- Finance
- Land
- Climate

OECD – Brick by Brick reports

OECD – Toolkit to combat Homelessness

OECD 2020. Social Housing: A Key Part of Past and Future Housing Policy

https://www.oecd.org/en/publications/2020/10/social-housing-a-key-part-of-past-and-future-housing-policy_ef96d6d9.html