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Subject:	ANNEX to 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)

Delegations will find attached document COM(2026) 599 annex.

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ANNEX

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to 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)

{SEC(2026) 599 final} - {SWD(2026) 605 final} - {SWD(2026) 606 final} - {SWD(2026) 607 final}

ANNEX

Calculation of price-to-income ratio pertaining to Commission dataset

1. Representative dwelling prices are calculated using the average transaction price of a dwelling in the area concerned, expressed in euro, at NUTS 3 level in accordance with Regulation (EC) No 1059/2003 of the European Parliament and of the Council[1].

2. For representative income per capita, the Commission provides annual time series of the net disposable income of private households per capita, expressed in euro, based on Eurostat data at NUTS 2 level or equivalent projections.

3. The two price-to-income ratio thresholds for the purposes of Article 6 shall be calculated on the basis of the most recent available annual observations. On the basis of this statistical analysis, the thresholds are set at 8 and 10 years, respectively, of per capita income required to purchase an existing dwelling of average size in the residential stock of the area concerned.

[1] Regulation (EC) No 1059/2003 of the European Parliament and of the Council of 26 May 2003 on the establishment of a common classification of territorial units for statistics (NUTS) (OJ L 154, 21.6.2003, p. 1, ELI: http://data.europa.eu/eli/reg/2003/1059/oj).