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From:	General Secretariat of the Council
To:	Permanent Representatives Committee (Part 1)
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Subject:	Proposal for a REGULATION OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL establishing a framework for measures in Member States to safeguard housing affordability and availability (Affordable Housing Act) - Optional consultation of the Committee of the Regions

1. On 9 September 2026, the Commission submitted to the Council the proposal for a Regulation of the European Parliament and of the Council establishing a framework for measures in Member States to safeguard housing affordability and availability (Affordable Housing Act)[1].

2. The aim of the proposal is to establish a common framework for measures taken by competent authorities to safeguard housing affordability and availability with a view to improving the conditions for the establishment and functioning of the internal market.

3. The Commission's proposal is based on Article 114 of the Treaty on the Functioning of the European Union (TFEU).

1 12967/26 (ADD 1-5)

4. The above-mentioned legal basis does require the consultation of the European Economic and Social Committee but does not require the consultation of the Committee of the Regions.

5. In its proposal, the Commission suggests that the Committee of the Regions is consulted on an optional basis. Considering that local and regional authorities directly enforce rules to address situations of housing stressed in their area as regards short-term rentals, vacant properties, and spatial planning, their operational insight is critical to ensure EU harmonisation does not undermine local flexibility to tackle regional housing shortages. It would therefore be appropriate to consult the Committee of the Regions.

6. The Permanent Representatives Committee is therefore invited to:

   - Decide, in accordance with Article 307 TFEU and Article 19(7)(h) of the Council's Rules of Procedure[2], to consult the Committee of the Regions on this proposal[3].

   - Request the Committee of the Regions to give its opinion on this proposal by 3 December 2026.

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2 Council Decision 2009/937/EU of 1 December 2009 adopting the Council's Rules of Procedure, OJ L 325, 11.12.2009, ELI: http://data.europa.eu/eli/dec/2009/937/oj.

3 The sole purpose of this note is to decide on the consultation of another institution/body and not on the substance