

Housing in European Metropolises: Supply dynamics and planning frameworks in large Urban Areas of the EU

Part II: Atlas of Functional Urban Areas

Mikel Berra Sandin | May 2025

Massachusetts Institute of Technology

Department of Urban Studies and Planning: Master in City Planning Thesis

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Abstract

Europe's housing affordability crisis presents significant territorial challenges, particularly as housing demand increasingly spills over from inner cities to surrounding municipalities at the metropolitan scale. This study addresses key policy questions regarding the coordination of housing supply and planning instruments in large urban areas of the European Union.

Focusing on 23 large Functional Urban Areas (FUAs), the research follows a three part approach: a quantitative analysis of municipal-level housing production and demographic growth between 2011 and 2021 based on Census data; an analysis of the effects of housing supply on housing prices; and an AI-powered quantitative examination of urban plans, at municipal, metropolitan, and regional scales to observe whether they establish housing supply goals. This methodology generates evidence on the spatial dynamics of housing development, by creating an EU-wide database at municipal granularity, while providing a novel focus and analytical approach to institutional urban plans as drivers of housing supply.

Findings prove mixed alignments between housing supply and demographic growth, with Southern and coastal urban areas falling short on housing supply. In most cases, there is a pronounced metropolitan effect, where peripheral municipalities experience larger housing and population growth. When analyzing the plans, more frequent planning relates to larger housing provision. In addition, the research highlights that housing goals are usually determined at local plans, showing a mismatch between planning efforts and housing dynamics, which tend to be metropolitan or regional. Therefore, the research deepens the understanding of European housing provision and the planning of urban territories, highlighting the need for stronger housing policy mechanisms at the metropolitan level.

Housing in European Metropolises: supply dynamics and planning frameworks in large Urban Areas of the EU
Mikel Berra Sandin

Thesis advisor: Andres Sevtsuk, MIT DUSP
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This distribution of the thesis is divided in two files. To discover the main research document, please download the file at Fundació Catalunya Europa's website:
<https://catalunyaeuropa.cat/ca/publicacions/>

Annex:

Atlas of Functional Urban Areas

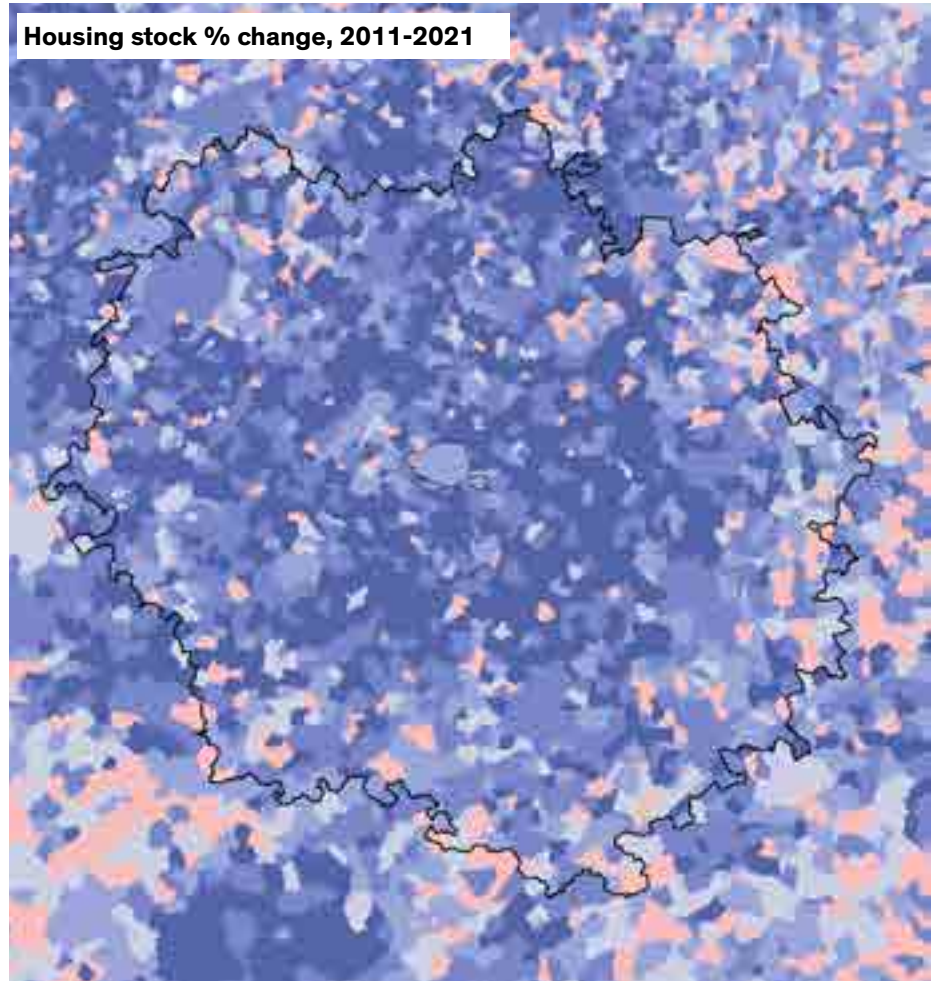
All demographic and housing data from EU Census Hub, unless otherwise stated. Plan summaries are AI-generated and manually reviewed.

Paris

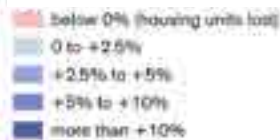
France

Household data for 2021 from Insee.

Indicator	City	FUA
2011		
Population	1,714,227	2,738,189
Households	837,478	1,276,274
Housing units	983,840	1,533,596
Primary housing units	837,617	1,275,788
Pop / unit	1.742	1.785
HH / unit	0.851	0.832
New housing price	3000€/ m ²	
2021		
Population	1,926,960	3,036,536
Households	930,358	1,423,285
Housing units	1,074,967	1,690,819
Primary housing units	926,780	1,418,357
Pop / unit	1.793	1.796
HH / unit	0.865	0.842
New housing price	5788€/ m ²	
2011-2021 change		
Population change	212,733 (12.4%)	298,347 (10.9%)
Household change	92,880 (11.1%)	147,011 (11.5%)
Housing unit change	91,127 (9.3%)	157,223 (10.3%)
Sale price % change	92.9%	
Efficiency		
Housing / pop	0.972	0.994
Housing / HH	0.984	0.989
Context information (2011-2021 change)		
GDP per capita PPP % growth, FUA:	-4.0%	
Inflation %, national:	19.6%	



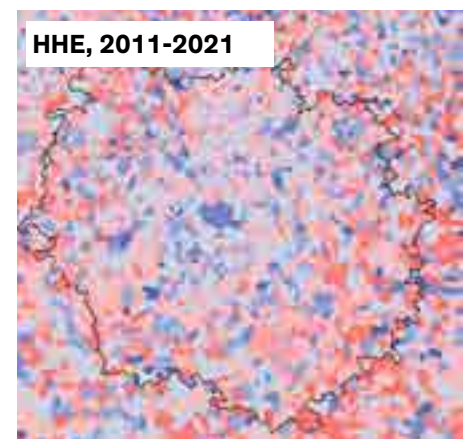
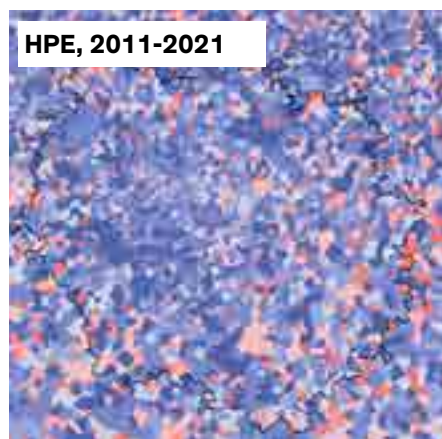
Housing stock % change 1



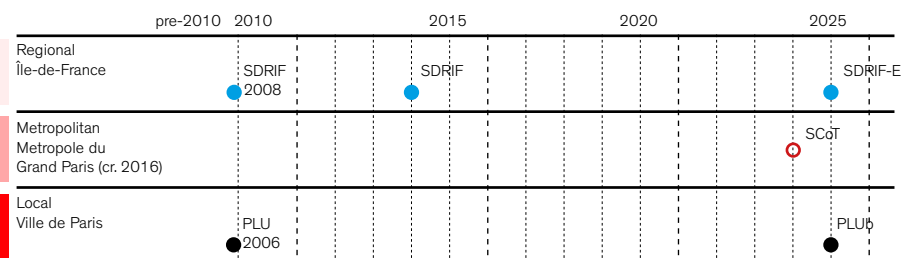
Housing to Population Efficiency (HPE) > and Housing to Household Effic. (HHE) >>

More pop/household than housing growth

More housing growth than pop/household



Planning levels



Selection of plans - Paris



*Plan summaries are AI-generated and manually reviewed.

Schéma Directeur de la Région Île-de-France 2030 (SDRIF)

Île-de-France 2030 Director Scheme

Institution: Région Île-de-France | **Scale:** Regional | **Type:** Strategic

Approval year: 2013 | **Target year:** 2030

Housing units per year proposed: 70000

Summary: The Île-de-France 2030 plan aims to address the region's social, economic, and environmental challenges through a comprehensive spatial project. It emphasizes sustainable development, urban density, and the integration of green spaces. The plan targets the construction of 70,000 housing units annually and the creation of 28,000 jobs per year, while enhancing public services and transportation networks. It seeks to balance urban growth with the preservation of natural resources, ensuring a resilient and attractive metropolitan area for all residents.



Schéma de Cohérence Territoriale (SCoT)

Territorial Coherence Scheme

Institution: Métropole du Grand Paris | **Scale:** Metropolitan | **Type:** Strategic

Approval year: 2023 | **Target year:** 2030

Housing units per year proposed: 38000

Summary: The Schéma de Cohérence Territoriale (SCoT) for the Métropole du Grand Paris aims to enhance urban coherence and promote sustainable development through a series of recommendations for local urban planning. It emphasizes the importance of mixed-use developments, the preservation of green spaces, and the integration of nature within urban environments. The plan also addresses housing needs, aiming to increase the availability of social housing and improve urban resilience against climate change and flooding risks. The document serves as a guide for local authorities to harmonize urban planning efforts across the metropolitan area.



Plan Local d'Urbanisme bioclimatique (PLUb)

Local Plan of Bioclimatic Urbanism

Institution: Ville de Paris | **Scale:** Local | **Type:** Binding

Approval year: 2024 | **Target year:** 2050

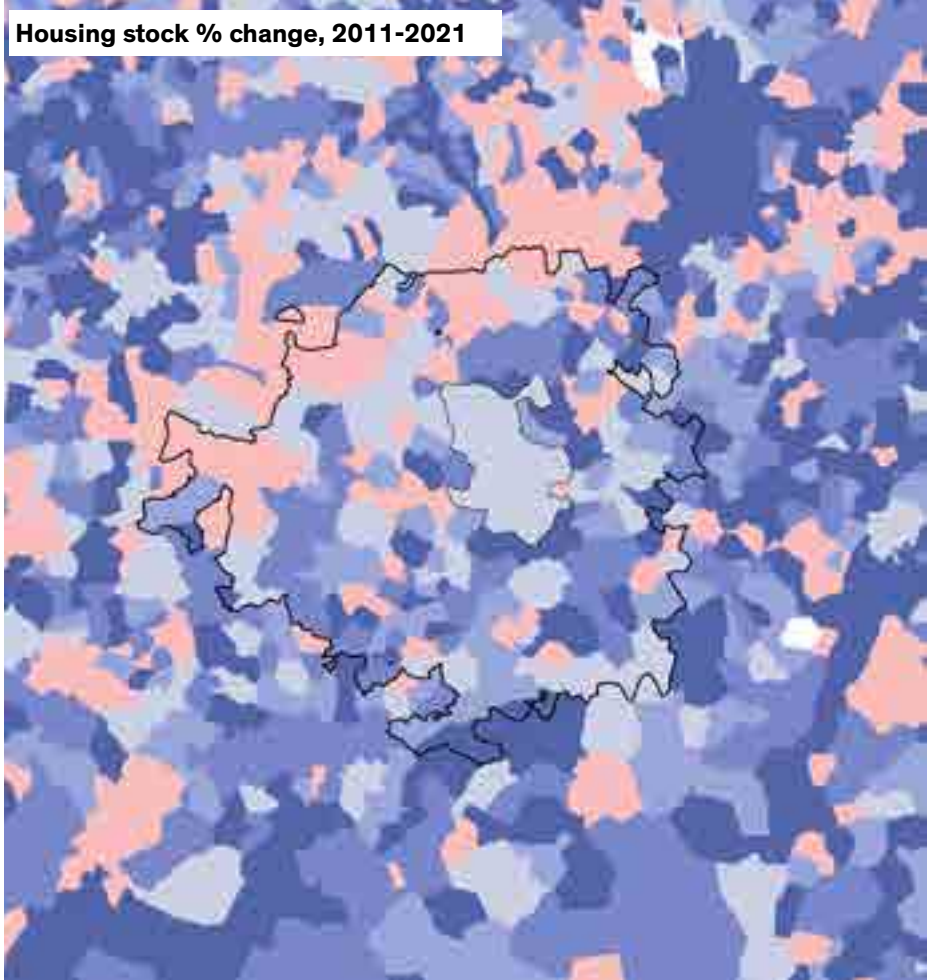
Housing units per year proposed: Not specified

Summary: The Sustainable Development and Planning Project (PADD) for Paris aims to guide urban planning towards ecological transition, resilience, and inclusivity. It emphasizes bioclimatic urbanism, aiming to reduce carbon footprints, enhance biodiversity, and improve living conditions. The plan includes strategies for housing, mobility, and public spaces, ensuring that all residents have access to essential services within a short distance. It promotes the integration of nature into urban settings and aims to balance historical preservation with modern needs, fostering a sustainable and equitable urban environment.

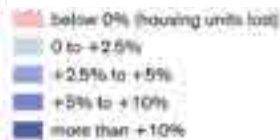
Madrid

Spain

Indicator	City	FUA
2011		
Population	3,198,645	6,624,270
Households	1,320,530	2,541,105
Housing units	1,530,955	2,996,060
Primary housing units	1,320,530	2,541,030
Pop / unit	2.089	2.211
HH / unit	0.863	0.848
New housing price	3180€/ m ²	
2021		
Population	3,277,452	6,956,732
Households	1,322,854	2,628,732
Housing units	1,533,222	3,067,651
Primary housing units	1,322,855	2,628,362
Pop / unit	2.138	2.268
HH / unit	0.863	0.857
New housing price	5073€/ m ²	
2011-2021 change		
Population change	78,807 (2.5%)	332,462 (5.0%)
Household change	2,324 (0.2%)	87,627 (3.4%)
Housing unit change	2,267 (0.1%)	71,591 (2.4%)
Sale price % change	59.5%	
Efficiency		
Housing / pop	0.977	0.975
Housing / HH	1.0	0.99
Context information (2011-2021 change)		
GDP per capita PPP % growth, FUA:		5.0%
Inflation %, national:		9.6%

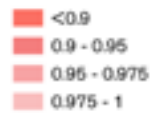


Housing stock % change 1

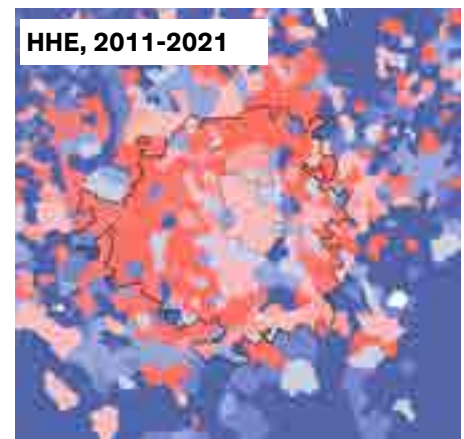
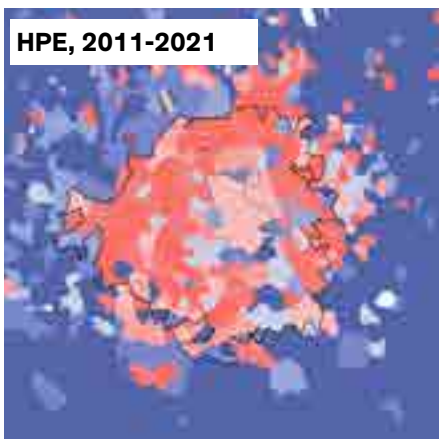
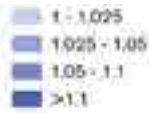


Housing to Population Efficiency (HPE) > and Housing to Household Effic. (HHE) >>

More pop/household than housing growth



More housing growth than pop/household



Planning levels



	pre-2010	2010	2015	2020	2025
Regional Comunidad de Madrid					
Metropolitan N/A					
Local Ayuntamiento de Madrid		PGOU ● 1997			

Selection of plans - Madrid



*Plan summaries are AI-generated and manually reviewed.

Plan General de Ordenación Urbana (PGOU)

General Urban Plan

Institution: Ayuntamiento de Madrid | **Scale:** Local | **Type:** Binding

Approval year: 1997 | **Target year:** 2005

Housing units per year proposed: 12333

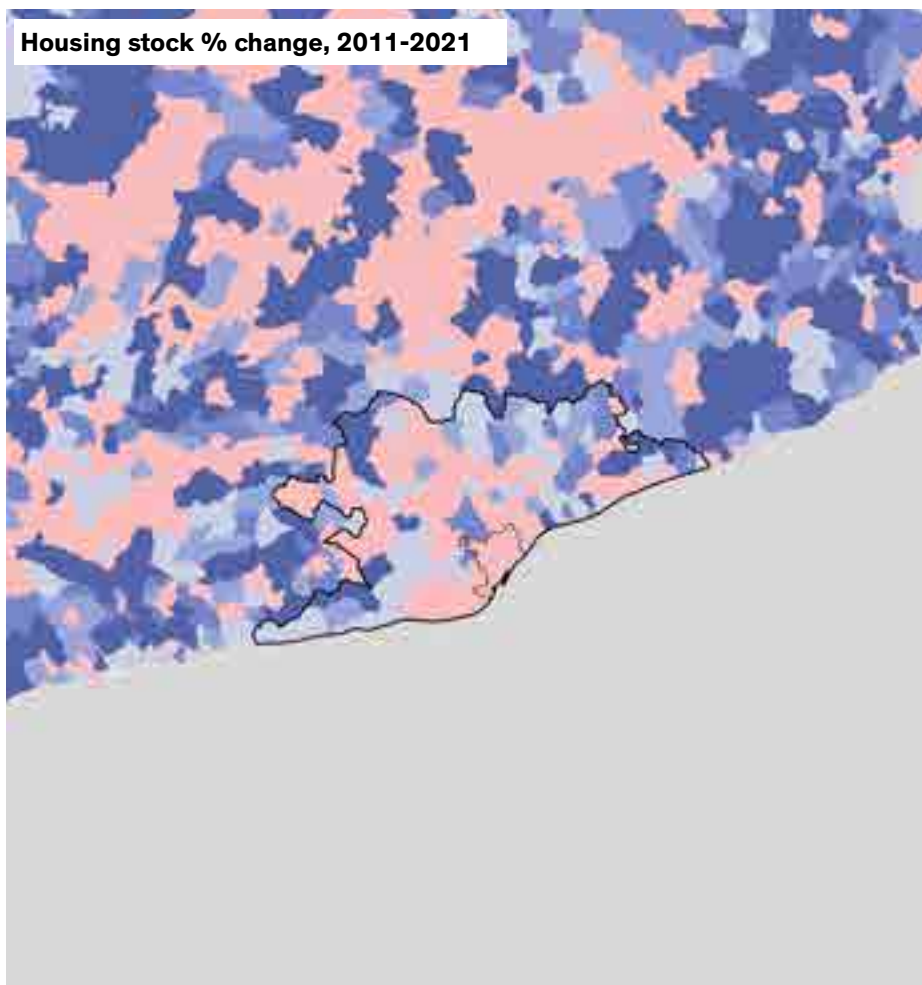
Summary: The 1997 revision of Madrid's General Urban Development Plan aimed to create a flexible framework addressing the city's modern needs and spatial imbalances. It sought to integrate mixed-use developments, improve housing, protect heritage, enhance transportation, and balance environmental and economic priorities. The plan emphasized regional compatibility, focusing on major territorial strategies in the "North Crown" and "South-Southeast Crown." Key future projects included the Castellana extension, Olympic City, East Centrality, Campamento Operation, and Barajas Airport expansion. The plan consisted of multiple technical documents, including urban zoning maps, planning regulations, protection catalogs, and an economic-financial study to guide implementation.

Barcelona

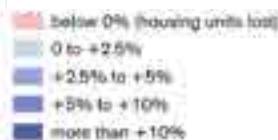
Spain

Housing unit data for City and FUA in 2011 is calculated from new housing data. Data in map, for each municipality, is from Census.

Indicator	City	FUA
2011		
Population	1,611,010	4,910,965
Households	684,080	1,935,325
Housing units	801,026	2,272,596
Primary housing units	684,080	1,935,285
Pop / unit	2.011	2.161
HH / unit	0.854	0.852
New housing price	3650€/ m ²	
2021		
Population	1,627,557	5,070,099
Households	671,178	1,958,074
Housing units	808,751	2,304,483
Primary housing units	671,178	1,958,071
Pop / unit	2.012	2.2
HH / unit	0.83	0.85
New housing price	6251€/ m ²	
2011-2021 change		
Population change	16,547 (1.0%)	159,134 (3.2%)
Household change	-12,902 (-1.9%)	22,749 (1.2%)
Housing unit change	7,725 (1.0%)	31,887 (1.4%)
Sale price % change	71.3%	
Efficiency		
Housing / pop	0.999	0.982
Housing / HH	1.029	1.002
Context information (2011-2021 change)		
GDP per capita PPP % growth, FUA:		5.3%
Inflation %, national:		9.6%



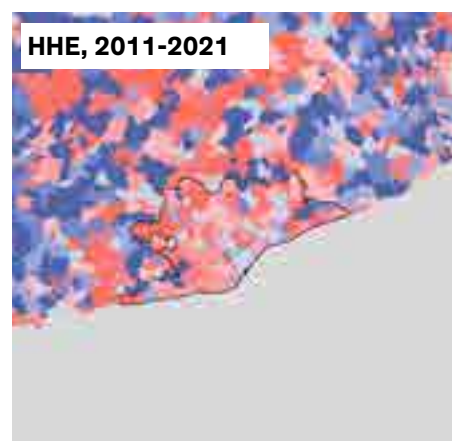
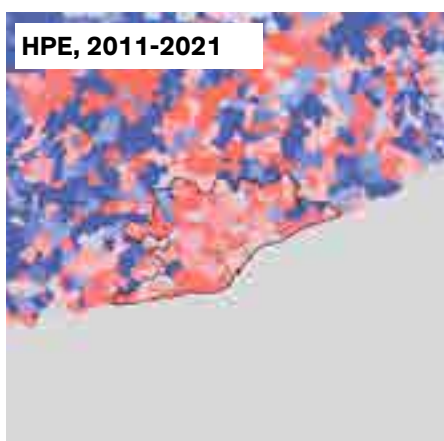
Housing stock % change 1



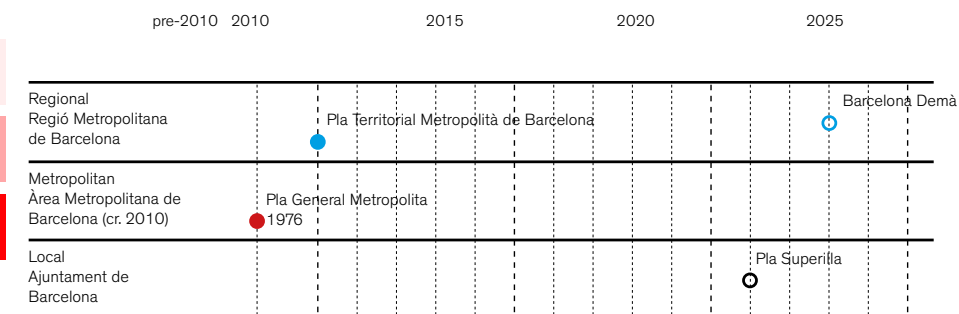
Housing to Population Efficiency (HPE) > and Housing to Household Effic. (HHE) >>

More pop/household than housing growth

More housing growth than pop/household



Planning levels



*Census data shows housing unit loss in the 2011-2021 period, both at City and FUA level. This is empirically not accurate. The research replaces such data by using Barcelona Metropolitan Area's data (Ruiz et al., 2024) to know built units in the 2011-2021 period (BUILT_1121). Using the 2021 Housing unit data as a base, 2011 data is calculated as follows: $HU_{2011} = HU_{2021} - 0.5 * BUILT_{1121}$. Built units are multiplied by a 0.5 factor, to account for demolished units in the analyzed period.

Selection of plans - Barcelona



*Plan summaries are AI-generated and manually reviewed.

Pla Territorial Metropolità de Barcelona (PTMB)

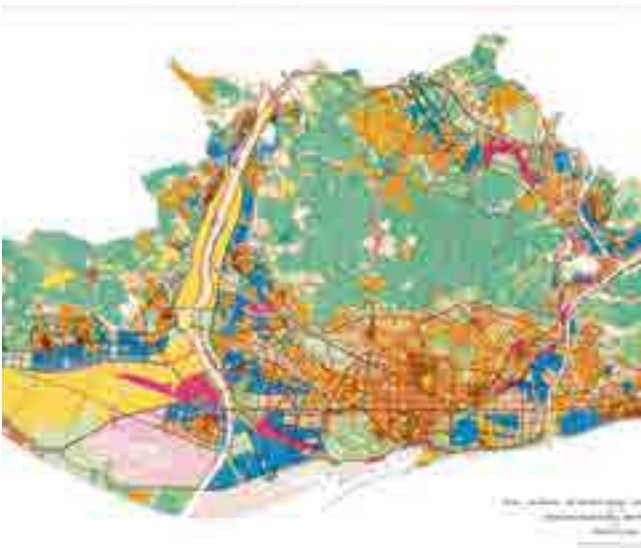
Metropolitan Territorial Plan of Barcelona

Institution: Generalitat de Catalunya | **Scale:** Metropolitan | **Type:** Strategic

Approval year: 2010 | **Target year:** 2026

Housing units per year proposed: 25000

Summary: The plan outlines a comprehensive urban development strategy for the metropolitan area of Barcelona, focusing on sustainable growth, infrastructure improvement, and environmental protection. It aims to enhance connectivity through a robust transport network, including new rail lines and improved road access. The plan emphasizes the preservation of open spaces and the integration of urban areas with natural landscapes. It also addresses housing needs by proposing new residential developments while ensuring the balance between urbanization and ecological sustainability.



Pla General Metropolità (PGM)

Metropolitan General Plan

Institution: Àrea Metropolitana de Barcelona | **Scale:** Metropolitan | **Type:** Binding

Approval year: 1976 | **Target year:** 0

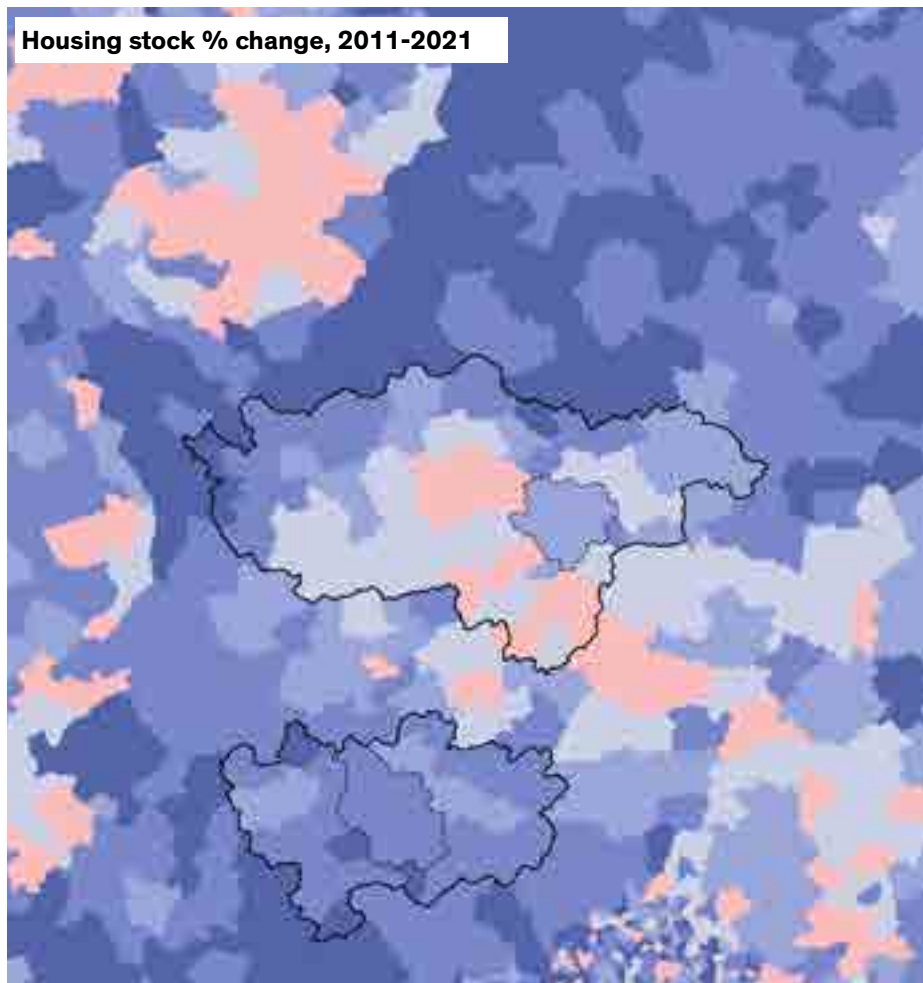
Housing units per year proposed: nan

Summary: The 1976 Pla General Metropolità (PGM) of Barcelona established a comprehensive urban planning framework for the metropolitan area during Spain's democratic transition. It aimed to control urban sprawl, promote a compact city model, and integrate fragmented urban fabric resulting from rapid, unregulated growth. The plan designated residential, industrial, and green zones, prioritized infrastructure development, and introduced zoning to protect open spaces and limit excessive densification. It also sought to improve public services and transport connectivity across municipalities. Though partially implemented, the PGM shaped Barcelona's urban structure for decades, influencing future plans and establishing the foundation for coordinated metropolitan governance.

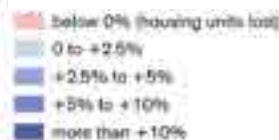
Ruhr Area

Germany

Indicator	City	FUA
2011		
Population	571,143	5,029,154
Households	287,415	2,406,804
Housing units	308,987	2,606,258
Primary housing units	287,400	2,406,118
Pop / unit	1.848	1.93
HH / unit	0.93	0.923
New housing price	0€/ m ²	
2021		
Population	592,632	5,028,203
Households	304,472	2,504,371
Housing units	318,781	2,652,300
Primary housing units	304,455	2,503,430
Pop / unit	1.859	1.896
HH / unit	0.955	0.944
New housing price	2625€/ m ²	
2011-2021 change		
Population change	21,489 (3.8%)	-951 (-0.0%)
Household change	17,057 (5.9%)	97,567 (4.1%)
Housing unit change	9,794 (3.2%)	46,042 (1.8%)
Sale price % change	nan%	
Efficiency		
Housing / pop	0.994	1.018
Housing / HH	0.974	0.978
Context information (2011-2021 change)		
GDP per capita PPP % growth, FUA:		2.8%
Inflation %, national:		14.2%



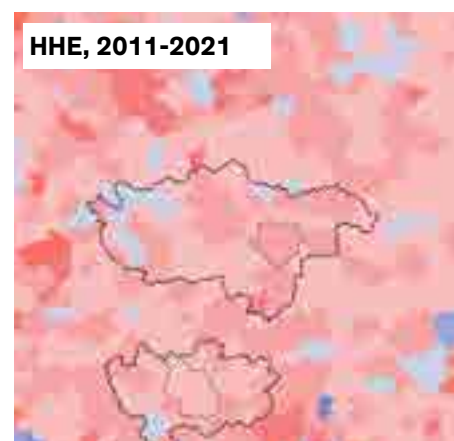
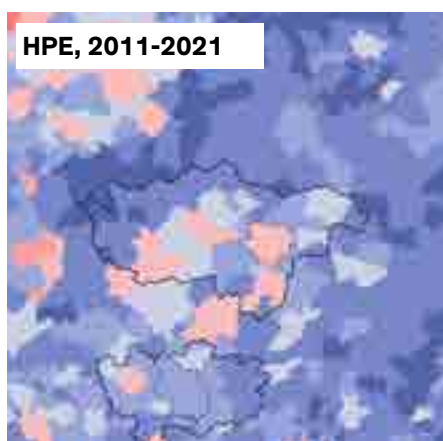
Housing stock % change 1



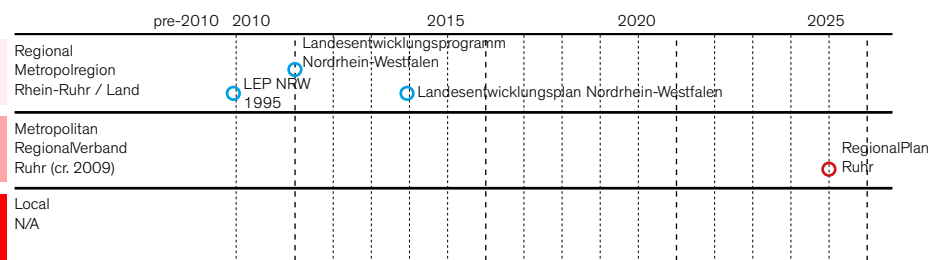
Housing to Population Efficiency (HPE) > and Housing to Household Effic. (HHE) >>

More pop/household than housing growth

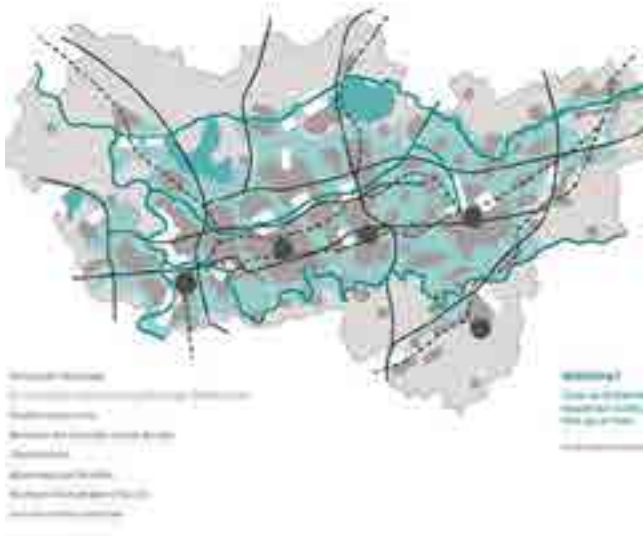
More housing growth than pop/household



Planning levels



Selection of plans - Ruhr Area



*Plan summaries are AI-generated and manually reviewed.

Regionalplan Ruhr

Integrated Regional Development Concept

Institution: Regionalverband Ruhr | **Scale:** Metropolitan | **Type:** Strategic

Approval year: 2023 | **Target year:** 2027

Housing units per year proposed: Not specified

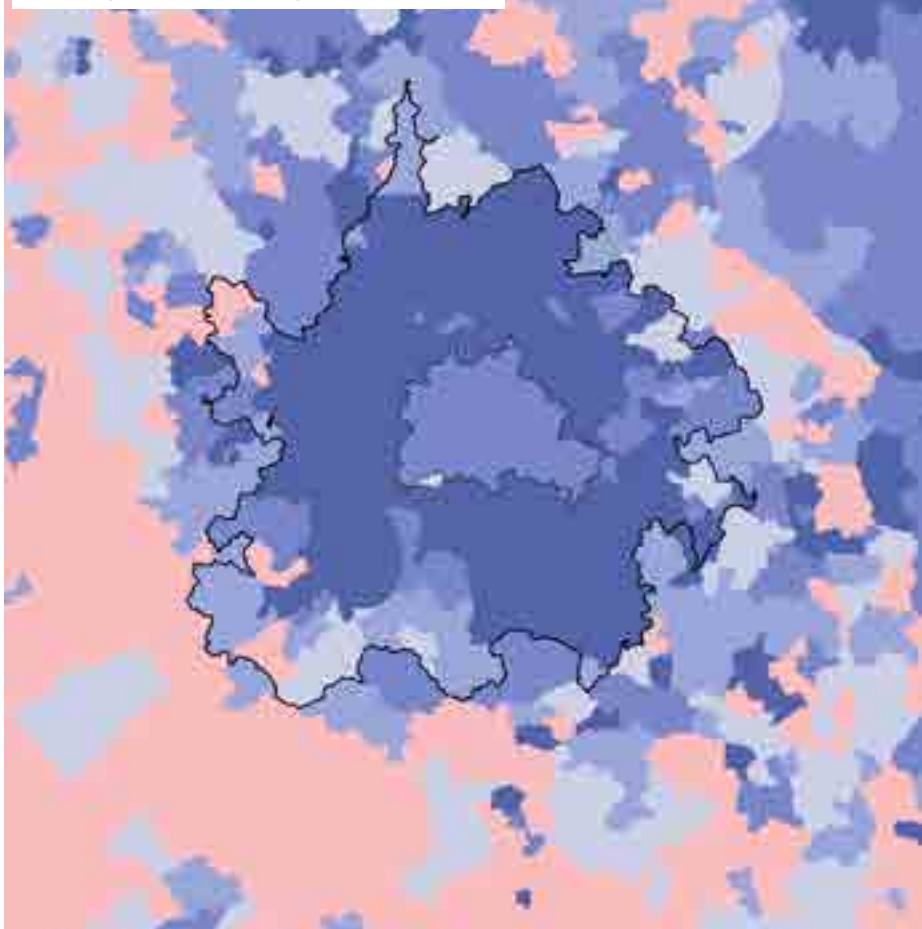
Summary: The Integrated Regional Development Concept (IREK) for the Metropole Ruhr aims to enhance the region's economic structure and support its transformation into a climate-neutral industrial region. It focuses on sustainable development, improving infrastructure, and fostering cooperation among municipalities. The plan addresses challenges such as demographic change, economic diversification, and environmental sustainability, while promoting the use of renewable energy and the revitalization of brownfield sites. It emphasizes the importance of regional cooperation and aims to strengthen the region's competitiveness and quality of life.

Berlin

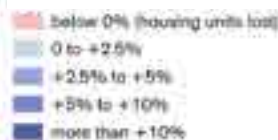
Germany

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New housing price	3000€/ m ²	
2021		
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Households	930,358	1,423,285
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Primary housing units	926,780	1,418,357
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HH / unit	0.865	0.842
New housing price	5788€/ m ²	
2011-2021 change		
Population change	212,733 (12.4%)	298,347 (10.9%)
Household change	92,880 (11.1%)	147,011 (11.5%)
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Efficiency		
Housing / pop	0.972	0.994
Housing / HH	0.984	0.989
Context information (2011-2021 change)		
GDP per capita PPP % growth, FUA:		-4.0%
Inflation %, national:		19.6%

Housing stock % change, 2011-2021



Housing stock % change 1



Housing to Population Efficiency (HPE) > and Housing to Household Effic. (HHE) >>

More pop/household than housing growth More housing growth than pop/household



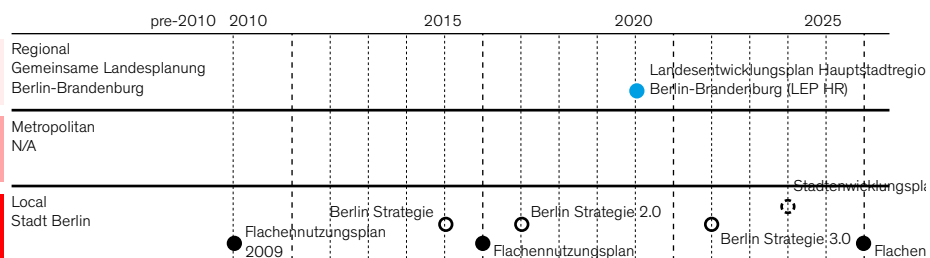
HPE, 2011-2021



HHE, 2011-2021



Planning levels



Selection of plans - Berlin



*Plan summaries are AI-generated and manually reviewed.

BerlinStrategie 1.0: Stadtentwicklungskonzept Berlin 2030

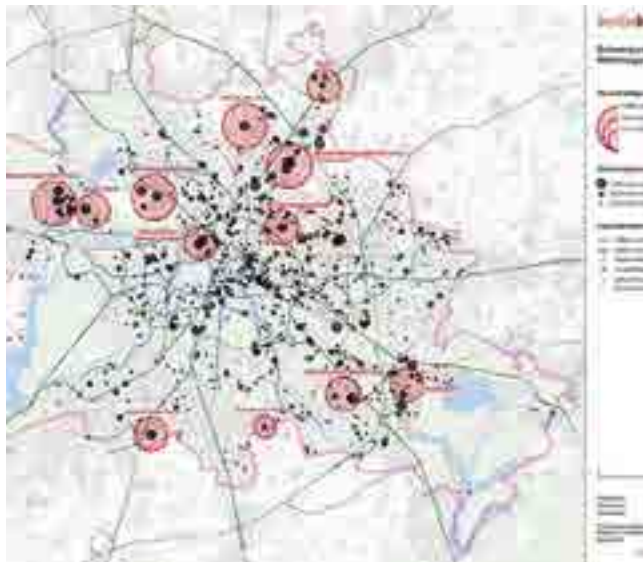
Urban Development Concept Berlin 2030

Institution: Stadt Berlin | **Scale:** Metropolitan | **Type:** Strategic

Approval year: 2014 | **Target year:** 2030

Housing units per year proposed: 15000

Summary: The Urban Development Concept Berlin 2030 outlines a comprehensive vision for the city's future, focusing on sustainable growth, social integration, and innovative urban solutions. It emphasizes the importance of public participation in shaping the city's development and aims to enhance the quality of life for all residents. The plan identifies key strategies and areas for development, including housing, transportation, and environmental sustainability, ensuring that Berlin remains an attractive and livable metropolis. The concept is a collaborative effort involving various stakeholders, reflecting a commitment to a shared future.



Stadtentwicklungsplan Wohnen 2030 (StEP Wohnen 2030)

Urban Development Plan Housing 2030

Institution: Stadt Berlin | **Scale:** Metropolitan | **Type:** Sectorial

Approval year: 2019 | **Target year:** 2030

Housing units per year proposed: 20000

Summary: The Urban Development Plan Housing 2030 aims to address Berlin's rapid population growth and the resulting housing demand. It identifies a need for 194,000 new housing units by 2030, focusing on activating land potential for residential development. The plan emphasizes the importance of affordable housing, with a target of 100,000 units to be developed as community-oriented housing. It outlines strategies for integrating social infrastructure and ensuring sustainable urban development while balancing the needs of existing residents and new developments.



Landesentwicklungsplan Hauptstadtregion Berlin-Brandenburg (LEP HR)

State Development Plan Capital Region Berlin-Brandenburg (LEP HR)

Institution: Berlin-Brandenburg | **Scale:** Metropolitan | **Type:** Strategic

Approval year: 2019 | **Target year:** 2030

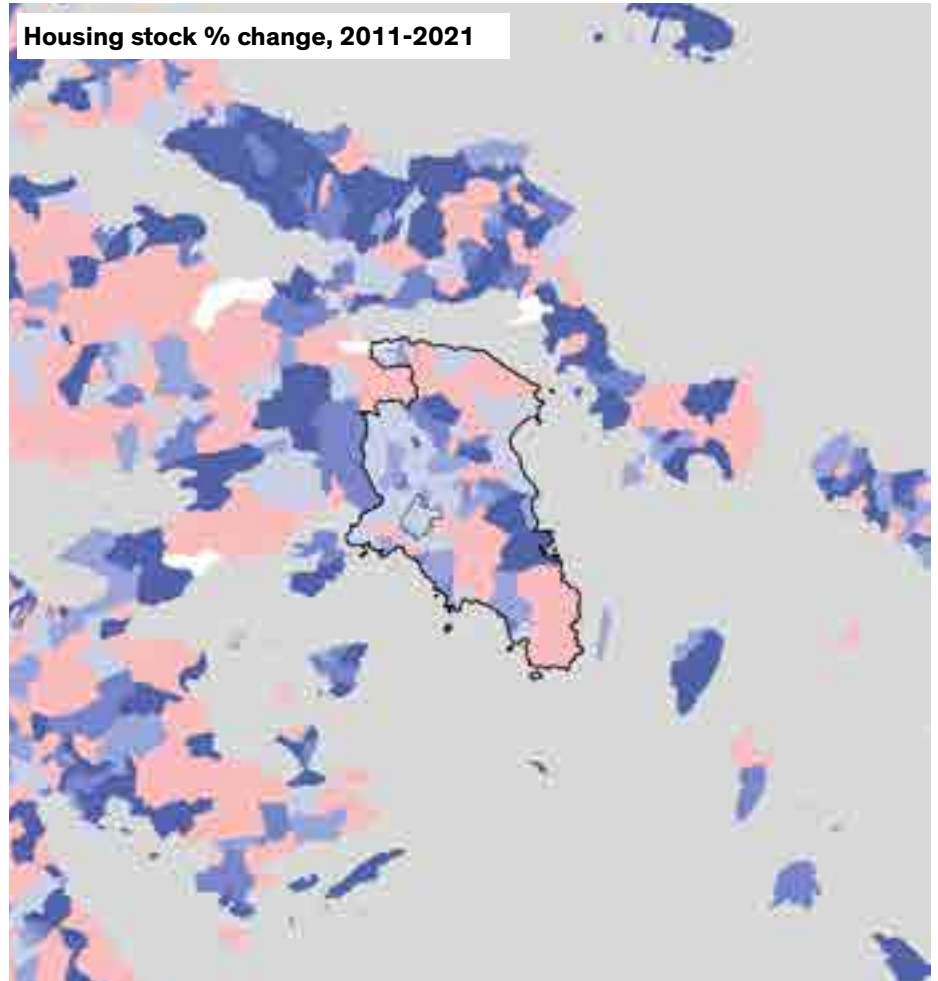
Housing units per year proposed: Not specified

Summary: The State Development Plan for the Capital Region Berlin-Brandenburg (LEP HR) aims to coordinate and regulate land use and development in the metropolitan area. It focuses on sustainable urban development, infrastructure improvement, and environmental protection, addressing challenges such as population growth, housing demand, and climate change. The plan emphasizes the importance of maintaining green spaces and ensuring efficient transportation networks while promoting economic growth and social equity. It also outlines strategies for housing development, intermunicipal cooperation, and the integration of renewable energy sources.

Athens

Greece

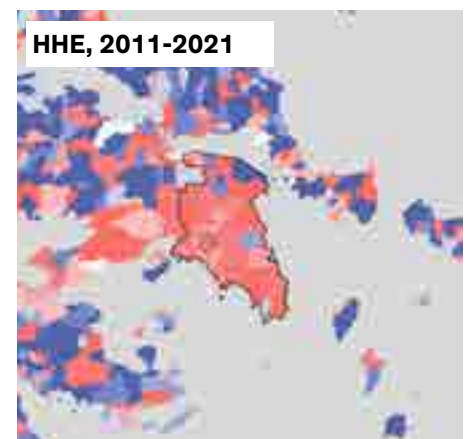
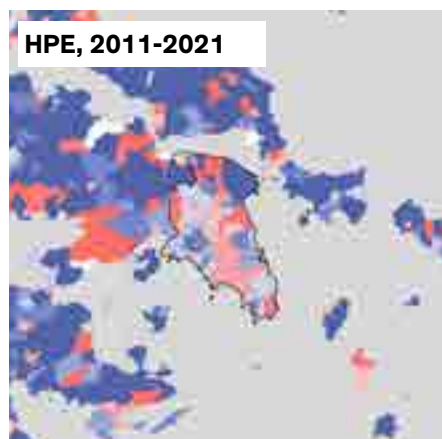
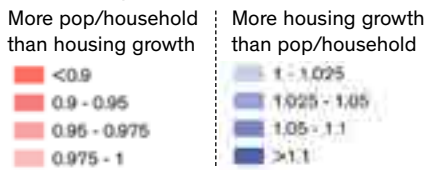
Indicator	City	FUA
2011		
Population	664,046	3,632,926
Households	296,096	1,444,746
Housing units	427,825	1,985,014
Primary housing units	295,832	1,442,803
Pop / unit	1.552	1.83
HH / unit	0.692	0.728
New housing price	0€/ m ²	
2021		
Population	643,449	3,623,409
Households	320,646	1,566,895
Housing units	437,188	2,024,475
Primary housing units	320,047	1,564,697
Pop / unit	1.472	1.79
HH / unit	0.733	0.774
New housing price	0€/ m ²	
2011-2021 change		
Population change	-20,597 (-3.1%)	-9,517 (-0.3%)
Household change	24,550 (8.3%)	122,149 (8.5%)
Housing unit change	9,363 (2.2%)	39,461 (2.0%)
Sale price % change	nan%	
Efficiency		
Housing / pop	1.055	1.023
Housing / HH	0.944	0.94
Context information (2011-2021 change)		
GDP per capita PPP % growth, FUA:		-1.2%
Inflation %, national:		-1.4%



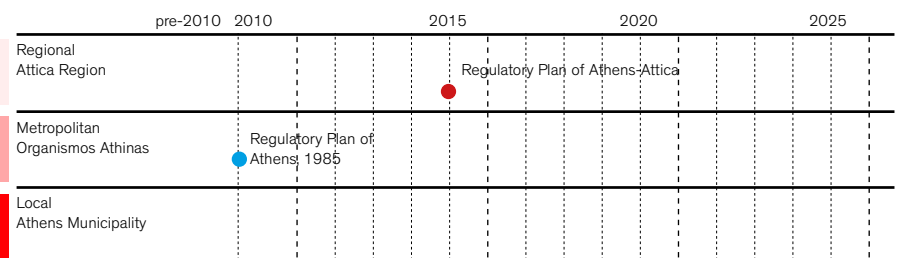
Housing stock % change 1



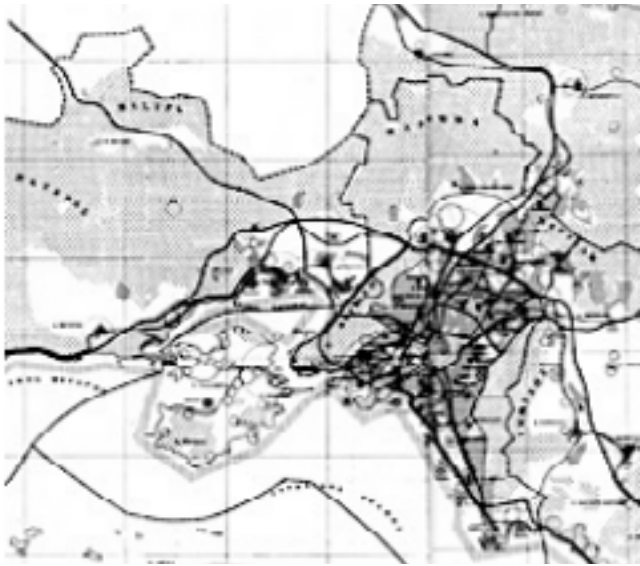
Housing to Population Efficiency (HPE) > and Housing to Household Effic. (HHE) >>



Planning levels



Selection of plans - Athens



*Plan summaries are AI-generated and manually reviewed.

Ρυθμιστικό Σχέδιο της Αθήνας

Regulatory Plan of Athens

Institution: nan | **Scale:** Local | **Type:** Binding

Approval year: 1985 | **Target year:** 0

Housing units per year proposed: nan

Summary: The Regulatory Plan of Athens outlines the comprehensive urban and spatial policy framework for the Greater Athens Area under Law 1515/1985. It sets long-term goals for balanced development, environmental protection, and improved quality of life. The plan calls for decentralization of functions, urban regeneration, protection of cultural and natural heritage, pollution control, and mitigation of social inequalities. It defines spatial subdivisions and strategic infrastructure plans, while mandating coordination among public bodies. A dedicated authority, the “Athens Organization,” oversees implementation, funding, and adaptation. Environmental safeguards and zoning policies are core components, ensuring integrated and sustainable metropolitan governance.

Νέο Ρυθμιστικό Σχέδιο Αθήνας-Αττικής

New Regulatory Plan of Athens-Attica

Institution: nan | **Scale:** Metropolitan | **Type:** Strategic

Approval year: 2014 | **Target year:** 0

Housing units per year proposed: nan

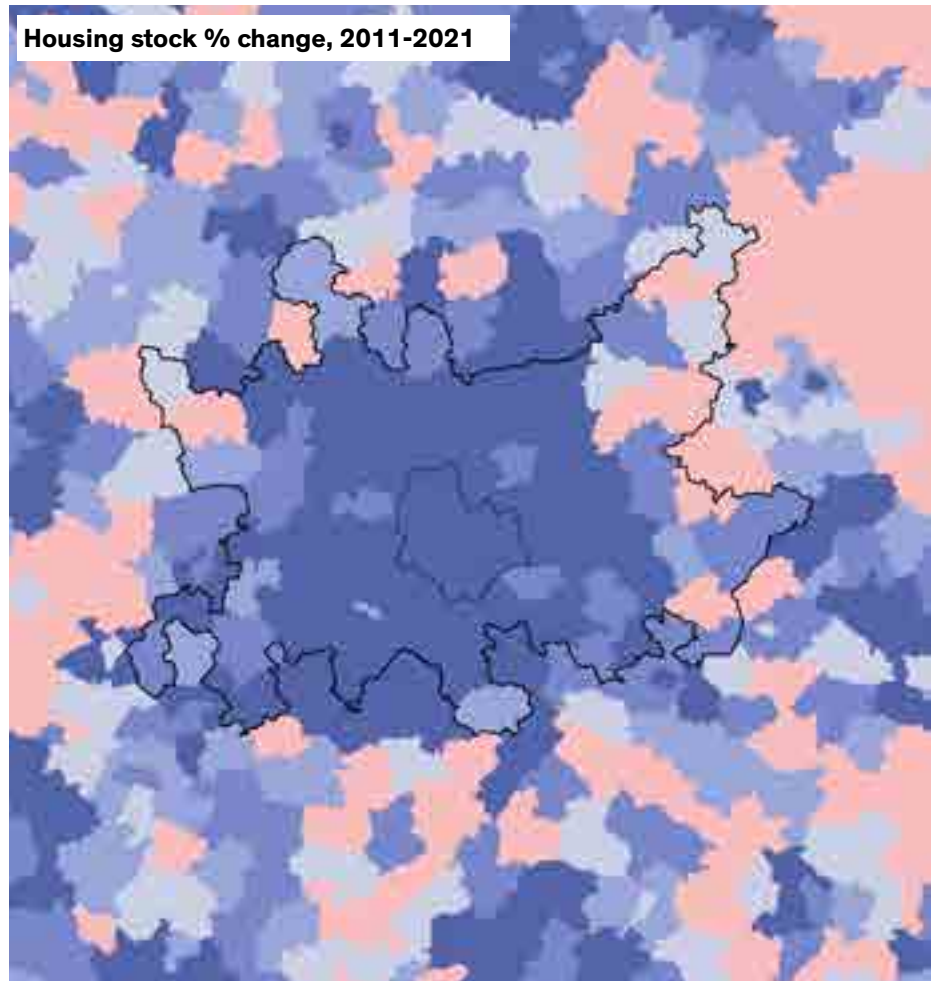
Summary: The New Regulatory Plan for Athens–Attica, as outlined in this legislative proposal, sets the spatial and development strategy for the entire Attica region. It aims to ensure balanced economic growth, reinforce Athens’ international role, protect natural and cultural resources, and adapt to climate change. The plan promotes compact, polycentric urban development, prioritizes public transport, limits urban sprawl, and enhances green infrastructure. It defines spatial units and centers to decentralize growth while strengthening core metropolitan functions. Social cohesion, quality of life, and environmental resilience are central to the strategy, aligning with national and EU policies for sustainable regional development until 2021.

Warsaw

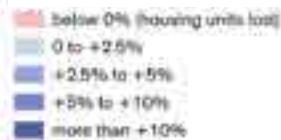
Poland

Housing unit data from Statistics Poland.

Indicator	City	FUA
2011		
Population	1,708,491	3,037,856
Households	0	0
Housing units	859,913	1,339,591
Primary housing units	0	0
Pop / unit	1.987	2.268
HH / unit	0.0	0.0
New housing price	1800€/ m ²	
2021		
Population	1,863,056	3,374,742
Households	0	0
Housing units	1,046,864	1,639,089
Primary housing units	0	0
Pop / unit	1.78	2.059
HH / unit	0.0	0.0
New housing price	2406€/ m ²	
2011-2021 change		
Population change	154,565 (9.0%)	336,886 (11.1%)
Household change	0 (nan%)	0 (nan%)
Housing unit change	186,951 (21.7%)	299,498 (22.4%)
Sale price % change	33.7%	
Efficiency		
Housing / pop	1.116	1.101
Housing / HH	nan	nan
Context information (2011-2021 change)		
GDP per capita PPP % growth, FUA:		33.2%
Inflation %, national:		16.9%



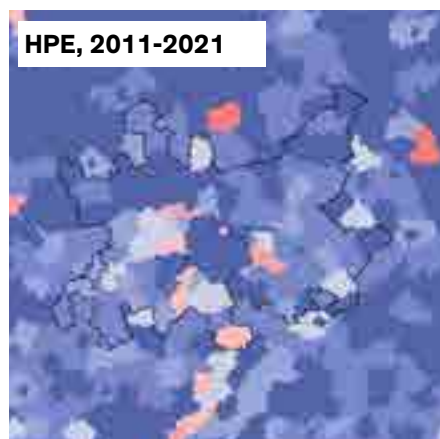
Housing stock % change 1



Housing to Population Efficiency (HPE) > and Housing to Household Effic. (HHE) >>

More pop/household than housing growth

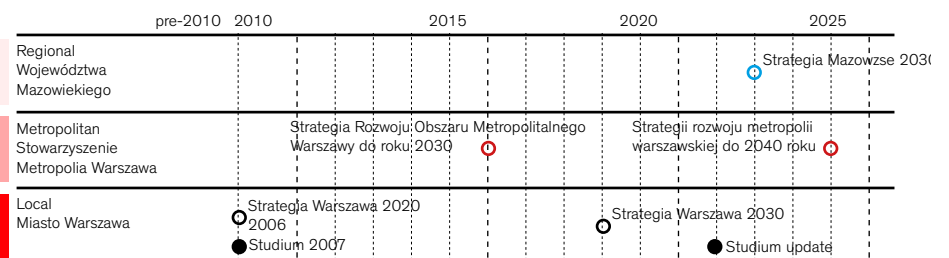
More housing growth than pop/household



HHE, 2011-2021



Planning levels



Selection of plans - Warsaw



*Plan summaries are AI-generated and manually reviewed.

Strategia rozwoju Miasta stołecznego Warszawy do roku 2020

Strategy for the Development of the Capital City of Warsaw until 2020

Institution: Miasto Warszawa | **Scale:** Local | **Type:** Strategic

Approval year: 2006 | **Target year:** 2020

Housing units per year proposed: Not specified

Summary: The strategy outlines the vision for Warsaw as a modern, dynamic metropolis with a knowledge-based economy, aiming to enhance the quality of life for its residents. It emphasizes the importance of cultural heritage, urban planning, and the integration of various city functions to create a vibrant community. The plan includes initiatives for improving public services, housing development, and environmental sustainability, while fostering collaboration between local authorities and residents to achieve these goals.

Strategia Rozwoju Obszaru Metropolitalnego Warszawy do roku 2030

Strategy for the Development of the Metropolitan Area of Warsaw until 2030

Institution: Metropolia Warszawa | **Scale:** Metropolitan | **Type:** Strategic

Approval year: 2015 | **Target year:** 2030

Housing units per year proposed: Not specified

Summary: The Strategy for the Development of the Metropolitan Area of Warsaw until 2030 aims to enhance the quality of life for residents and the attractiveness of the area through integrated planning and development. It focuses on creating a modern urban environment, improving transportation systems, and fostering economic growth while ensuring sustainable development. The strategy emphasizes the importance of collaboration among local governments, businesses, and communities to address challenges such as suburbanization and to leverage the unique cultural and natural resources of the region.

Strategia Warszawa2030

Warsaw2030 Strategy

Institution: Miasto Warszawa | **Scale:** Local | **Type:** Strategic

Approval year: 2018 | **Target year:** 2030

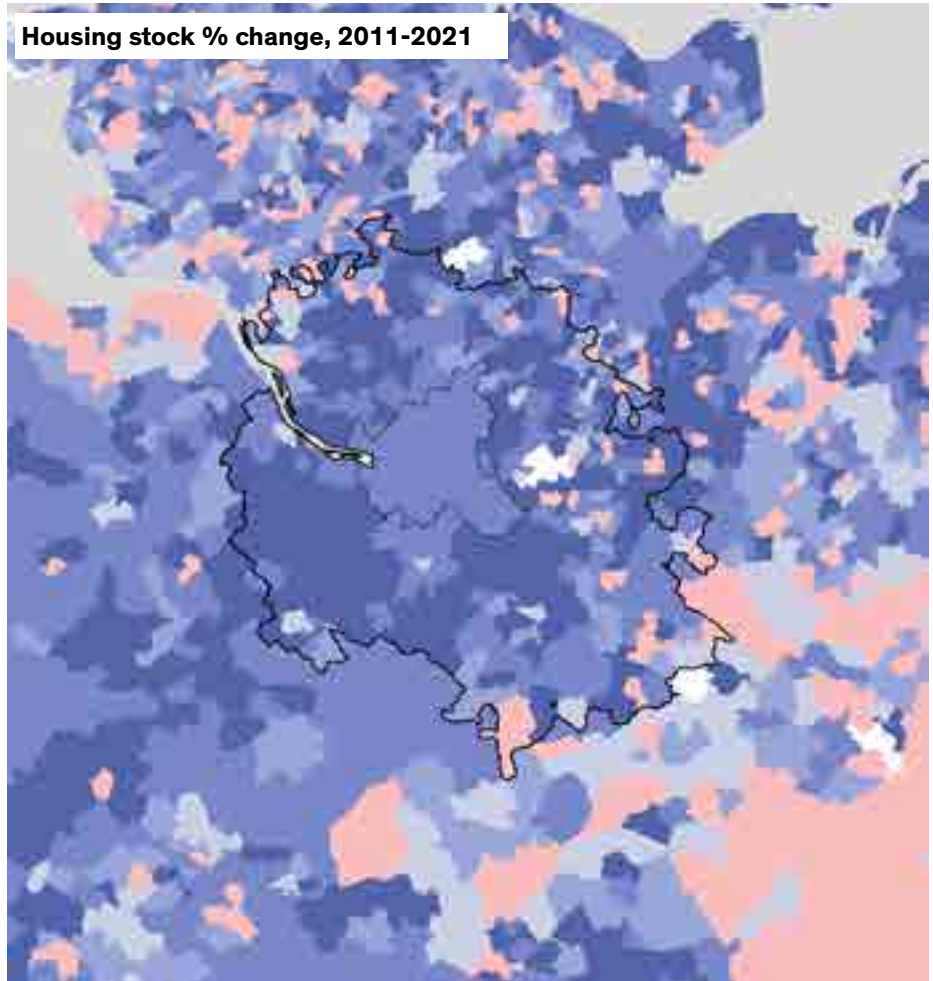
Housing units per year proposed: Not specified

Summary: The #Warsaw2030 Strategy outlines the development directions for Warsaw until 2030, focusing on creating a friendly, open metropolis that caters to the needs of its residents. It emphasizes sustainable development, smart city concepts, and the importance of resident involvement in shaping the city's future. The strategy aims to enhance living standards, promote social solidarity, and ensure a high quality of life through various operational objectives, including improving housing availability, public services, and environmental quality.

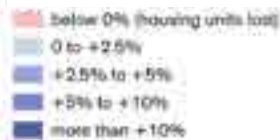
Hamburg

Germany

Indicator	City	FUA
2011		
Population	1,706,696	3,180,751
Households	867,691	1,517,782
Housing units	905,828	1,605,977
Primary housing units	867,429	1,517,236
Pop / unit	1.884	1.981
HH / unit	0.958	0.945
New housing price	3180€/ m ²	
2021		
Population	1,789,990	3,350,441
Households	948,050	1,685,126
Housing units	985,422	1,763,372
Primary housing units	947,873	1,684,285
Pop / unit	1.816	1.9
HH / unit	0.962	0.956
New housing price	6900€/ m ²	
2011-2021 change		
Population change	83,294 (4.9%)	169,690 (5.3%)
Household change	80,359 (9.3%)	167,344 (11.0%)
Housing unit change	79,594 (8.8%)	157,395 (9.8%)
Sale price % change	117.0%	
Efficiency		
Housing / pop	1.037	1.042
Housing / HH	0.996	0.989
Context information (2011-2021 change)		
GDP per capita PPP % growth, FUA:		10.3%
Inflation %, national:		14.2%



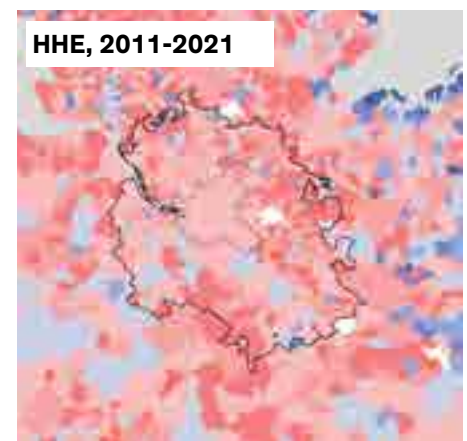
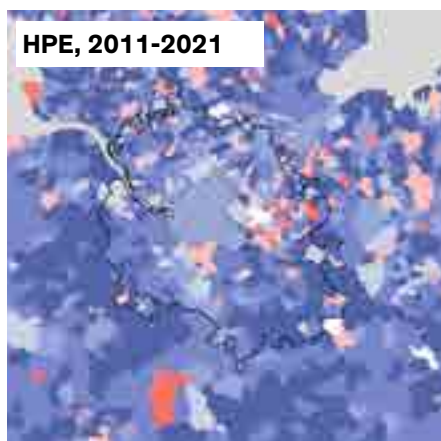
Housing stock % change 1



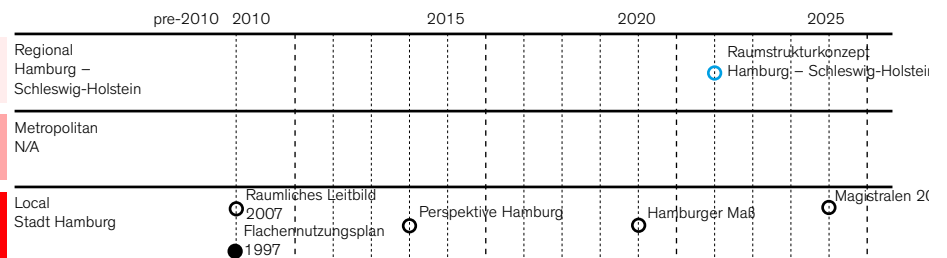
Housing to Population Efficiency (HPE) > and Housing to Household Effic. (HHE) >>

More pop/household than housing growth

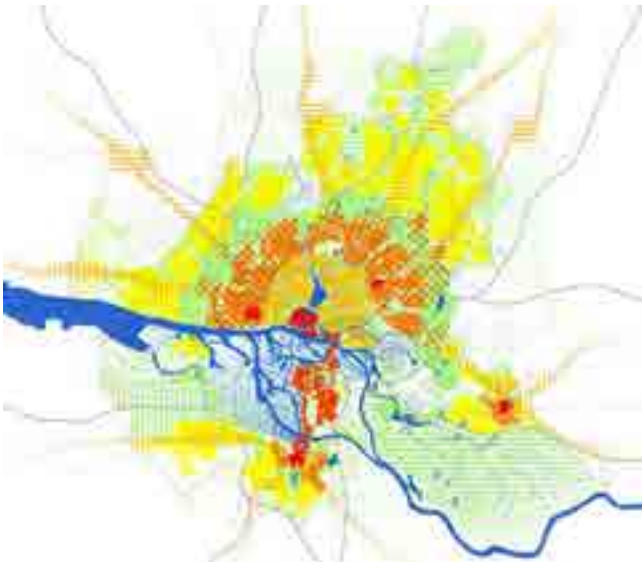
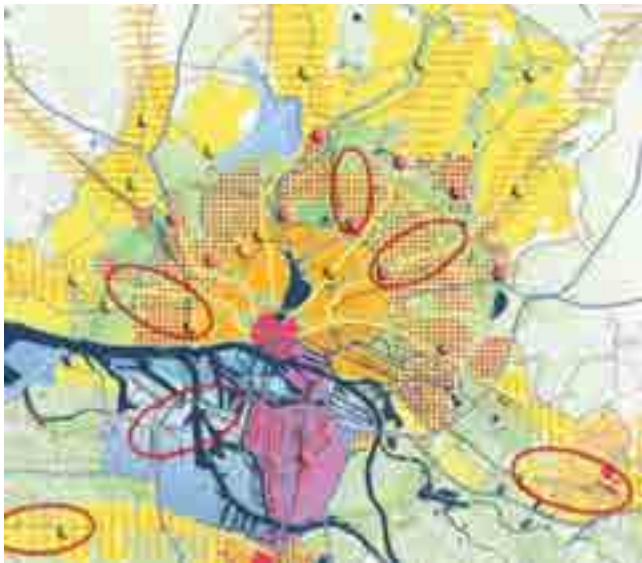
More housing growth than pop/household



Planning levels



Selection of plans - Hamburg



*Plan summaries are AI-generated and manually reviewed.

Räumliches Leitbild

Spatial Concept

Institution: Hansestadt Hamburg | **Scale:** Local | **Type:** Strategic

Approval year: 2007 | **Target year:** 2020

Housing units per year proposed: 6000

Summary: The 'Spatial Concept' for Hamburg outlines a long-term vision for sustainable urban growth, aiming to enhance the city's livability and competitiveness. It addresses the challenges of population growth and economic development while preserving the unique character of Hamburg as a green metropolis by the water. The plan emphasizes the importance of integrating new housing, improving infrastructure, and fostering economic clusters, particularly in logistics and aviation. It also highlights the need for public participation in urban planning and the significance of maintaining green spaces and recreational areas.

Perspektive Hamburg

Hamburg Perspective

Institution: Hansestadt Hamburg | **Scale:** Local | **Type:** Strategic

Approval year: 2030 | **Target year:** 2030

Housing units per year proposed: 6000

Summary: The Hamburg 2030 urban development plan aims to enhance urban quality and sustainability while accommodating a growing population. It focuses on creating mixed-use neighborhoods, improving public spaces, and increasing affordable housing. The plan emphasizes the importance of green spaces, efficient public transport, and the integration of residential and commercial areas. It seeks to balance urban growth with environmental protection, ensuring that all citizens benefit from the city's development. Key initiatives include new housing projects, enhanced public transport, and the promotion of renewable energy sources.

Raumstrukturkonzept Hamburg – Schleswig-Holstein

Spatial Structure Concept Hamburg – Schleswig-Holstein

Institution: Hamburg-Schleswig-Holstein | **Scale:** Regional | **Type:** Strategic

Approval year: 2020 | **Target year:** 2030

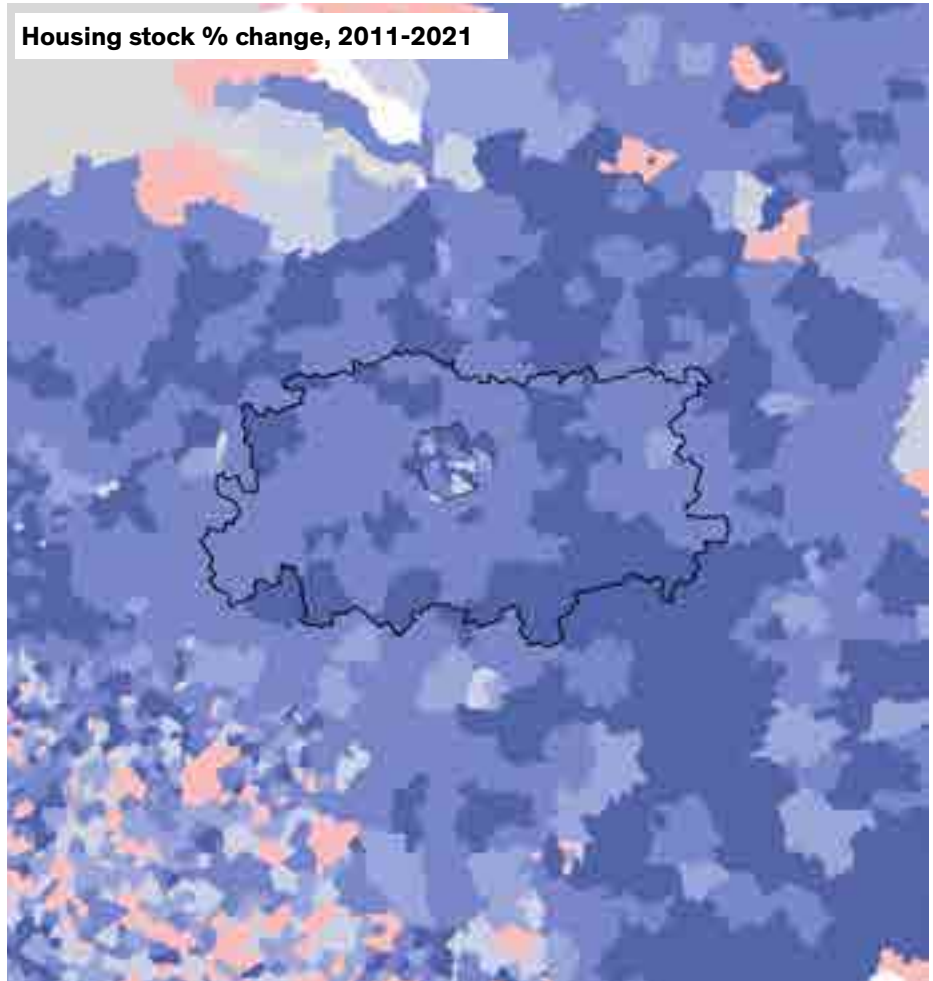
Housing units per year proposed: Not specified

Summary: The Spatial Structure Concept for the metropolitan area of Hamburg and Schleswig-Holstein aims to ensure sustainable development amidst dynamic growth. It emphasizes coordinated planning between the two regions to balance housing needs, environmental concerns, and infrastructure development. The plan prioritizes affordable housing, the preservation of green spaces, and the enhancement of public transport. It encourages the development of existing urban areas over new land use, aiming to create a vibrant, interconnected region that attracts residents and businesses while maintaining ecological integrity.

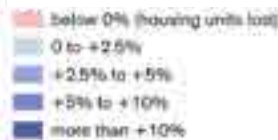
Brussels

Belgium

Indicator	City	FUA
2011		
Population	1,136,778	3,110,427
Households	544,529	1,357,684
Housing units	581,086	1,474,011
Primary housing units	487,582	1,285,279
Pop / unit	1.956	2.11
HH / unit	0.937	0.921
New housing price	2600€/ m ²	
2021		
Population	1,226,329	3,331,496
Households	563,621	1,443,743
Housing units	631,898	1,610,127
Primary housing units	528,331	1,400,785
Pop / unit	1.941	2.069
HH / unit	0.892	0.897
New housing price	3869€/ m ²	
2011-2021 change		
Population change	89,551 (7.9%)	221,069 (7.1%)
Household change	19,092 (3.5%)	86,059 (6.3%)
Housing unit change	50,812 (8.7%)	136,116 (9.2%)
Sale price % change	48.8%	
Efficiency		
Housing / pop	1.008	1.02
Housing / HH	1.051	1.027
Context information (2011-2021 change)		
GDP per capita PPP % growth, FUA:		5.3%
Inflation %, national:		16.9%



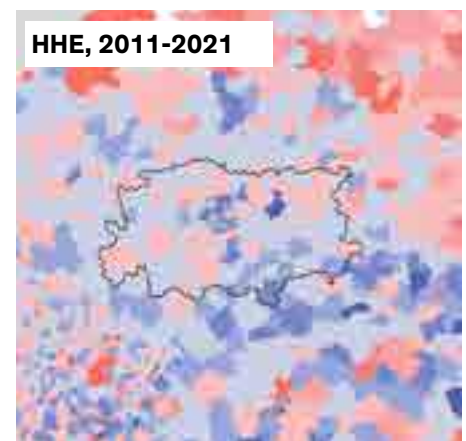
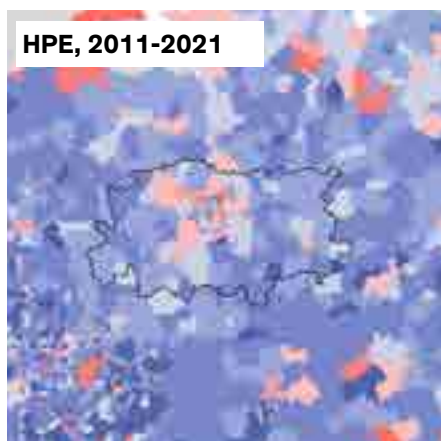
Housing stock % change 1



Housing to Population Efficiency (HPE) > and Housing to Household Effic. (HHE) >>

More pop/household than housing growth

More housing growth than pop/household

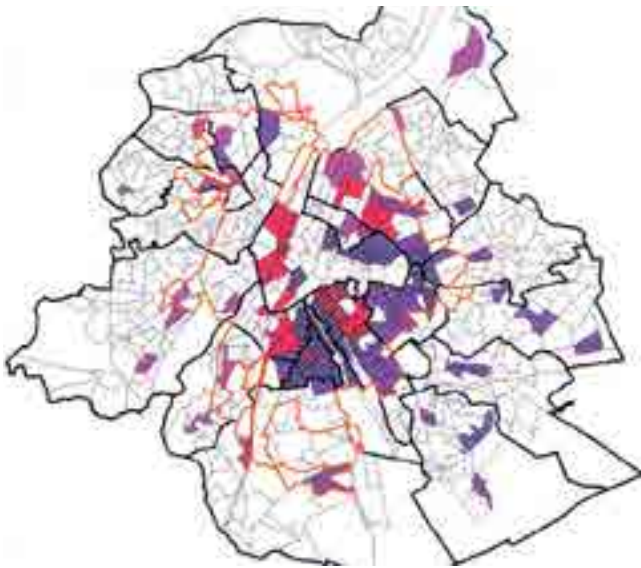


Planning levels



	pre-2010	2010	2015	2020	2025
Regional N/A					
Metropolitan Région de Bruxelles-Capitale		PRD 2002	Plan Régional de Développement Durable	Plan Régional de Développement Durable	
Local N/A		Code Bruxellois de l'Aménagement du Territoire (CoBAT) 2004			

Selection of plans - Brussels



*Plan summaries are AI-generated and manually reviewed.

Plan Régional de Développement

Regional Development Plan

Institution: Région Bruxelles-Capitale | **Scale:** Metropolitan | **Type:** Strategic

Approval year: 2002 | **Target year:** 0

Housing units per year proposed: 3500

Summary: The Regional Development Plan, building over the previous plan from 1995, sets out a forward-looking vision to strengthen social inclusion, economic resilience, and international identity. It addresses growing precariousness by supporting vulnerable populations, stabilizing residents in older neighborhoods, and encouraging a return to the city through improved quality of life and sustainability. The plan promotes a diversified economy that generates jobs for locals and avoids overreliance on administrative sectors. It also seeks to harness Brussels' international and intercultural strengths through flagship, integrated, and sustainable projects. Overall, the plan calls for an ambitious, dynamic, and inclusive strategy to make the city more cohesive, livable, and future-oriented.

Code Bruxellois de l'Aménagement du Territoire

Brussels Urban Planning Code

Institution: Région Bruxelles-Capitale | **Scale:** Metropolitan | **Type:** Binding

Approval year: 2004 | **Target year:** 0

Housing units per year proposed: Not specified

Summary: The Brussels Urban Planning Code (CoBAT) serves as the legal foundation for urban planning and land use regulations in the Brussels-Capital Region. Established shortly after the region's creation, it has undergone several modifications since its adoption in 2004. The CoBAT outlines the principles of land use planning, urban regulations, and the responsibilities of both communal and regional authorities in urban development. It aims to ensure sustainable urban growth while protecting heritage and managing urban resources effectively.

Plan Régional de Développement Durable

Regional Sustainable Development Plan

Institution: Région Bruxelles-Capitale | **Scale:** Metropolitan | **Type:** Strategic

Approval year: 2018 | **Target year:** 2040

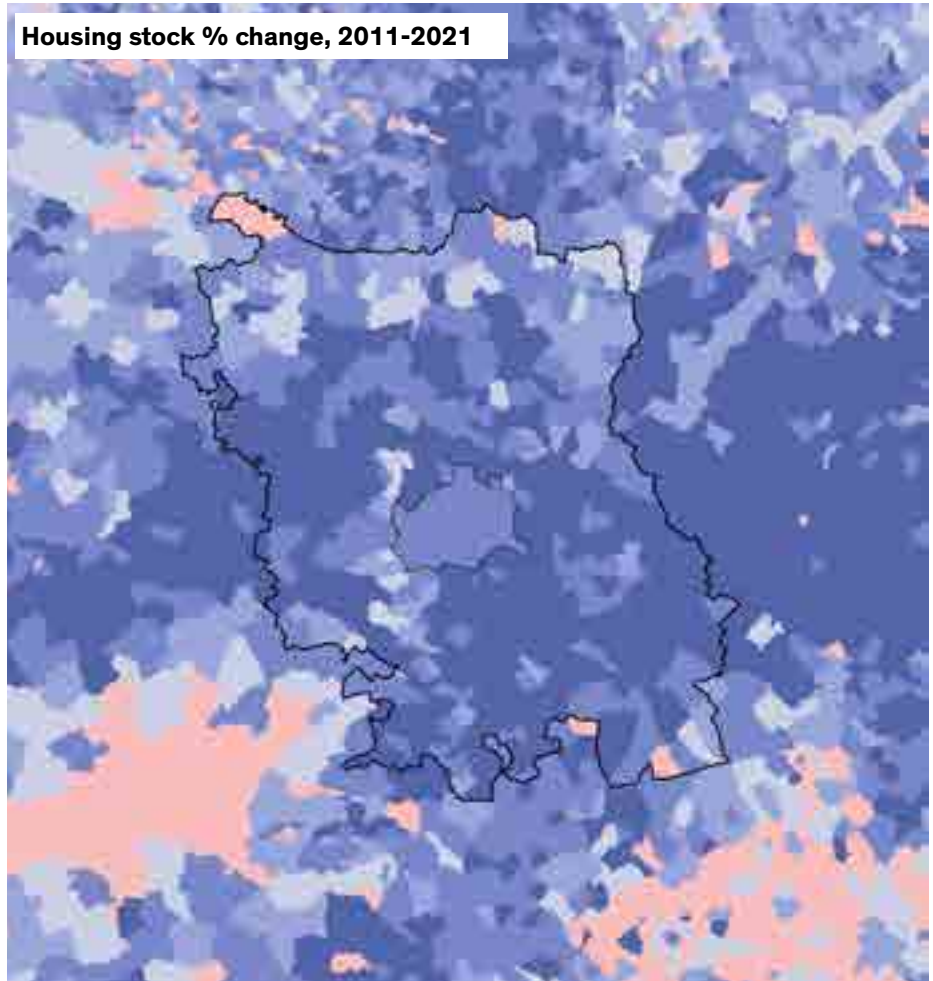
Housing units per year proposed: 4000

Summary: The Regional Sustainable Development Plan (PRDD) for Brussels aims to address the challenges of urban growth, social inequality, and environmental sustainability. It emphasizes the importance of creating a livable urban environment through strategic planning, enhancing public spaces, and ensuring equitable access to resources. The plan outlines strategies for housing, mobility, economic development, and environmental protection, with a focus on collaboration among public and private stakeholders. It seeks to promote a polycentric city structure, improve public transport, and foster community engagement in urban development.

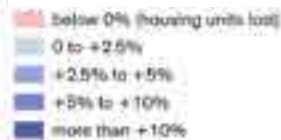
Vienna

Austria

Indicator	City	FUA
2011		
Population	1,714,227	2,738,189
Households	837,478	1,276,274
Housing units	983,840	1,533,596
Primary housing units	837,617	1,275,788
Pop / unit	1.742	1.785
HH / unit	0.851	0.832
New housing price	3000€/ m ²	
2021		
Population	1,926,960	3,036,536
Households	930,358	1,423,285
Housing units	1,074,967	1,690,819
Primary housing units	926,780	1,418,357
Pop / unit	1.793	1.796
HH / unit	0.865	0.842
New housing price	5788€/ m ²	
2011-2021 change		
Population change	212,733 (12.4%)	298,347 (10.9%)
Household change	92,880 (11.1%)	147,011 (11.5%)
Housing unit change	91,127 (9.3%)	157,223 (10.3%)
Sale price % change	92.9%	
Efficiency		
Housing / pop	0.972	0.994
Housing / HH	0.984	0.989
Context information (2011-2021 change)		
GDP per capita PPP % growth, FUA:		-4.0%
Inflation %, national:		19.6%

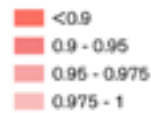


Housing stock % change 1

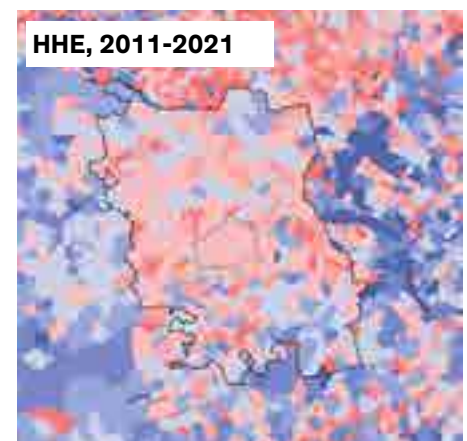
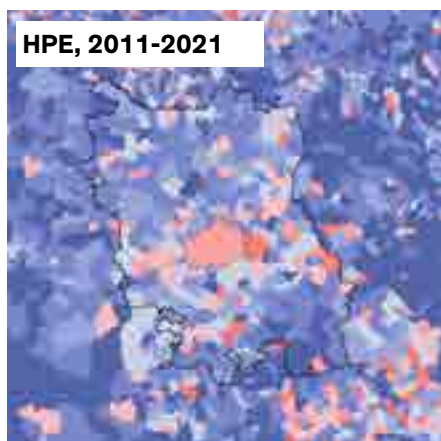
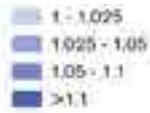


Housing to Population Efficiency (HPE) > and Housing to Household Effic. (HHE) >>

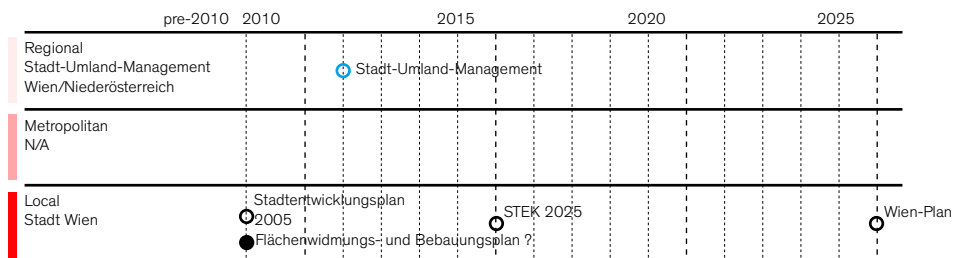
More pop/household than housing growth



More housing growth than pop/household



Planning levels



Selection of plans - Vienna



*Plan summaries are AI-generated and manually reviewed.

Stadtentwicklungsplan (STEP 2005)

Urban Development Plan STEP 2005

Institution: Stadt Wien | **Scale:** Local | **Type:** Strategic

Approval year: 2005 | **Target year:** 2015

Housing units per year proposed: 9000 (3000 private + 6000 subsidized)

Summary: The STEP 05 – Urban Development Plan for Vienna (2005) outlines a long-term strategy to guide sustainable urban growth in a rapidly changing European context. It promotes Vienna's role as a Central European hub through regional cooperation, particularly within the CENTROPE area (Austria, Slovakia, Hungary, Czech Republic). The plan emphasizes compact, mixed-use development along public transport lines, preservation of green spaces, and social cohesion. Key priorities include affordable housing, support for SMEs, integration of migrants, and inclusive urban renewal. STEP 05 is grounded in citizen participation, gender mainstreaming, and sustainability, aiming to enhance quality of life while managing population growth.



Stadtentwicklungsplan (STEP 2025)

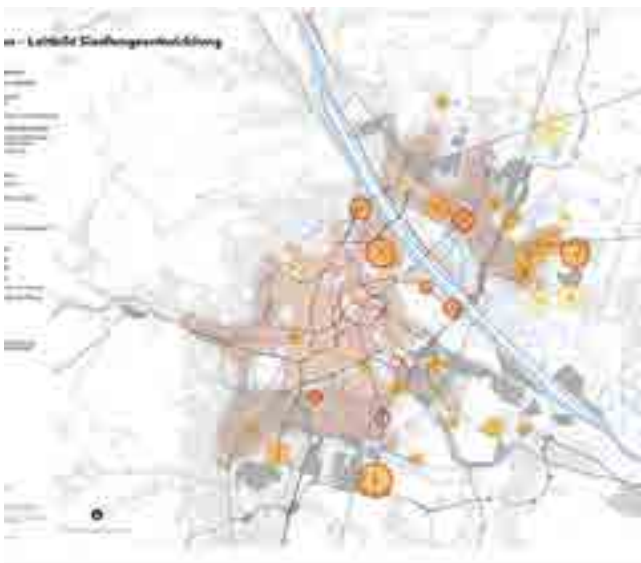
Urban Development Plan STEP 2025

Institution: Stadt Wien | **Scale:** Local | **Type:** Strategic

Approval year: 2015 | **Target year:** 2025

Housing units per year proposed: 12000

Summary: The Urban Development Plan STEP 2025 outlines Vienna's vision for sustainable urban growth, addressing challenges posed by rapid population increase and urbanization. It emphasizes the importance of participatory planning, strategic infrastructure development, and the integration of green spaces. The plan aims to enhance the quality of life for residents by fostering a vibrant urban environment, promoting eco-friendly transportation, and ensuring equitable access to housing and social services. It also highlights the need for collaboration with neighboring regions to create a cohesive metropolitan area.



Wien-Plan

The Vienna Plan

Institution: Stadt Wien | **Scale:** Local | **Type:** Strategic

Approval year: 2025 | **Target year:** 2040

Housing units per year proposed: 8500

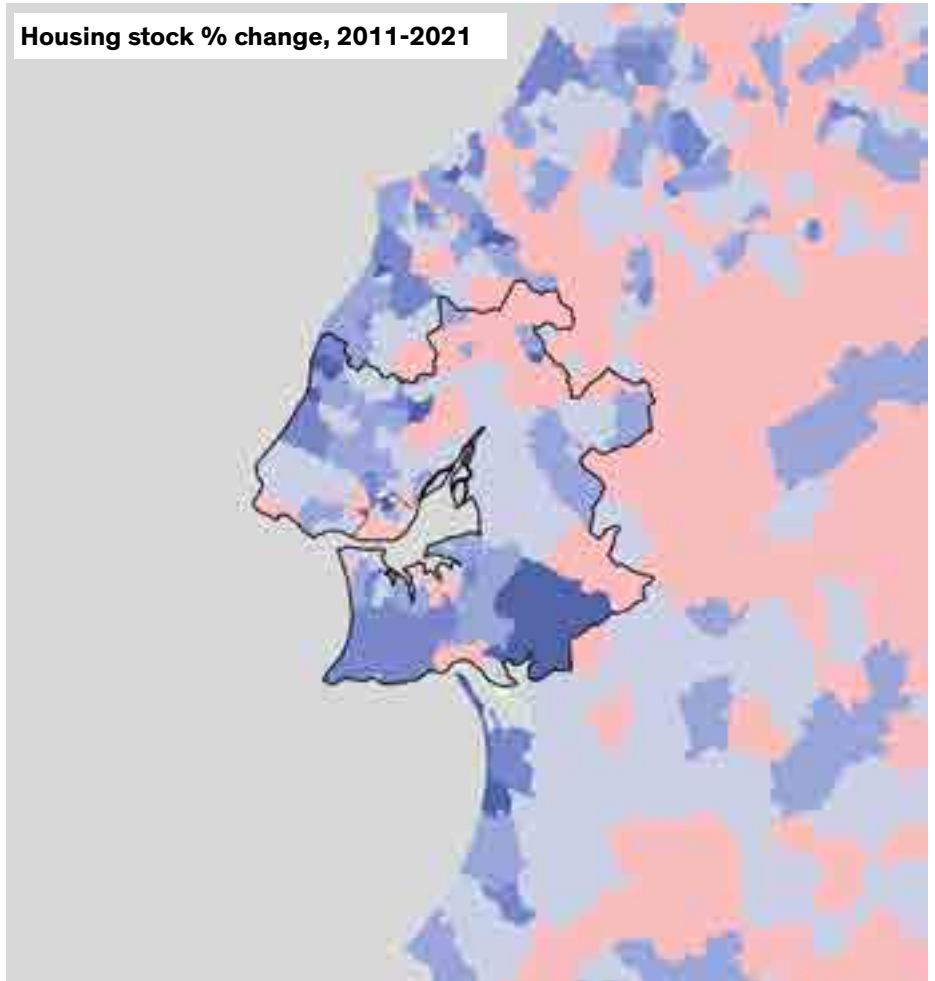
Summary: The Wien-Plan – Stadtentwicklungsplan 2035, approved in April 2025, is Vienna's comprehensive vision for sustainable urban development with a strong focus on climate action. It aims to secure affordability, promote social inclusion, and adapt the city to the challenges of climate change. Central goals include preserving green space, reducing emissions, fostering compact, mixed-use neighborhoods, and expanding affordable housing. The plan emphasizes public participation, circular economy, and climate-resilient infrastructure. Public transport, cycling, and walking are prioritized to achieve climate neutrality by 2040. By coordinating with regional partners, Vienna strengthens its metropolitan strategy, ensuring livability and resilience for future generations.

Lisbon

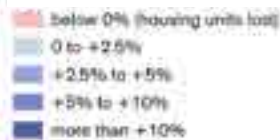
Portugal

Indicator	City	FUA
2011		
Population	547,733	2,961,682
Households	243,892	1,201,038
Housing units	322,865	1,557,531
Primary housing units	237,247	1,180,092
Pop / unit	1.696	1.902
HH / unit	0.755	0.771
New housing price	0€/ m ²	
2021		
Population	545,796	3,011,919
Households	242,571	1,248,226
Housing units	319,640	1,571,554
Primary housing units	242,044	1,246,412
Pop / unit	1.708	1.917
HH / unit	0.759	0.794
New housing price	4715€/ m ²	
2011-2021 change		
Population change	-1,937 (-0.4%)	50,237 (1.7%)
Household change	-1,321 (-0.5%)	47,188 (3.9%)
Housing unit change	-3,225 (-1.0%)	14,023 (0.9%)
Sale price % change	227.4%	
Efficiency		
Housing / pop	0.994	0.992
Housing / HH	0.995	0.971
Context information (2011-2021 change)		
GDP per capita PPP % growth, FUA:		-2.7%
Inflation %, national:		8.4%

Housing stock % change, 2011-2021



Housing stock % change 1



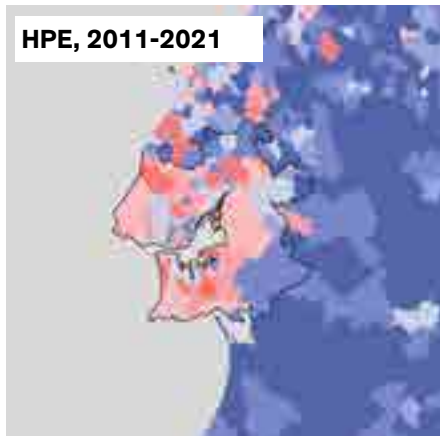
Housing to Population Efficiency (HPE) > and Housing to Household Effic. (HHE) >>

More pop/household than housing growth

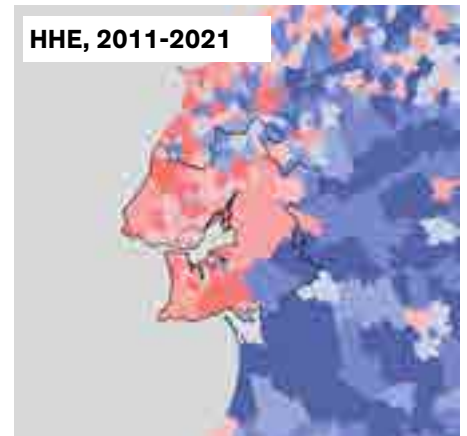
More housing growth than pop/household



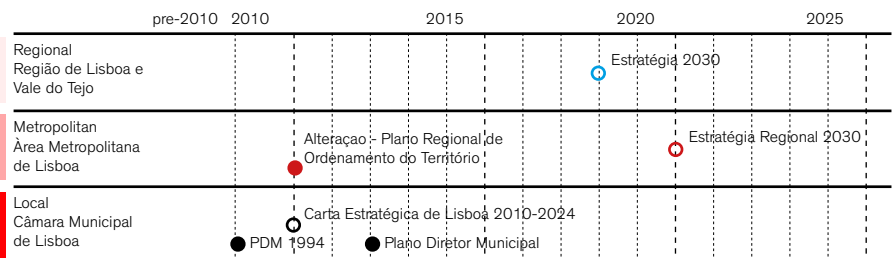
HPE, 2011-2021



HHE, 2011-2021



Planning levels



Selection of plans - Lisbon



*Plan summaries are AI-generated and manually reviewed.

Carta Estratégica de Lisboa

Strategic Charter of Lisbon

Institution: Camara Municipal de Lisboa | **Scale:** Local | **Type:** Strategic

Approval year: 2009 | **Target year:** 2024

Housing units per year proposed: Goal is reuse of existing housing stock

Summary: The Strategic Charter of Lisbon aims to address the significant population decline and aging in the city by enhancing housing options, promoting social equity, and improving urban attractiveness. It emphasizes the need for a diverse and inclusive urban environment where citizens can make meaningful choices about their living conditions. The plan outlines strategic actions to increase affordable housing, rehabilitate existing buildings, and ensure that urban development meets the needs of all residents, particularly vulnerable groups. It seeks to create a vibrant, accessible, and sustainable city for future generations.

Plano Regional de Ordenamento do Território da Área Metropolitana de Lisboa (PROT AML)

Regional Land Use Management Plan of the Lisbon Metropolitan Area

Institution: Area Metropolitana de Lisboa | **Scale:** Metropolitan | **Type:** Strategic

Approval year: 2010 | **Target year:** 0

Housing units per year proposed: Goal is reuse of existing housing stock

Summary: The 2010 revision of the Plano Regional de Ordenamento do Território da Área Metropolitana de Lisboa (PROT-AML) updates the 2002 framework to address new territorial, economic, and environmental challenges. It incorporates major infrastructure projects—like the new Lisbon airport and high-speed rail—and aims to balance urban development with sustainability. The plan emphasizes reducing urban sprawl, improving public transport, and revitalizing degraded housing and industrial areas. It integrates national and EU strategies, such as PNPOT and Lisboa 2020, and prioritizes resilience, equity, and competitiveness. Key focuses include environmental protection, sustainable land use, and support for agriculture, biodiversity, and climate adaptation.

Plano Diretor Municipal (PDM)

Municipal Master Plan

Institution: Camara Municipal de Lisboa | **Scale:** Local | **Type:** Binding

Approval year: 2023 | **Target year:** 2030

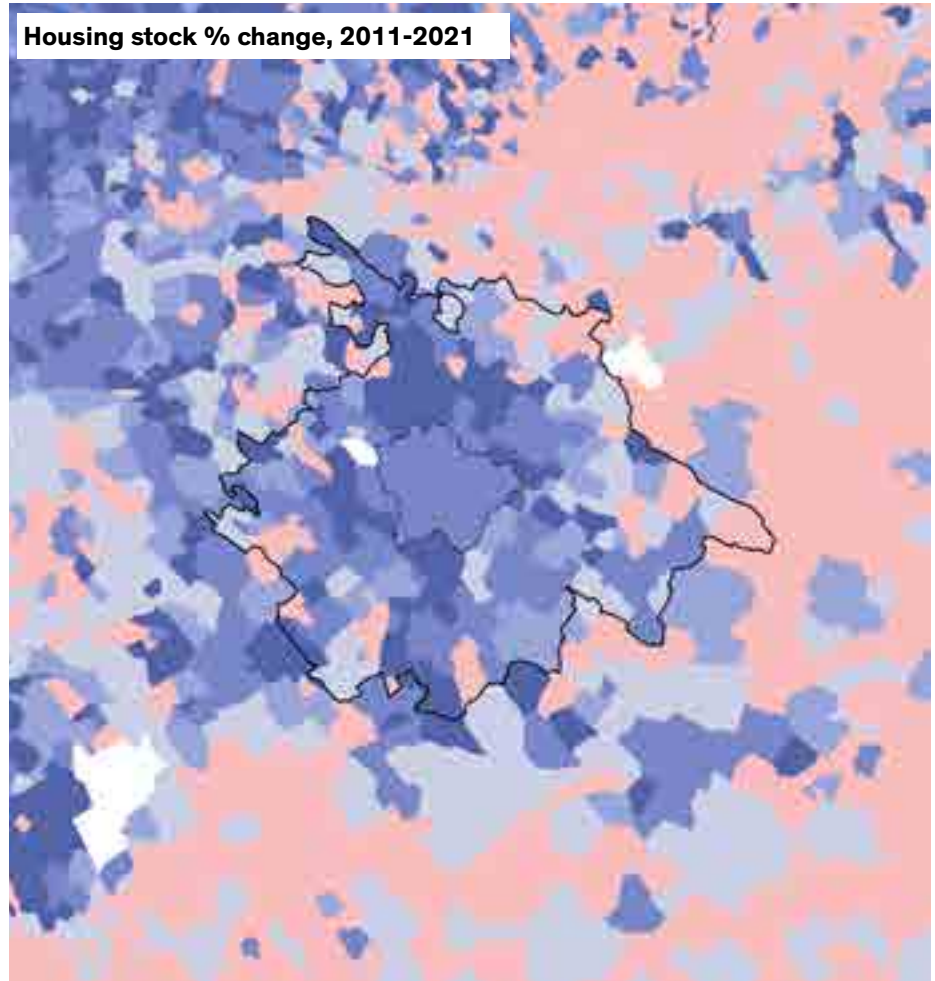
Housing units per year proposed: Not specified

Summary: The plan outlines the development of central and housing spaces in Lisbon, focusing on urban layout improvements. It aims to enhance the livability and accessibility of urban areas while promoting sustainable development practices. The plan includes provisions for green spaces, economic activity zones, and residential areas, ensuring a balanced urban environment. It emphasizes community involvement and aims to address current housing shortages by proposing new housing units and improving existing infrastructure.

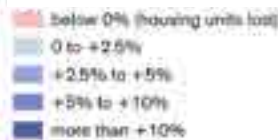
Budapest

Hungary

Indicator	City	FUA
2011		
Population	1,729,040	2,902,280
Households	819,708	1,258,249
Housing units	905,405	1,356,683
Primary housing units	787,334	1,199,823
Pop / unit	1.91	2.139
HH / unit	0.905	0.927
New housing price	1200€/ m ²	
2021		
Population	1,681,033	2,973,490
Households	796,872	1,269,801
Housing units	955,493	1,451,616
Primary housing units	796,818	1,269,568
Pop / unit	1.759	2.048
HH / unit	0.834	0.875
New housing price	2566€/ m ²	
2011-2021 change		
Population change	-48,007 (-2.8%)	71,210 (2.5%)
Household change	-22,836 (-2.8%)	11,552 (0.9%)
Housing unit change	50,088 (5.5%)	94,933 (7.0%)
Sale price % change	113.8%	
Efficiency		
Housing / pop	1.085	1.044
Housing / HH	1.086	1.06
Context information (2011-2021 change)		
GDP per capita PPP % growth, FUA:		26.0%
Inflation %, national:		26.2%



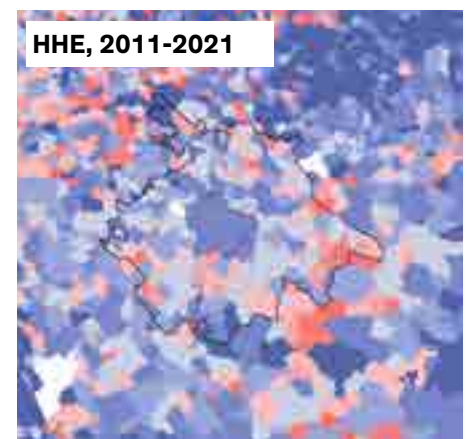
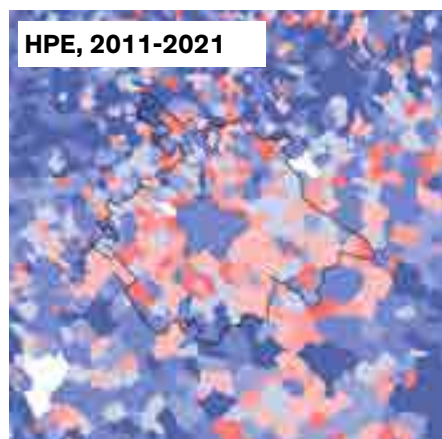
Housing stock % change 1



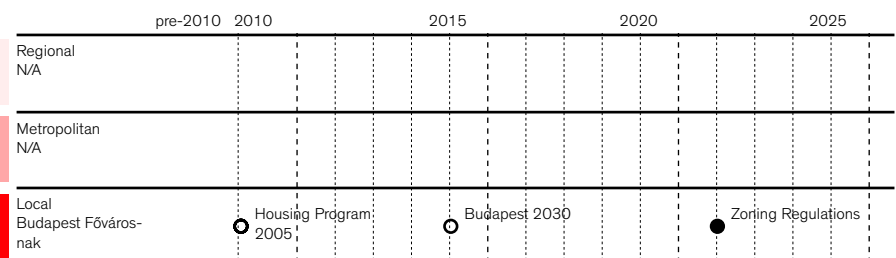
Housing to Population Efficiency (HPE) > and Housing to Household Effic. (HHE) >>

More pop/household than housing growth

More housing growth than pop/household



Planning levels



Selection of plans - Budapest



Melléklet

Budapest hosszú távú lakáskonceptiója és középtávú lakásprogramja

2005



*Plan summaries are AI-generated and manually reviewed.

Budapest hosszú távú lakáskonceptiója és középtávú lakásprogramja

Long-term housing concept and medium-term housing program

Institution: Budapest | Scale: Local | Type: Sectorial

Approval year: 2005 | Target year: 2025

Housing units per year proposed: 4000-9000

Summary: The 2005 Budapest Housing Program sets out a long-term housing strategy and a medium-term action plan developed by the Budapest Municipality. It aims to improve housing quality, affordability, and inclusivity in the city. Key priorities include coordinating housing policies across districts, rehabilitating deteriorated housing estates, promoting non-discriminatory rental options, and preventing social exclusion. The plan aligns with EU urban regeneration principles but recognizes the EU's limited role in direct housing support. It also addresses the shift in housing ownership after mass privatizations and aims to balance public and private roles while fostering sustainable, livable neighborhoods for diverse social groups.

Budapest 2030 Hosszú távú városfejlesztési koncepció

Budapest 2030 Long-term development concept

Institution: Budapest | Scale: Local | Type: Strategic

Approval year: 2014 | Target year: 2030

Housing units per year proposed: 4000 (acknowledged as goal that will not be fulfilled)

Summary: Budapest 2030 is a long-term urban development concept aiming to transform the city into a livable, sustainable, and inclusive European metropolis by 2030. It sets out 17 integrated goals across housing, mobility, economy, and environment, emphasizing a compact urban structure, energy efficiency, and social equity. Key priorities include revitalizing brownfield areas, improving public transport, enhancing green spaces, modernizing infrastructure, and fostering cultural diversity. The plan encourages cooperation between government, citizens, and private actors, and promotes smart governance, innovation, and climate-conscious development. It also envisions Budapest as a regional hub within Europe through strengthened international, regional, and local partnerships.

Budapest Főváros Településszerkezeti Terve

Budapest Metropolitan Spatial Plan

Institution: Budapest | Scale: Local | Type: Binding

Approval year: 2021 | Target year: 2030

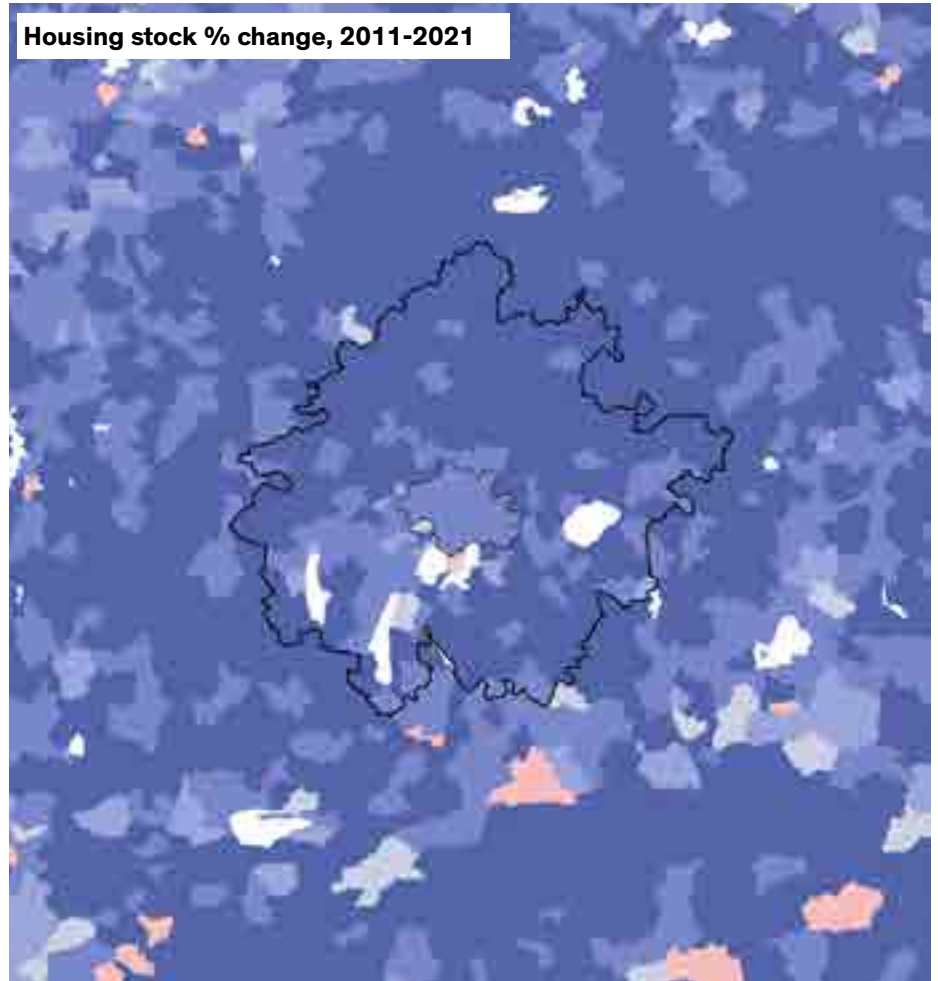
Housing units per year proposed: Not specified

Summary: The Budapest Metropolitan Spatial Plan aims to ensure coordinated urban development in line with national regulations and local needs. It addresses land use density, building heights, and infrastructure requirements to enhance the quality of life in the city. The plan emphasizes sustainable development, the preservation of cultural heritage, and the integration of green spaces. It includes provisions for public participation in planning processes and aims to balance development with environmental considerations. The plan is a crucial step towards achieving the long-term vision outlined in the Budapest 2030 development strategy.

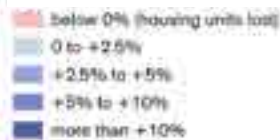
Munich

Germany

Indicator	City	FUA
2011		
Population	1,348,335	2,740,039
Households	713,837	1,310,259
Housing units	753,148	1,397,541
Primary housing units	713,749	1,310,008
Pop / unit	1.79	1.961
HH / unit	0.948	0.938
New housing price	4350€/ m ²	
2021		
Population	1,463,663	2,959,112
Households	776,388	1,447,480
Housing units	824,103	1,542,830
Primary housing units	776,363	1,447,378
Pop / unit	1.776	1.918
HH / unit	0.942	0.938
New housing price	10500€/ m ²	
2011-2021 change		
Population change	115,328 (8.6%)	219,073 (8.0%)
Household change	62,551 (8.8%)	137,221 (10.5%)
Housing unit change	70,955 (9.4%)	145,289 (10.4%)
Sale price % change	141.4%	
Efficiency		
Housing / pop	1.008	1.022
Housing / HH	1.006	0.999
Context information (2011-2021 change)		
GDP per capita PPP % growth, FUA:		8.1%
Inflation %, national:		14.2%



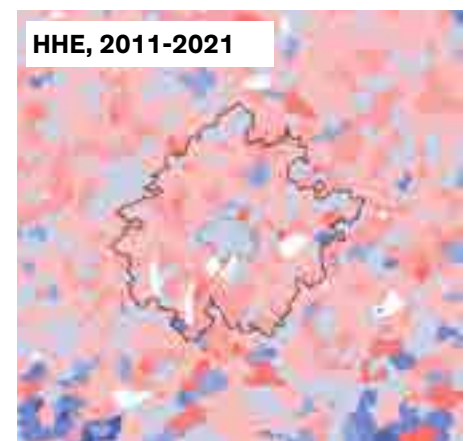
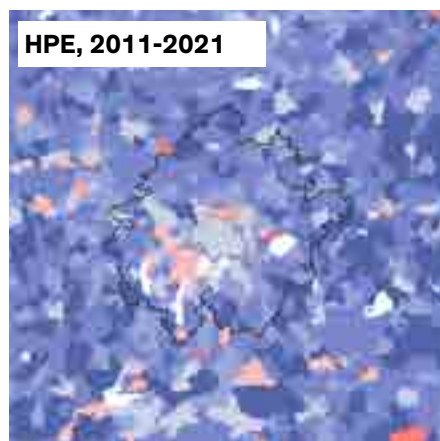
Housing stock % change 1



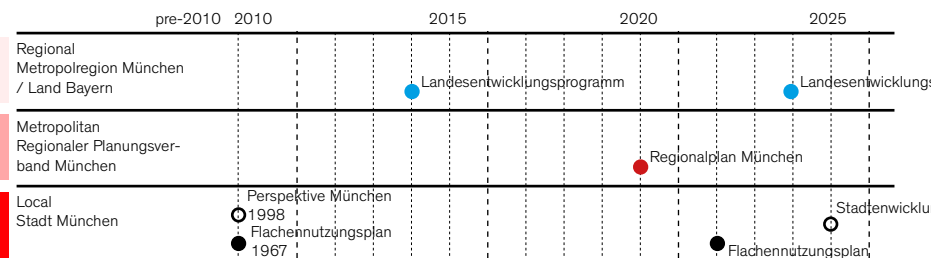
Housing to Population Efficiency (HPE) > and Housing to Household Effic. (HHE) >>

More pop/household than housing growth

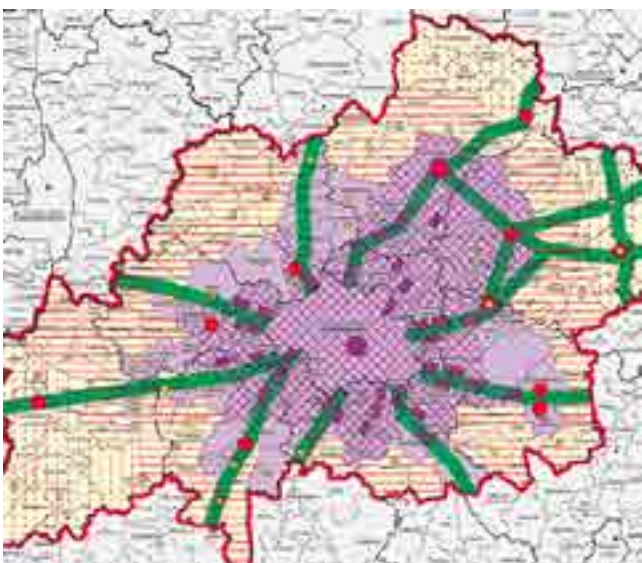
More housing growth than pop/household



Planning levels



Selection of plans - Munich



*Plan summaries are AI-generated and manually reviewed.

Perspektive München

Perspective Munich

Institution: Stadt München | **Scale:** Local | **Type:** Strategic

Approval year: 2007 | **Target year:** 2025

Housing units per year proposed: 6000

Summary: The 'Perspektive München' plan serves as a comprehensive framework for urban development in Munich, addressing the city's dynamic growth and evolving challenges. Established in 1998, it has undergone evaluations to enhance its effectiveness and adapt to changing conditions. The plan emphasizes sustainable development, social cohesion, and economic prosperity, integrating various sectors and promoting public participation. It aims to optimize resource use and improve quality of life while ensuring that urban growth aligns with environmental and social goals. The ongoing evaluation process seeks to refine strategies and ensure the plan remains relevant.

Landesentwicklungsprogramm Bayern (LEP)

State Development Program Bavaria (LEP)

Institution: Land Bayern | **Scale:** Regional | **Type:** Strategic

Approval year: 2013 | **Target year:** 2025

Housing units per year proposed: Not specified

Summary: The State Development Program Bavaria (LEP) outlines the strategic framework for spatial development in Bavaria, addressing challenges such as demographic change, climate change, and economic competitiveness. It aims to ensure equal living and working conditions across all regions, promote sustainable land use, and enhance infrastructure. The program emphasizes the importance of integrating social, economic, and environmental considerations in planning, while also focusing on the preservation of natural landscapes and cultural heritage. It sets guidelines for housing, transportation, and energy infrastructure to foster balanced regional development.

Regionalplan der Region München

Munich Regional Plan

Institution: Regionaler Planungsverband München | **Scale:** Metropolitan | **Type:** Strategic

Approval year: 2019 | **Target year:** 0

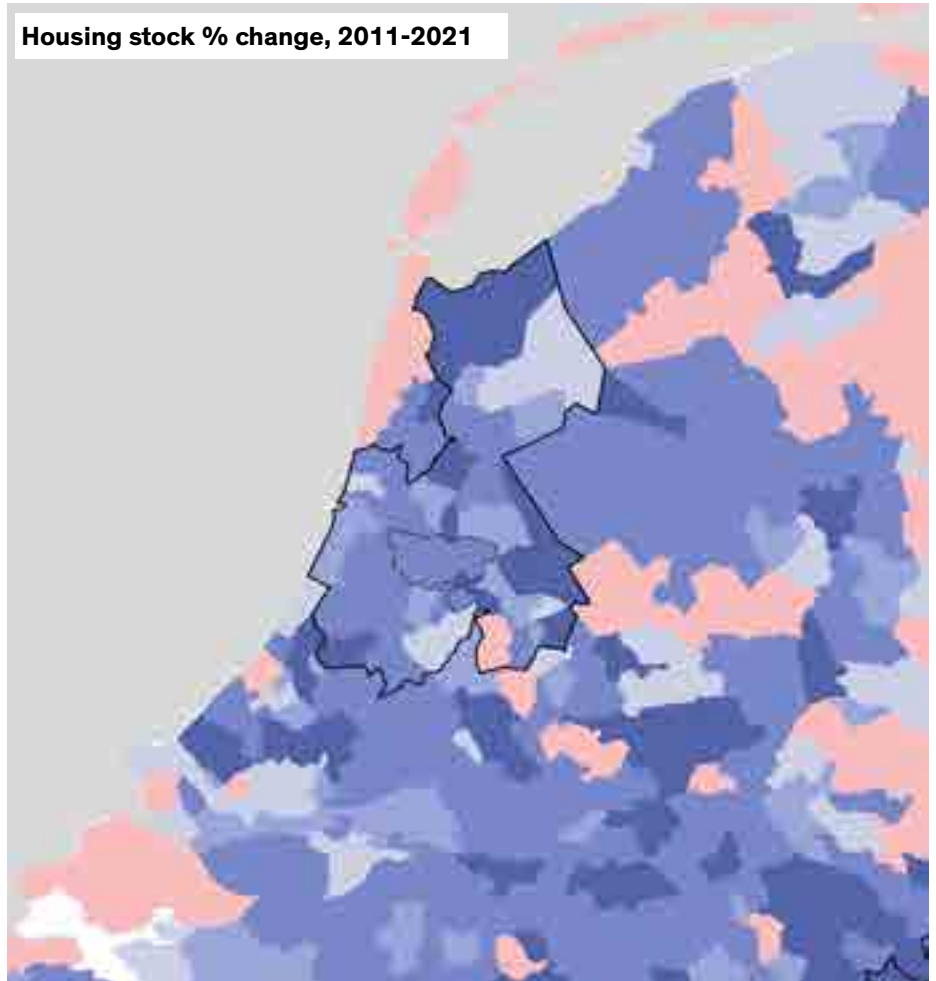
Housing units per year proposed: Not specified

Summary: The 2019 Munich Regional Plan outlines binding development goals for the region in cooperation with municipalities and regional stakeholders, based on the principle of subsidiarity. It aims to maintain Munich's high quality of life and economic strength while addressing major challenges: settlement and mobility, demographic change, competitiveness, and climate change. The plan promotes sustainable development balancing economic, ecological, and social needs. It ensures equal opportunities and services across all areas, supports a balanced settlement structure through decentralization and local concentration, and strengthens collaboration within the wider metropolitan region. The overarching vision is a resilient, inclusive, and forward-looking regional framework.

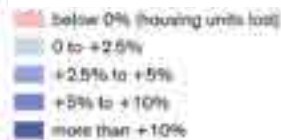
Amsterdam

Netherlands

Indicator	City	FUA
2011		
Population	779,808	2,665,836
Households	427,350	1,247,383
Housing units	412,665	1,237,477
Primary housing units	374,385	1,154,255
Pop / unit	1.89	2.154
HH / unit	1.036	1.008
New housing price	3300€/ m ²	
2021		
Population	873,343	2,891,896
Households	474,875	1,371,791
Housing units	445,362	1,326,965
Primary housing units	415,898	1,264,871
Pop / unit	1.961	2.179
HH / unit	1.066	1.034
New housing price	7600€/ m ²	
2011-2021 change		
Population change	93,535 (12.0%)	226,060 (8.5%)
Household change	47,525 (11.1%)	124,408 (10.0%)
Housing unit change	32,697 (7.9%)	89,488 (7.2%)
Sale price % change	130.3%	
Efficiency		
Housing / pop	0.964	0.988
Housing / HH	0.971	0.975
Context information (2011-2021 change)		
GDP per capita PPP % growth, FUA:		12.1%
Inflation %, national:		15.8%



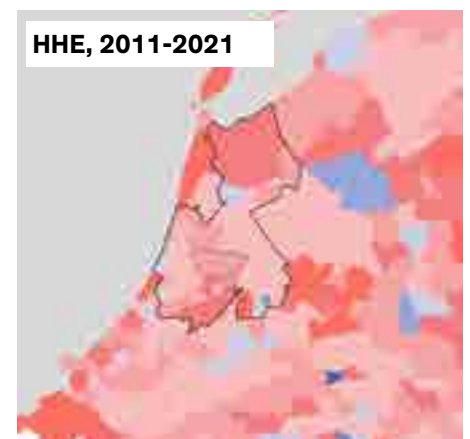
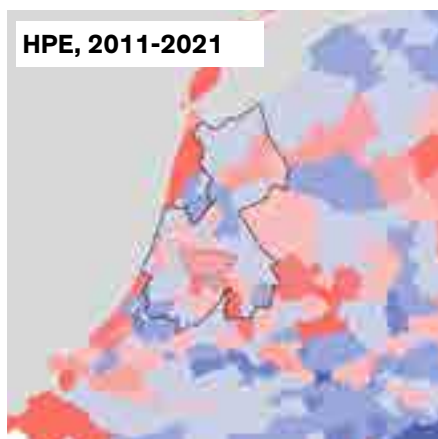
Housing stock % change 1



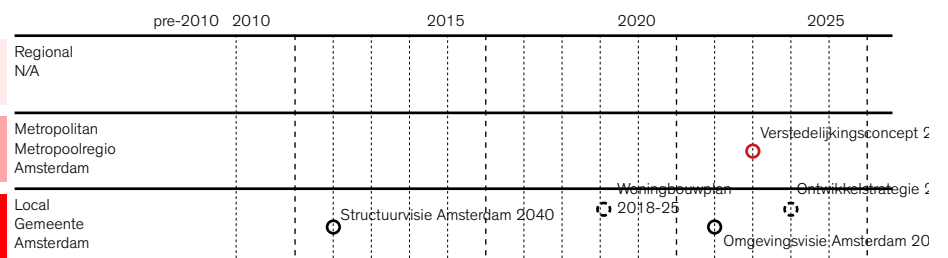
Housing to Population Efficiency (HPE) > and Housing to Household Effic. (HHE) >>

More pop/household than housing growth

More housing growth than pop/household



Planning levels



Selection of plans - Amsterdam



*Plan summaries are AI-generated and manually reviewed.

Structuurvisie Amsterdam 2040

Amsterdam Structural Vision 2040

Institution: Gemeente Amsterdam | **Scale:** Local | **Type:** Strategic

Approval year: 2011 | **Target year:** 2040

Housing units per year proposed: 2300

Summary: The Amsterdam Structural Vision 2040 (Structuurvisie 2040) outlines a long-term spatial strategy for developing a strong, sustainable, and internationally competitive metropolitan core. It aims to add 70,000 new homes, intensify land use, improve public transport networks, and promote mixed-use neighborhoods. Key goals include climate adaptation, enhancing green and water spaces, transitioning to renewable energy, and safeguarding quality of life. The city commits to reducing car use, supporting local businesses, and preparing for post-fossil fuel futures. Regional cooperation, especially within the Metropolitan Region Amsterdam, and scenario-based planning for key areas like Haven-Stad guide this ambitious urban transformation.



Omgevingsvisie Amsterdam 2050

Environmental Vision Amsterdam 2050

Institution: Gemeente Amsterdam | **Scale:** Local | **Type:** Strategic

Approval year: 2021 | **Target year:** 2050

Housing units per year proposed: 5000

Summary: The Amsterdam 2050 Environmental Vision (Omgevingsvisie 2050) sets a long-term strategy for sustainable urban development based on five pillars: multi-core growth, densifying within city limits, sustainable mobility, radical greening, and collaborative city-making. It envisions 150,000 new homes and 200,000 jobs by 2050 while preserving natural landscapes and reducing inequality. The plan promotes dense, mixed-use neighborhoods, climate resilience, and a shift away from car dependency. Public space will be greener and more accessible, and residents are encouraged to actively shape their neighborhoods. The vision aligns spatial, social, and ecological goals to ensure a liveable, inclusive, and climate-adapted Amsterdam.



Verstedelijkingsconcept 2050

MRA Urbanisation Concept 2050

Institution: Metropoolregio Amsterdam | **Scale:** Metropolitan | **Type:** Strategic

Approval year: 2021 | **Target year:** 2050

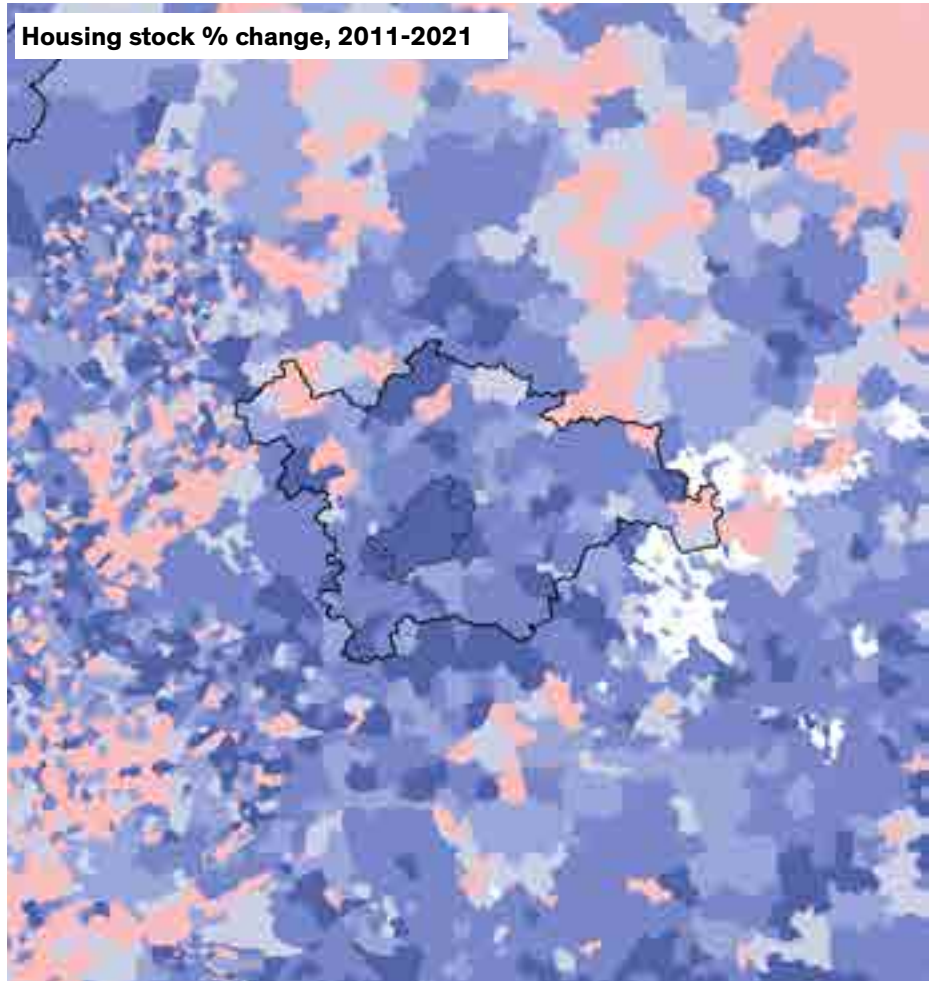
Housing units per year proposed: 24500

Summary: The Urbanisation Concept for the Metropolitan Region Amsterdam outlines a collective strategy to address significant challenges in urban development, housing, and sustainability. It aims to create a balanced, multi-core metropolis that enhances quality of life while accommodating a projected population growth of 700,000 residents and 400,000 jobs by 2050. The plan emphasizes integrated urbanization, climate adaptation, and the development of a robust green and blue network, ensuring accessibility and inclusivity across the region. Key initiatives include the construction of 325,000 homes, improvements in public transport, and the establishment of sustainable energy systems.

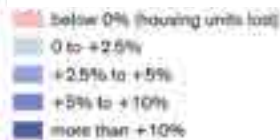
Frankfurt

Germany

Indicator	City	FUA
2011		
Population	667,925	2,452,703
Households	337,479	1,132,197
Housing units	365,430	1,222,329
Primary housing units	337,437	1,132,028
Pop / unit	1.828	2.007
HH / unit	0.924	0.926
New housing price	3300€/ m ²	
2021		
Population	733,451	2,601,836
Households	381,284	1,251,010
Housing units	402,826	1,327,695
Primary housing units	381,274	1,250,697
Pop / unit	1.821	1.96
HH / unit	0.947	0.942
New housing price	8400€/ m ²	
2011-2021 change		
Population change	65,526 (9.8%)	149,133 (6.1%)
Household change	43,805 (13.0%)	118,813 (10.5%)
Housing unit change	37,396 (10.2%)	105,366 (8.6%)
Sale price % change	154.5%	
Efficiency		
Housing / pop	1.004	1.024
Housing / HH	0.976	0.983
Context information (2011-2021 change)		
GDP per capita PPP % growth, FUA:		-1.8%
Inflation %, national:		14.2%



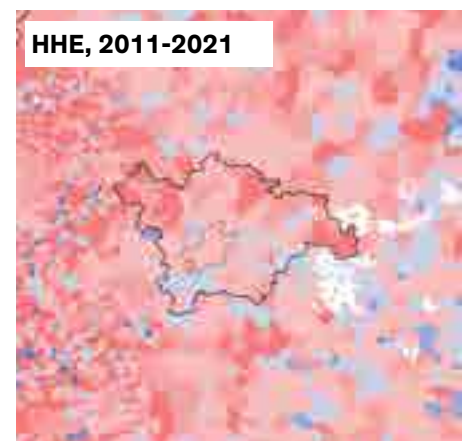
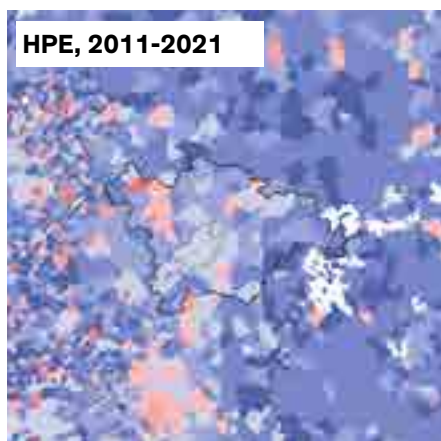
Housing stock % change 1



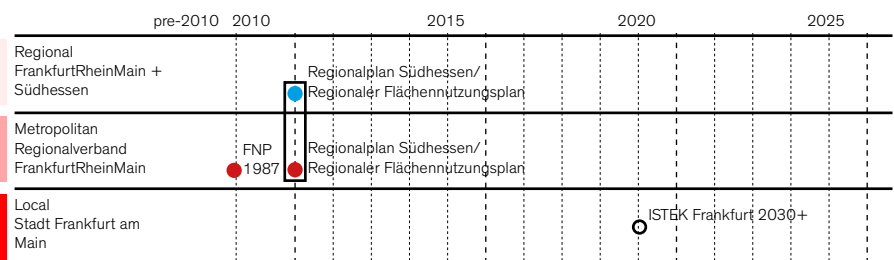
Housing to Population Efficiency (HPE) > and Housing to Household Effic. (HHE) >>

More pop/household than housing growth

More housing growth than pop/household



Planning levels



Selection of plans - Frankfurt



*Plan summaries are AI-generated and manually reviewed.

Regionaler Flächennutzungsplan

Regional Land Use Plan

Institution: Land Hessen | **Scale:** Regional | **Type:** Strategic

Approval year: 2010 | **Target year:** 2020

Housing units per year proposed: Not specified

Summary: The 2010 Regional Plan for Southern Hesse (Süd Hessen), covering the Frankfurt/Rhine-Main metropolitan core, sets a legally binding spatial development framework to ensure sustainable economic and ecological growth. It reduces new settlement areas compared to previous plans, focusing instead on optimizing existing land reserves and reinforcing green and agricultural zones. Key priorities include strengthening the polycentric urban structure, enhancing the region's transport connectivity (especially around Frankfurt Airport), and promoting climate protection, biodiversity, and landscape quality. The plan was shaped through an extensive public consultation and emphasizes coordinated planning with neighboring regions like Rhein-Neckar for a competitive and resilient metropolitan alliance.



Integriertes Stadtentwicklungskonzept Frankfurt 2030+

Integrated Urban Development Concept Frankfurt 2030+

Institution: Stadt Frankfurt am Main | **Scale:** Local | **Type:** Strategic

Approval year: 2019 | **Target year:** 2030

Housing units per year proposed: 9000

Summary: The integrated urban development concept for Frankfurt am Main aims to sustainably manage the city's growth and enhance its urban qualities by 2030. It addresses challenges such as rising housing demand, increasing population diversity, and the need for improved infrastructure. The plan emphasizes affordable housing, social equity, and environmental sustainability, while fostering economic development and innovation. It outlines strategies for urban renewal, infrastructure enhancement, and community engagement, ensuring that all residents have access to necessary services and a high quality of life.



Gesetz über die Metropolregion Frankfurt/Rhein-Main (MetropolG)

Law on the Metropolitan Region Frankfurt/Rhine-Main (MetropolG)

Institution: Metropolregion Frankfurt Rhein-Main | **Scale:** Metropolitan | **Type:** Binding

Approval year: 2011 | **Target year:** 2029

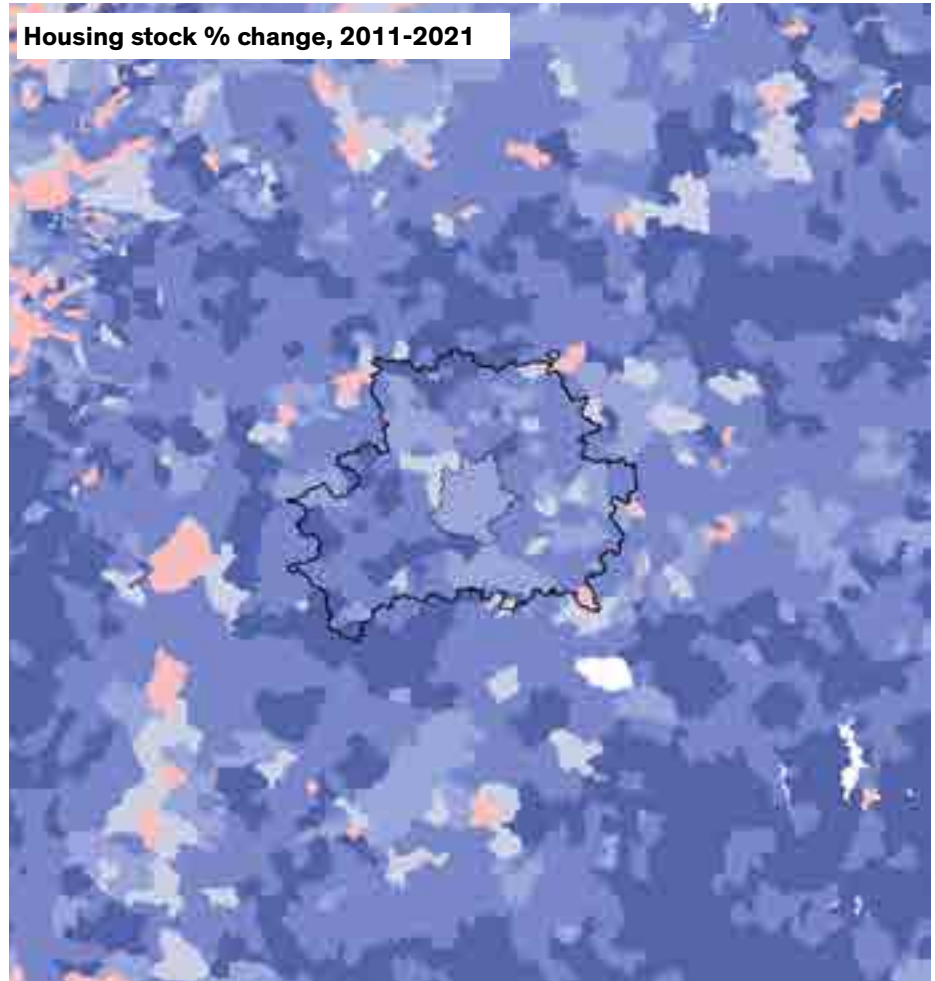
Housing units per year proposed: Not specified

Summary: The law establishes the Frankfurt/Rhine-Main metropolitan region as a driver for social, economic, and sustainable development in Hesse. It promotes modern forms of municipal cooperation while respecting local autonomy. The law aims to enhance regional collaboration through a regional association that coordinates communal tasks, including housing development, cultural facilities, and transportation planning, ensuring a structured and sustainable growth in the metropolitan area.

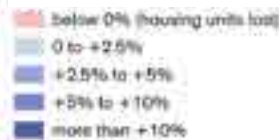
Stuttgart

Germany

Indicator	City	FUA
2011		
Population	585,890	2,368,389
Households	284,789	1,070,297
Housing units	302,275	1,155,357
Primary housing units	284,744	1,070,192
Pop / unit	1.938	2.05
HH / unit	0.942	0.926
New housing price	0€/ m ²	
2021		
Population	604,236	2,475,336
Households	298,083	1,148,779
Housing units	314,432	1,227,225
Primary housing units	298,066	1,148,701
Pop / unit	1.922	2.017
HH / unit	0.948	0.936
New housing price	5305€/ m ²	
2011-2021 change		
Population change	18,346 (3.1%)	106,947 (4.5%)
Household change	13,294 (4.7%)	78,482 (7.3%)
Housing unit change	12,157 (4.0%)	71,868 (6.2%)
Sale price % change	nan%	
Efficiency		
Housing / pop	1.009	1.016
Housing / HH	0.994	0.99
Context information (2011-2021 change)		
GDP per capita PPP % growth, FUA:		2.0%
Inflation %, national:		14.2%



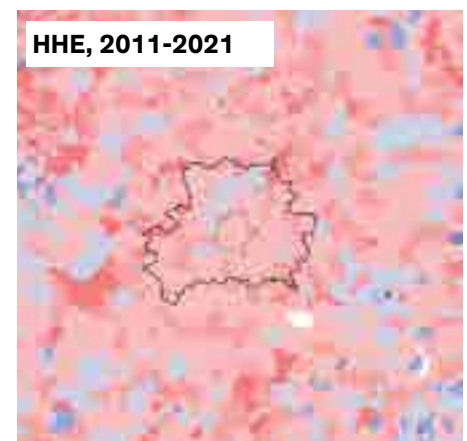
Housing stock % change 1



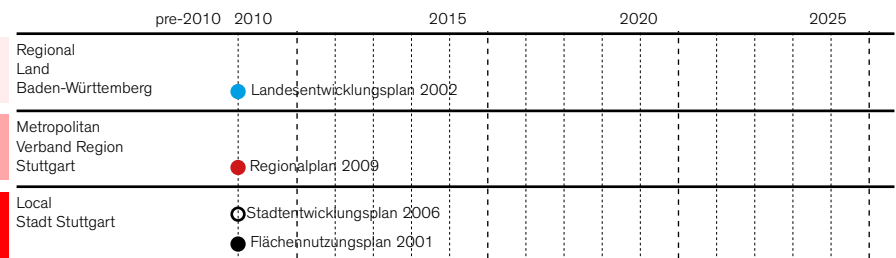
Housing to Population Efficiency (HPE) > and Housing to Household Effc. (HHE) >>

More pop/household than housing growth

More housing growth than pop/household



Planning levels



Selection of plans - Stuttgart



*Plan summaries are AI-generated and manually reviewed.

Flächennutzungsplan Stuttgart

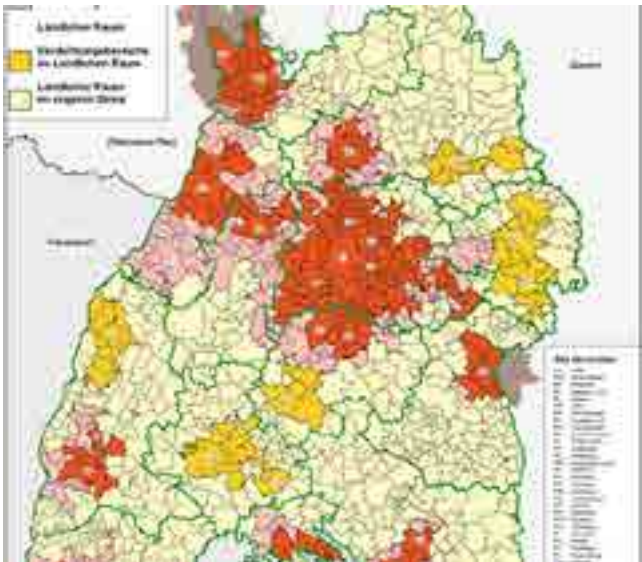
Land Use Plan Stuttgart

Institution: Stadt Stuttgart | **Scale:** Metropolitan | **Type:** Binding

Approval year: 2001 | **Target year:** 2020

Housing units per year proposed: 2330

Summary: The Land Use Plan (FNP) for Stuttgart aims to ensure sustainable urban development by prioritizing inner-city development over expansion into surrounding areas. It focuses on integrating various land uses, including residential, commercial, and green spaces, while addressing environmental concerns. The plan emphasizes the importance of maintaining urban quality and enhancing public transport. It also includes strategies for climate adaptation and the management of urban growth, ensuring that the needs of the population are met while preserving the ecological balance.



Landesentwicklungsplan 2002 Baden-Württemberg

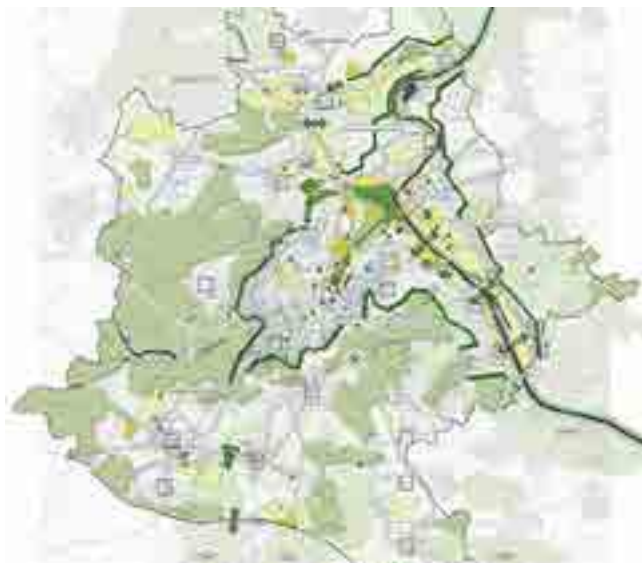
State Development Plan 2002 Baden-Württemberg

Institution: Land Baden-Württemberg | **Scale:** Regional | **Type:** Strategic

Approval year: 2002 | **Target year:** 2020

Housing units per year proposed: Not specified

Summary: The State Development Plan 2002 for Baden-Württemberg outlines a comprehensive framework for spatial development in the region. It emphasizes sustainable development, balancing social, economic, and ecological needs. The plan aims to ensure equal living conditions across the state, promote decentralized settlement structures, and enhance the competitiveness of the region. It involves extensive public participation, integrating feedback from various stakeholders to create a consensus-driven approach to land use, infrastructure development, and environmental protection.



Stadtentwicklungskonzept (STEK 2006)

Urban Development Concept 2006

Institution: Stadt Stuttgart | **Scale:** Local | **Type:** Strategic

Approval year: 2006 | **Target year:** 2025

Housing units per year proposed: 1500

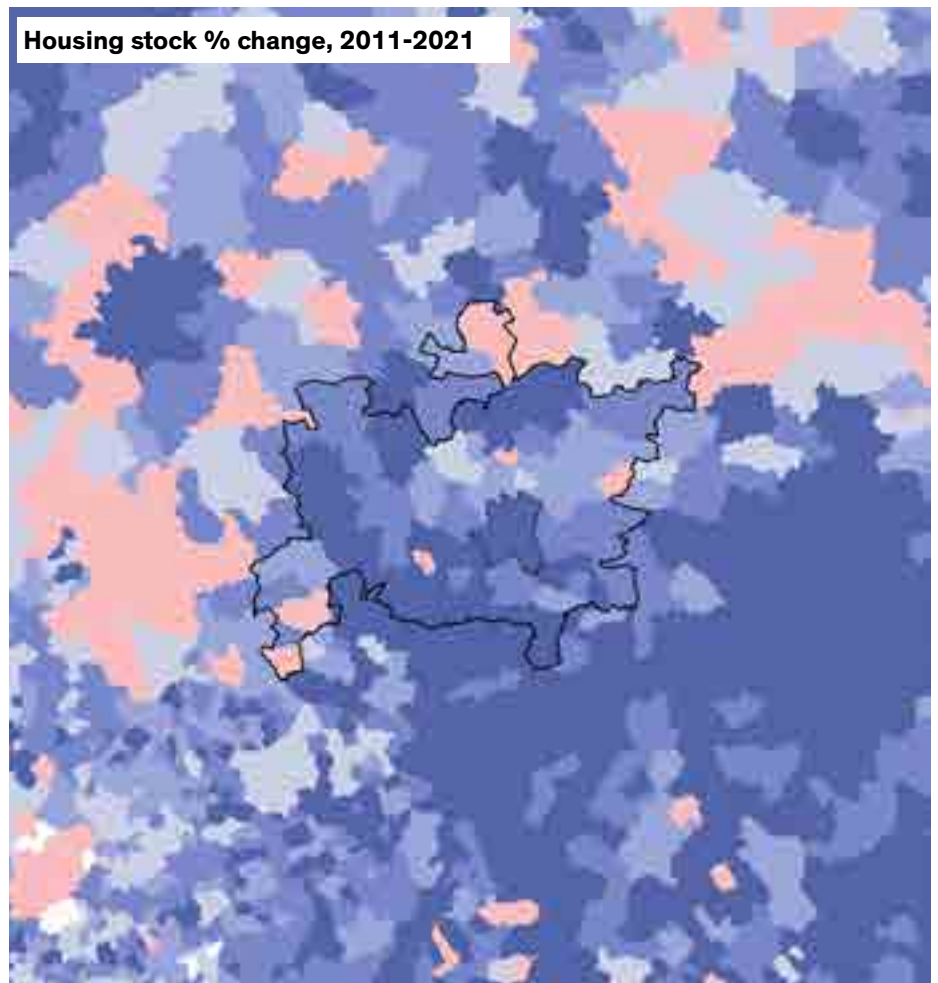
Summary: The 2006 Stuttgart Urban Development Concept (STEK 2006) outlines a long-term strategy for Stuttgart's sustainable growth and competitiveness. It focuses on balancing economic development with ecological responsibility and social inclusion. Key goals include promoting mixed-use urban quarters, improving public transport, preserving green spaces, supporting innovation, and ensuring affordable housing. The plan emphasizes Stuttgart's role as a dynamic knowledge and technology hub while enhancing its livability. Participation and cooperation across municipal, regional, and citizen levels are core to its implementation. The overarching vision is a compact, connected, and climate-conscious city with a high quality of urban life.

Katowice

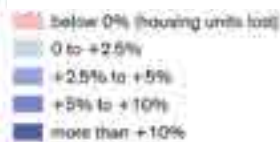
Poland

Housing unit data from Statistics Poland.

Indicator	City	FUA
2011		
Population	309,304	2,595,676
Households	0	0
Housing units	138,089	1,015,104
Primary housing units	0	0
Pop / unit	2.24	2.557
HH / unit	0.0	0.0
New housing price	0€/ m ²	
2021		
Population	282,755	2,417,386
Households	0	0
Housing units	154,471	1,080,448
Primary housing units	0	0
Pop / unit	1.83	2.237
HH / unit	0.0	0.0
New housing price	1743€/ m ²	
2011-2021 change		
Population change	-26,549 (-8.6%)	-178,290 (-6.9%)
Household change	0 (nan%)	0 (nan%)
Housing unit change	16,382 (11.9%)	65,344 (6.4%)
Sale price % change	nan%	
Efficiency		
Housing / pop	1.224	1.143
Housing / HH	nan	nan
Context information (2011-2021 change)		
GDP per capita PPP % growth, FUA:		38.8%
Inflation %, national:		16.9%



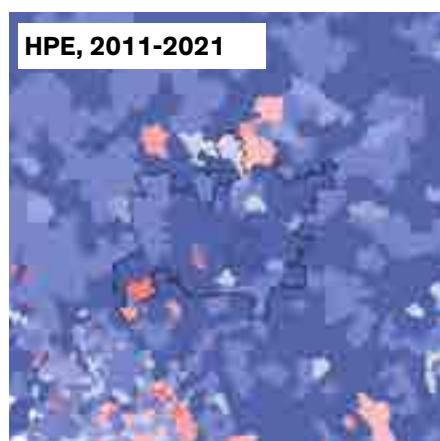
Housing stock % change 1



Housing to Population Efficiency (HPE) > and Housing to Household Effic. (HHE) >>

More pop/household than housing growth

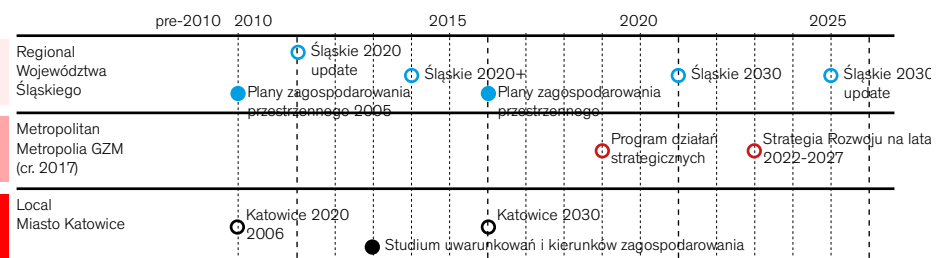
More housing growth than pop/household



HHE, 2011-2021



Planning levels



Selection of plans - Katowice

*Plan summaries are AI-generated and manually reviewed.



Studium Uwarunkowań i Kierunków Zagospodarowania Przestrzennego

Spatial Development Study of Katowice

Institution: Miasto Katowice | **Scale:** Local | **Type:** Binding

Approval year: 2012 | **Target year:** 0

Housing units per year proposed: nan

Summary: The 2012 Spatial Development Study of Katowice defines the city's spatial policy framework, addressing urban, environmental, and infrastructural conditions and development directions. It aims to ensure balanced development, spatial order, and alignment with regional and national planning strategies. The document outlines zoning principles, environmental protection, cultural heritage preservation, and investment areas, including public infrastructure and large-scale retail. It emphasizes sustainable land use, housing, and transport, while acknowledging natural hazards and legal land constraints. Katowice's administrative status, urban structure, population distribution, and historical-industrial evolution are detailed to guide integrated and adaptive urban planning across the city's 22 districts.



Śląskie 2020+

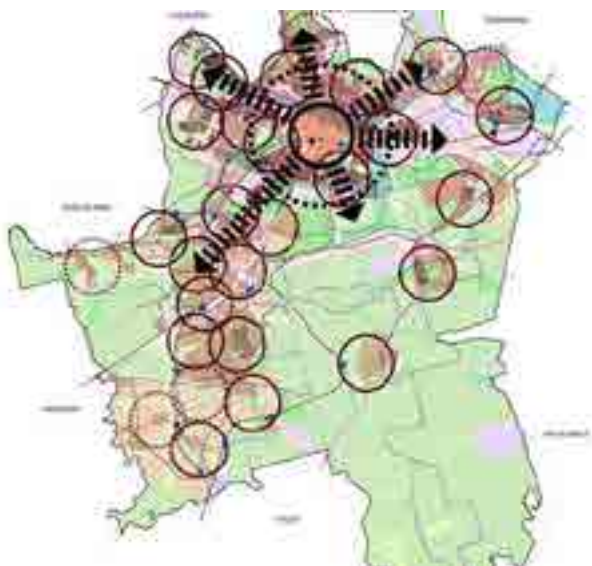
Silesia 2020+

Institution: Województwa Śląskiego | **Scale:** Regional | **Type:** Strategic

Approval year: 2013 | **Target year:** 2020

Housing units per year proposed: Base value: 2.1 apartments per 1000 inh./Target: 5.2 thousand (23400)

Summary: The 'Silesia 2020+' strategy aims to enhance regional development through comprehensive planning and stakeholder engagement. It involves consultations with local governments, social and economic institutions, and the public to gather insights and recommendations. The strategy focuses on identifying regional potentials, setting developmental goals, and ensuring environmental sustainability. Workshops and surveys were conducted to refine the strategy based on community feedback, culminating in a final document approved by the regional council. The strategy emphasizes collaboration and transparency in the planning process.



Strategia Rozwoju Miasta Katowice 2030

Katowice 2030 City Development Strategy

Institution: Miasto Katowice | **Scale:** Local | **Type:** Strategic

Approval year: 2015 | **Target year:** 2030

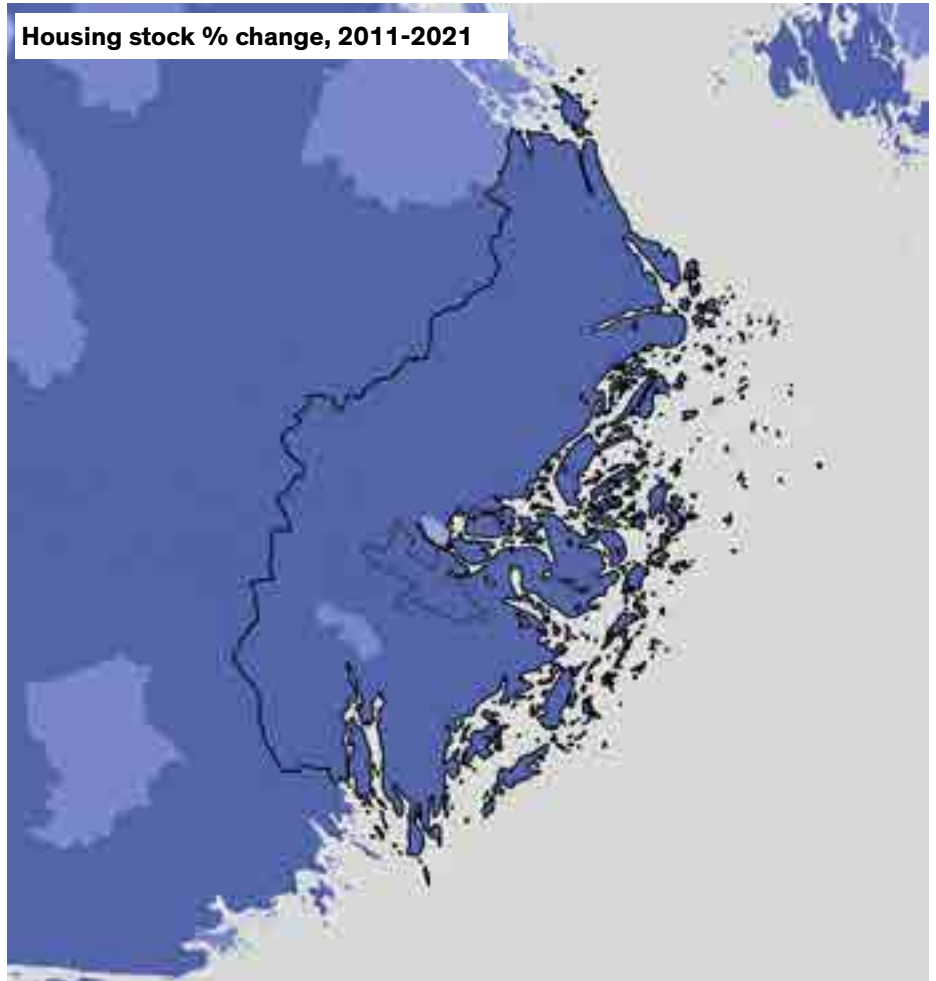
Housing units per year proposed: Not specified

Summary: The Katowice 2030 City Development Strategy outlines a vision for the city's growth, focusing on quality of life, metropolitan nature, entrepreneurship, economic growth, and transport logistics. It aims to transform Katowice into a smart, innovative, and integrated city by enhancing living standards, fostering economic development, and improving transport systems. The strategy emphasizes social participation and aims to create a sustainable urban environment that attracts investment and enhances the city's international profile.

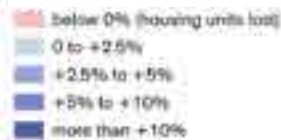
Stockholm

Sweden

Indicator	City	FUA
2011		
Population	864,324	2,091,473
Households	371,989	846,772
Housing units	424,394	995,298
Primary housing units	371,991	846,779
Pop / unit	2.037	2.101
HH / unit	0.877	0.851
New housing price	4028€/ m ²	
2021		
Population	978,772	2,415,137
Households	452,468	1,041,447
Housing units	480,230	1,145,172
Primary housing units	441,709	1,009,232
Pop / unit	2.038	2.109
HH / unit	0.942	0.909
New housing price	7371€/ m ²	
2011-2021 change		
Population change	114,448 (13.2%)	323,664 (15.5%)
Household change	80,479 (21.6%)	194,675 (23.0%)
Housing unit change	55,836 (13.2%)	149,874 (15.1%)
Sale price % change	83.0%	
Efficiency		
Housing / pop	0.999	0.996
Housing / HH	0.93	0.936
Context information (2011-2021 change)		
GDP per capita PPP % growth, FUA:		7.8%
Inflation %, national:		12.4%



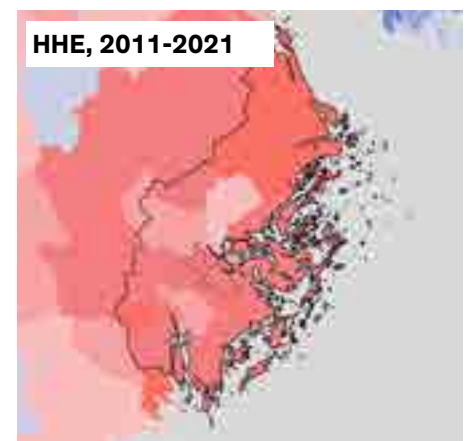
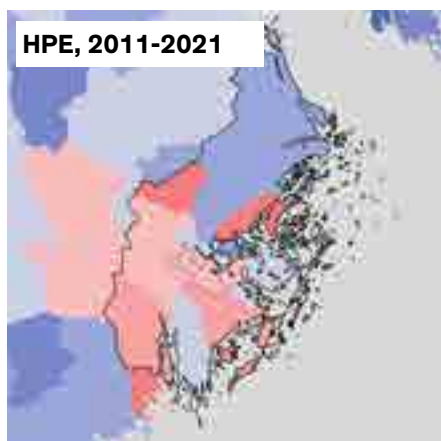
Housing stock % change 1



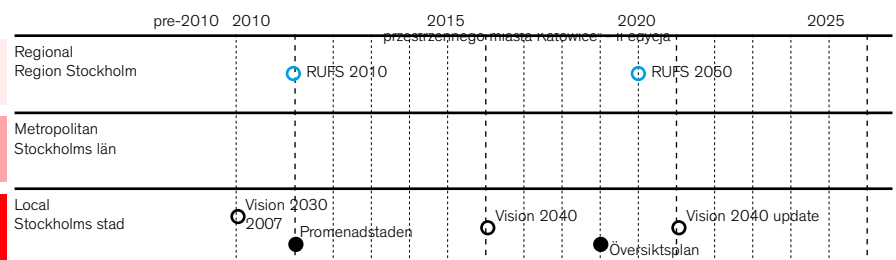
Housing to Population Efficiency (HPE) > and Housing to Household Effic. (HHE) >>

More pop/household than housing growth

More housing growth than pop/household



Planning levels



Selection of plans - Stockholm



*Plan summaries are AI-generated and manually reviewed.

Promenadstaden

The Walkable City

Institution: Stockholms stad | **Scale:** Local | **Type:** Strategic

Approval year: 2010 | **Target year:** 2025

Housing units per year proposed: 3500

Summary: The Walkable City plan aims to create a world-class city by promoting denser, more integrated urban development with diverse functions. It addresses the challenges of sustainable growth in Stockholm, which is experiencing a population increase of over 10,000 residents annually. The plan emphasizes the importance of public transport access and aims to facilitate environmentally friendly lifestyles. However, it also acknowledges potential downsides, such as increased noise and air pollution due to urban density. The plan's effectiveness in achieving ecological sustainability remains a key concern.

Stockholm City Plan

Stockholm City Plan

Institution: Stockholms stad | **Scale:** Local | **Type:** Strategic

Approval year: 2018 | **Target year:** 2040

Housing units per year proposed: 7000

Summary: The Stockholm City Plan outlines the vision for a cohesive, climate-smart, and sustainable city where everyone feels welcome. It identifies key areas for urban development, focusing on increasing housing, improving public spaces, and enhancing accessibility. The plan emphasizes the importance of integrating green spaces and ensuring social sustainability while addressing the challenges posed by rapid urban growth. It aims to create a better living environment for all residents, with a target of 140,000 new homes by 2030 and a commitment to reducing carbon emissions significantly by 2040.

Regional Utvecklingsplan för Stockholmsregionen (RUF5 2050)

Regional Development Plan for the Stockholm Region

Institution: Region Stockholm | **Scale:** Regional | **Type:** Strategic

Approval year: 2019 | **Target year:** 2050

Housing units per year proposed: 22000

Summary: The RUF5 2050 (Regional Development Plan for the Stockholm Region) provides a long-term vision to make Stockholm Europe's most attractive metropolitan region by 2050, guiding development across housing, mobility, economy, climate, and social inclusion. With expected population growth to 3.4 million, the plan identifies six key challenges and sets measurable targets for 2030. It promotes compact, transit-accessible urban development, reduced greenhouse gas emissions, inclusive education and labor markets, and enhanced quality of life. RUF5 2050 emphasizes coordinated planning, stakeholder collaboration, and sustainable growth through four overarching goals and nine regional priorities valid for implementation from 2018 to 2026.

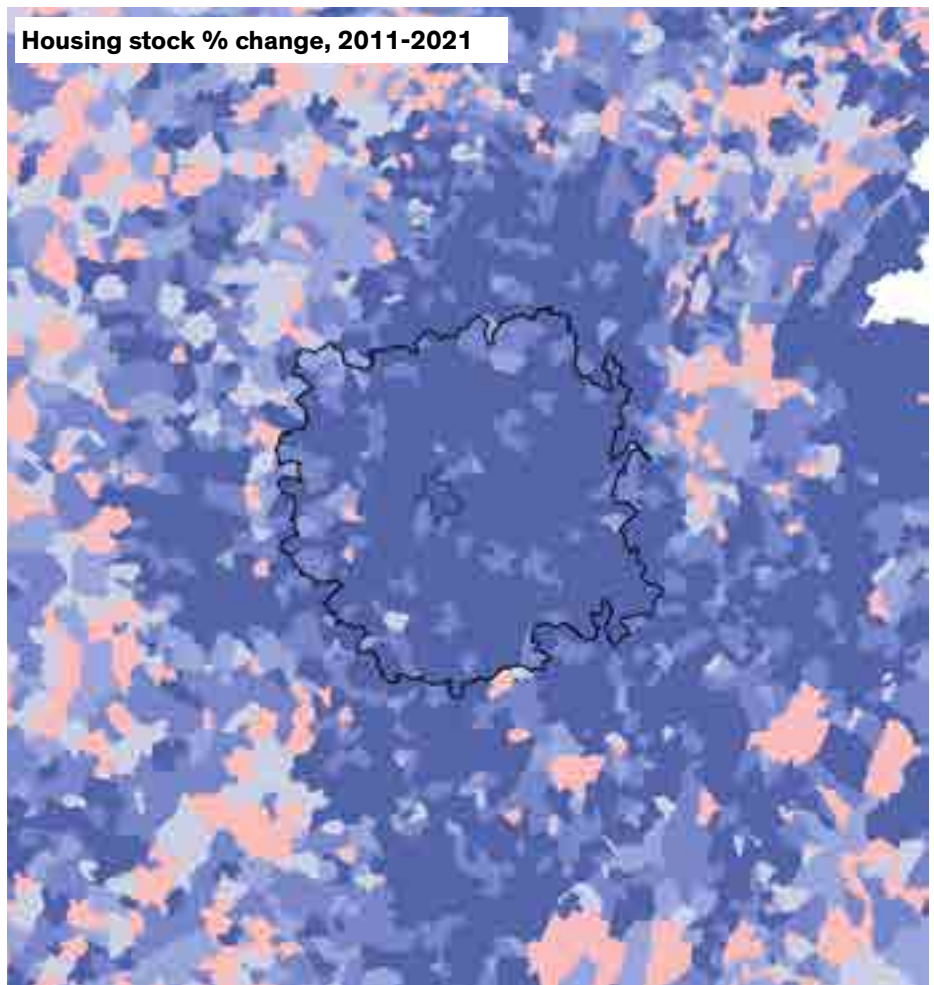


Lyon

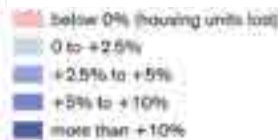
France

Household data for 2021 from Insee.

Indicator	City	FUA
2011		
Population	491,268	2,111,987
Households	247,239	894,388
Housing units	279,429	979,355
Primary housing units	247,255	894,364
Pop / unit	1.758	2.157
HH / unit	0.885	0.913
New housing price	3700€/ m ²	
2021		
Population	522,251	2,308,826
Households	270,975	1,029,292
Housing units	315,237	1,135,211
Primary housing units	270,121	1,017,425
Pop / unit	1.657	2.034
HH / unit	0.86	0.907
New housing price	5262€/ m ²	
2011-2021 change		
Population change	30,983 (6.3%)	196,839 (9.3%)
Household change	23,736 (9.6%)	134,904 (15.1%)
Housing unit change	35,808 (12.8%)	155,856 (15.9%)
Sale price % change	42.2%	
Efficiency		
Housing / pop	1.061	1.06
Housing / HH	1.029	1.007
Context information (2011-2021 change)		
GDP per capita PPP % growth, FUA:	7.5%	
Inflation %, national:	12.3%	



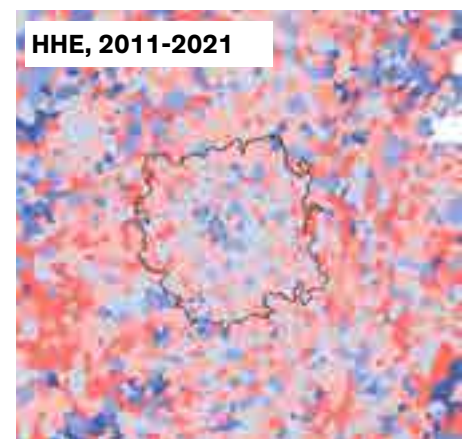
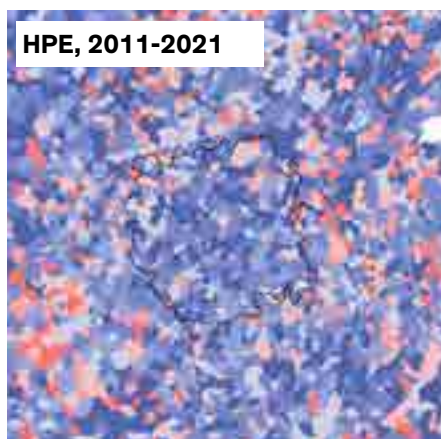
Housing stock % change 1



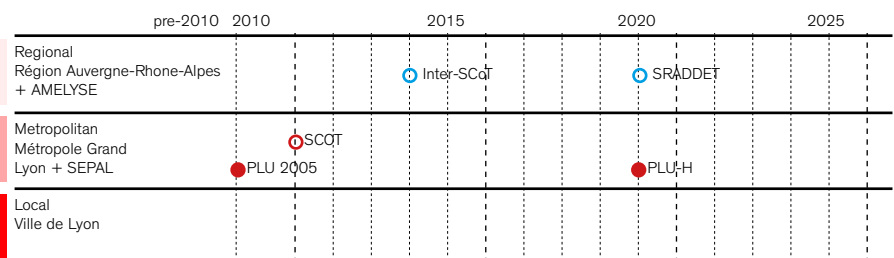
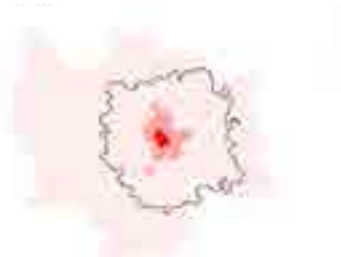
Housing to Population Efficiency (HPE) > and Housing to Household Effic. (HHE) >>

More pop/household than housing growth

More housing growth than pop/household



Planning levels



Selection of plans - Lyon



*Plan summaries are AI-generated and manually reviewed.

Scot de l'agglomération lyonnaise

Lyon Agglomeration Planning Scheme

Institution: Métropole Grand Lyon | **Scale:** Metropolitan | **Type:** Strategic

Approval year: 2010 | **Target year:** 2030

Housing units per year proposed: 7500

Summary: The Lyon Agglomeration Planning Scheme (Scot) aims to enhance the attractiveness and competitiveness of the Lyon metropolitan area by promoting sustainable urban development. It focuses on creating a multipolar urban structure that integrates economic, residential, and environmental objectives. The plan emphasizes the importance of preserving natural spaces while accommodating a growing population, targeting an increase of 150,000 residents by 2030. It also aims to improve public transport connectivity and promote mixed-use developments to foster social diversity and cohesion.



Les Scot de l'aire métropolitaine lyonnaise

The SCOT of the Lyon Metropolitan Area

Institution: Aire métropolitaine Lyon-Saint-Etienne | **Scale:** Regional | **Type:** Strategic

Approval year: 2013 | **Target year:** 2040

Housing units per year proposed: Not specified

Summary: The plan outlines a coordinated approach to urban development in the Lyon metropolitan area, emphasizing sustainable growth, housing, and transportation. It aims to accommodate an additional 400,000 to 700,000 residents by 2040 while promoting a multipolar urban structure that balances urban and rural needs. The plan integrates economic development, environmental sustainability, and social equity, ensuring that diverse territories within the metropolitan area are recognized and valued. It also addresses the importance of public transport and the preservation of natural and agricultural spaces.



Le Schéma Régional d'Aménagement, de Développement Durable et d'Égalité des Territoires

The Regional Scheme for Planning, Sustainable Development and Territorial Equality

Institution: Région Auvergne-Rhône-Alpes | **Scale:** Regional | **Type:** Strategic

Approval year: 2018 | **Target year:** 2030

Housing units per year proposed: Not specified

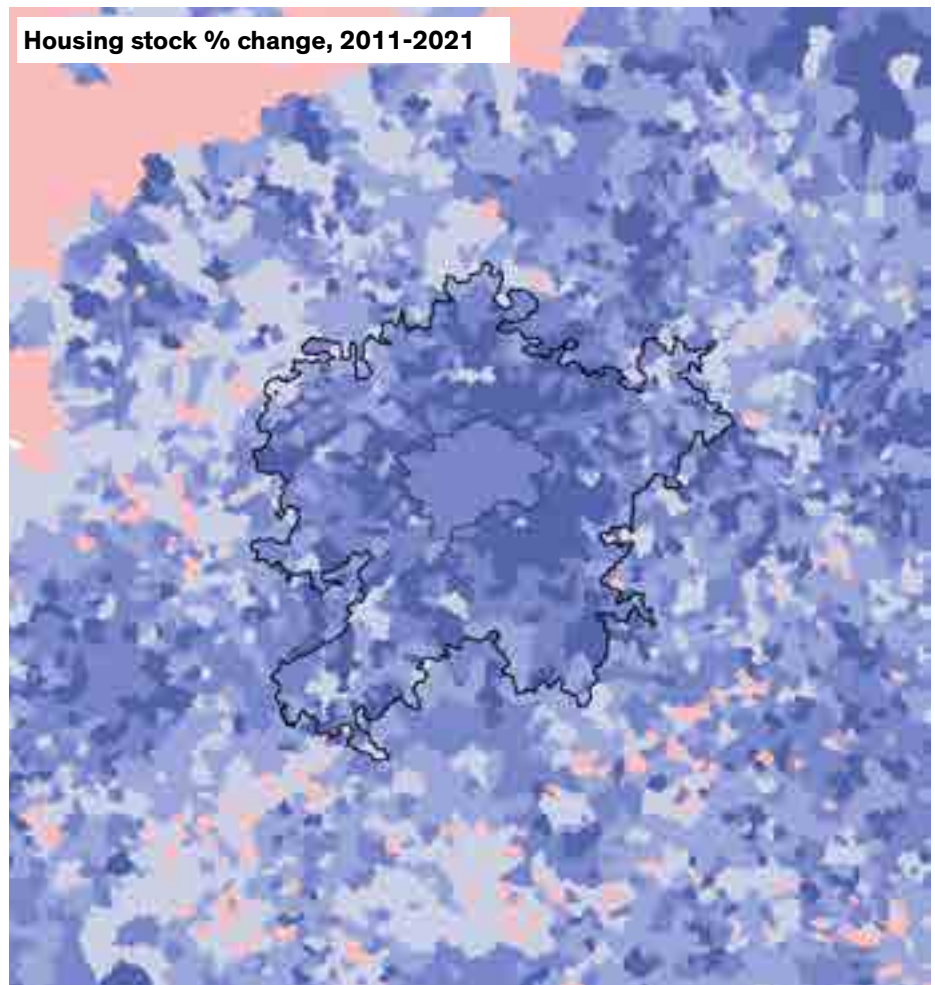
Summary: The SRADDET aims to make Auvergne-Rhône-Alpes the first sustainable region in Europe by 2030. It outlines an ambitious action plan addressing environmental challenges, urban planning, and social equity. The document emphasizes the importance of listening to local needs through extensive public consultations and aims to balance economic growth with environmental preservation. Key initiatives include promoting renewable energy, improving transportation infrastructure, and enhancing the quality of life in urban and rural areas. The plan also focuses on combating climate change and ensuring equitable development across diverse territories.

Prague

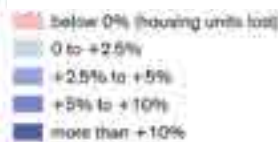
Czechia

Housing unit data for 2011 from Czech Statistics Office.

Indicator	City	FUA
2011		
Population	1,268,796	2,122,669
Households	579,509	924,642
Housing units	671,246	1,075,719
Primary housing units	542,168	858,739
Pop / unit	1.89	1.973
HH / unit	0.863	0.86
New housing price	2550€/ m ²	
2021		
Population	1,301,432	2,270,361
Households	656,812	1,071,164
Housing units	721,332	1,171,934
Primary housing units	627,705	1,006,399
Pop / unit	1.804	1.937
HH / unit	0.911	0.914
New housing price	4353€/ m ²	
2011-2021 change		
Population change	32,636 (2.6%)	147,692 (7.0%)
Household change	77,303 (13.3%)	146,522 (15.8%)
Housing unit change	50,086 (7.5%)	96,215 (8.9%)
Sale price % change	70.7%	
Efficiency		
Housing / pop	1.048	1.019
Housing / HH	0.948	0.94
Context information (2011-2021 change)		
GDP per capita PPP % growth, FUA:		16.6%
Inflation %, national:		20.5%



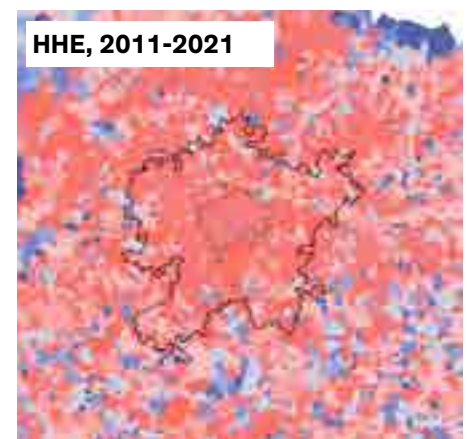
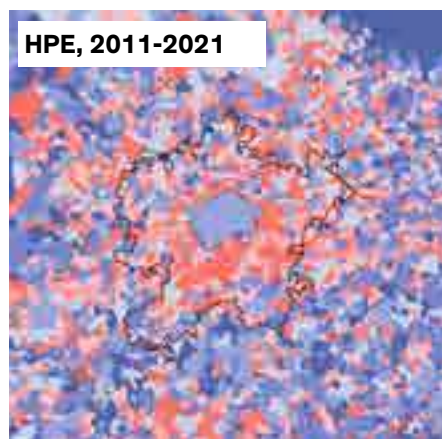
Housing stock % change 1



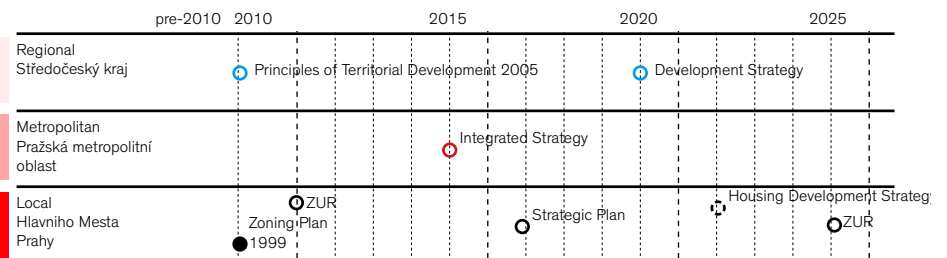
Housing to Population Efficiency (HPE) > and Housing to Household Effic. (HHE) >>

More pop/household than housing growth

More housing growth than pop/household



Planning levels



Selection of plans - Prague



*Plan summaries are AI-generated and manually reviewed.

Územní plán hl. m. Prahy

Land Use Plan for the Capital City of Prague

Institution: Hlavní město Praha | **Scale:** Local | **Type:** Binding

Approval year: 1999 | **Target year:** 0

Housing units per year proposed: Not specified

Summary: The document outlines the process for making changes to the urban plan of Prague. It details the steps involved, including proposal submission, assessment by local authorities, public consultations, and final approvals. The plan emphasizes collaboration among stakeholders, including residents and businesses, to ensure sustainable urban development. It aims to facilitate necessary changes in land use while adhering to legal requirements and public interests. The office responsible for these changes provides methodological support and ensures that all modifications are incorporated into the official urban plan.

Zásady Územního Rozvoje

Principles of Spatial Development

Institution: Institut plánování a rozvoje hlavního města Prahy | **Scale:** Local | **Type:** Strategic

Approval year: 2009 | **Target year:** 0

Housing units per year proposed: Not specified

Summary: The 2009 Principles of Spatial Development for Prague (Zásady územního rozvoje hl. m. Prahy) provide a comprehensive framework for sustainable urban planning in the Czech capital. Key priorities include managing growth within existing urban areas, enhancing public transport and reducing car dependency, protecting green spaces, and addressing environmental challenges like pollution and flooding. The plan supports polycentric development, regeneration of brownfields, expansion of green corridors, and balanced infrastructure investment. It also emphasizes cooperation with the Central Bohemian Region and includes detailed zoning for development, transport, and ecological stability. Public participation and environmental protection guide all planning measures.

Strategický plán hl. m. Prahy

Prague Strategic Plan

Institution: Institut plánování a rozvoje hlavního města Prahy | **Scale:** Local | **Type:** Strategic

Approval year: 2016 | **Target year:** 2030

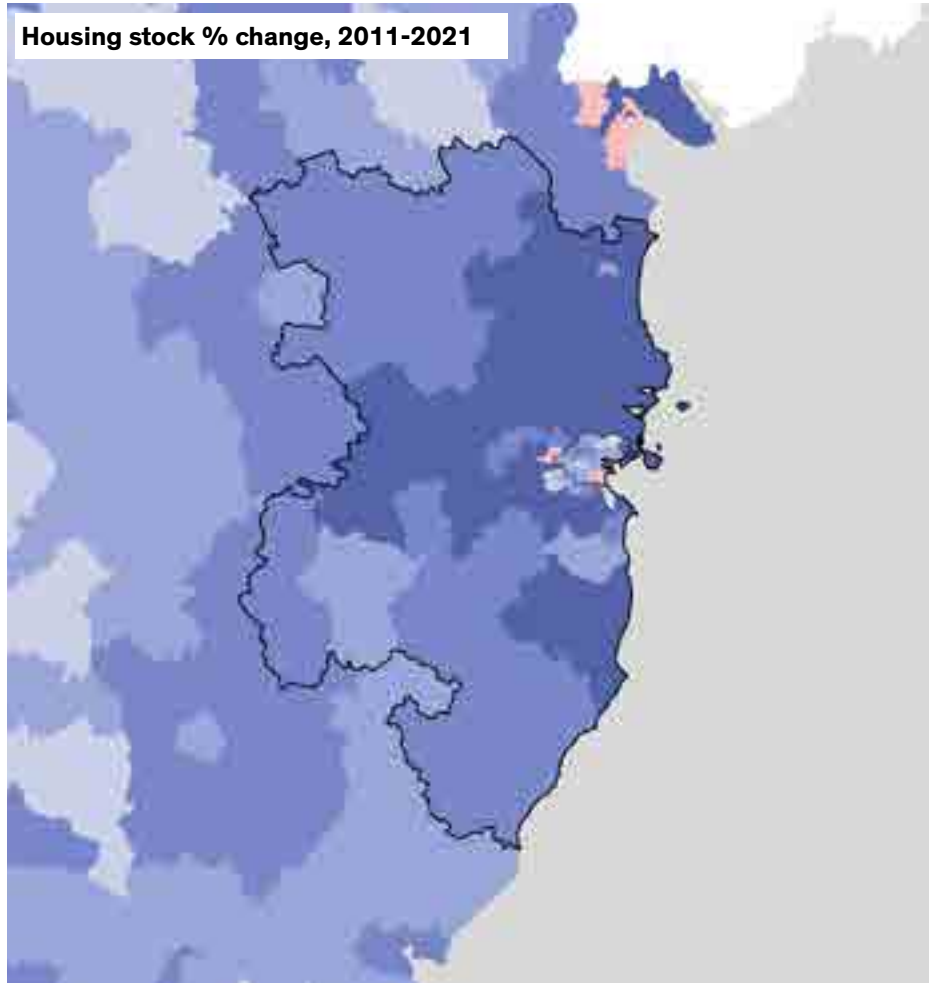
Housing units per year proposed: Not specified

Summary: The strategic plan for Prague aims to transform the city into a well-managed metropolis by focusing on culture, sustainable development, and social stability. It emphasizes the importance of strategic governance, active citizen participation, and efficient resource management. The plan outlines various strategic goals, including enhancing institutional capacity, improving public administration, and fostering resilience against crises. It also aims to promote housing development, improve infrastructure, and ensure a high quality of life for residents, positioning Prague as a preferred city for living and business.

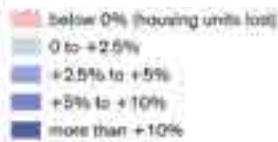
Dublin

Ireland

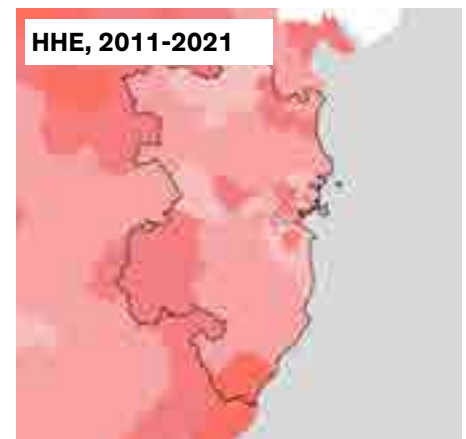
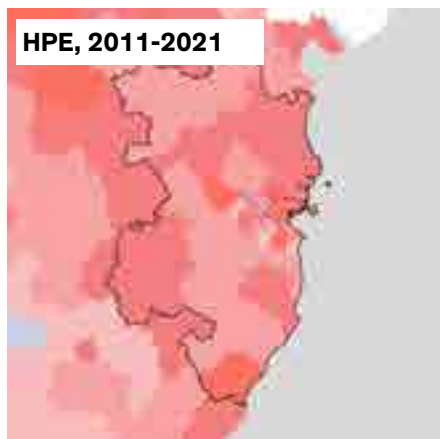
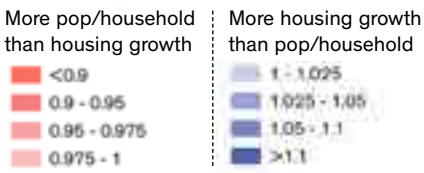
Indicator	City	FUA
2011		
Population	514,142	1,912,364
Households	207,000	686,163
Housing units	241,691	779,629
Primary housing units	207,771	687,087
Pop / unit	2.127	2.453
HH / unit	0.856	0.88
New housing price	0€/ m ²	
2021		
Population	586,793	2,219,523
Households	224,473	771,544
Housing units	249,835	842,687
Primary housing units	224,700	771,551
Pop / unit	2.349	2.634
HH / unit	0.898	0.916
New housing price	3893€/ m ²	
2011-2021 change		
Population change	72,651 (14.1%)	307,159 (16.1%)
Household change	17,473 (8.4%)	85,381 (12.4%)
Housing unit change	8,144 (3.4%)	63,058 (8.1%)
Sale price % change	78.0%	
Efficiency		
Housing / pop	0.906	0.931
Housing / HH	0.953	0.961
Context information (2011-2021 change)		
GDP per capita PPP % growth, FUA:		71.7%
Inflation %, national:		5.0%



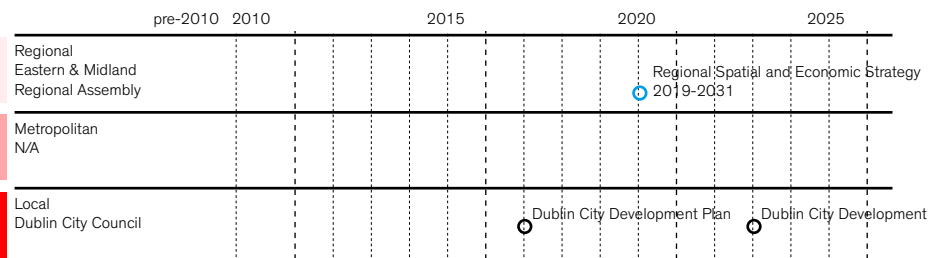
Housing stock % change 1



Housing to Population Efficiency (HPE) > and Housing to Household Effic. (HHE) >>



Planning levels



Selection of plans - Dublin



*Plan summaries are AI-generated and manually reviewed.

Dublin City Development Plan 2016 – 2022

Dublin City Development Plan 2016 – 2022

Institution: City of Dublin | **Scale:** Local | **Type:** Strategic

Approval year: 2016 | **Target year:** 2022

Housing units per year proposed: 4215

Summary: The Dublin City Development Plan 2016-2022 outlines the strategic framework for urban planning in Dublin, focusing on sustainable development, housing, transportation, and environmental protection. It emphasizes the importance of maintaining the city's architectural heritage while accommodating growth and enhancing the quality of life for residents. The plan includes guidelines for various sectors, including housing, retail, and public services, and aims to create a vibrant, inclusive, and resilient urban environment.

Regional spatial and economic strategy

Regional spatial and economic strategy

Institution: Eastern & Midland Regional Assembly | **Scale:** Regional | **Type:** Strategic

Approval year: 2019 | **Target year:** 2031

Housing units per year proposed: 7500

Summary: The 2019 Regional Spatial and Economic Strategy (RSES) for Ireland's Eastern and Midland Region sets a strategic framework for development to 2031 and beyond. It aims to create a sustainable, competitive region by coordinating housing, employment, transport, and climate policy. Anchored in Project Ireland 2040, the strategy promotes compact urban growth, rural revitalization, low-carbon transition, and regional economic resilience. Dublin's role as a global city is reinforced, alongside support for regional towns and rural areas. The RSES integrates 16 Regional Strategic Outcomes aligned with EU and UN goals, and was shaped by extensive public consultation, spatial analysis, and environmental assessments.

Dublin City Development Plan 2022-2028

Dublin City Development Plan 2022-2028

Institution: City of Dublin | **Scale:** Local | **Type:** Strategic

Approval year: 2022 | **Target year:** 2028

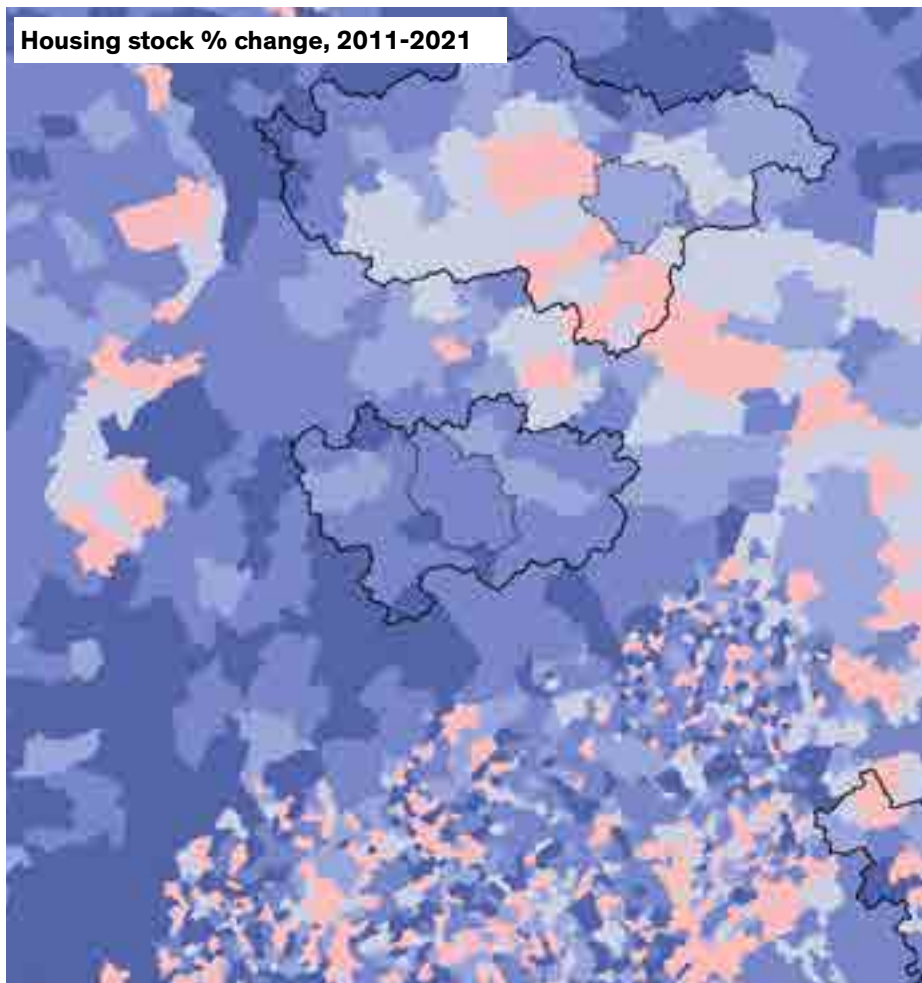
Housing units per year proposed: 6690

Summary: The Dublin City Development Plan 2022–2028 provides a strategic framework to shape a more sustainable, inclusive, and resilient capital. It focuses on compact growth, the 15-minute city model, and climate action. The plan targets housing for up to 640,000 residents and promotes infill and brownfield development along transit corridors. It emphasizes high-quality public spaces, sustainable transport, cultural infrastructure, and climate resilience through green infrastructure and energy efficiency. It also supports a dynamic economy, social inclusion, and the revitalization of urban villages. Seventeen regeneration areas are prioritized for development, with zoning and implementation measures to meet long-term housing and employment needs.

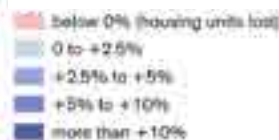
Cologne

Germany

Indicator	City	FUA
2011		
Population	1,005,775	2,100,357
Households	508,897	994,802
Housing units	539,820	1,060,822
Primary housing units	508,847	994,669
Pop / unit	1.863	1.98
HH / unit	0.943	0.938
New housing price	0€/ m ²	
2021		
Population	1,009,974	2,138,141
Households	537,963	1,068,015
Housing units	567,401	1,123,641
Primary housing units	537,949	1,067,983
Pop / unit	1.78	1.903
HH / unit	0.948	0.95
New housing price	5168€/ m ²	
2011-2021 change		
Population change	4,199 (0.4%)	37,784 (1.8%)
Household change	29,066 (5.7%)	73,213 (7.4%)
Housing unit change	27,581 (5.1%)	62,819 (5.9%)
Sale price % change	nan%	
Efficiency		
Housing / pop	1.047	1.04
Housing / HH	0.994	0.987
Context information (2011-2021 change)		
GDP per capita PPP % growth, FUA:		7.3%
Inflation %, national:		14.2%



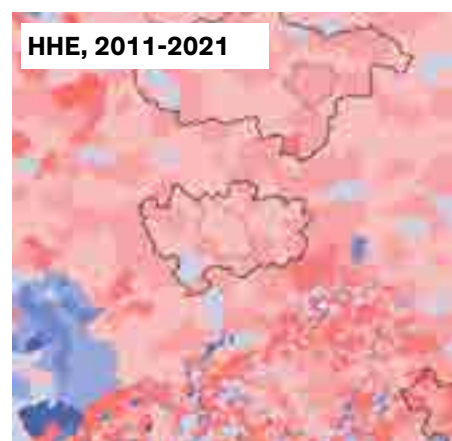
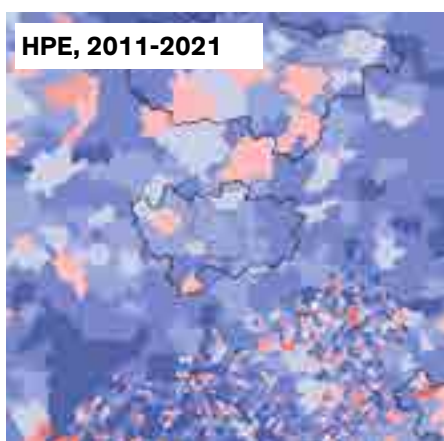
Housing stock % change 1



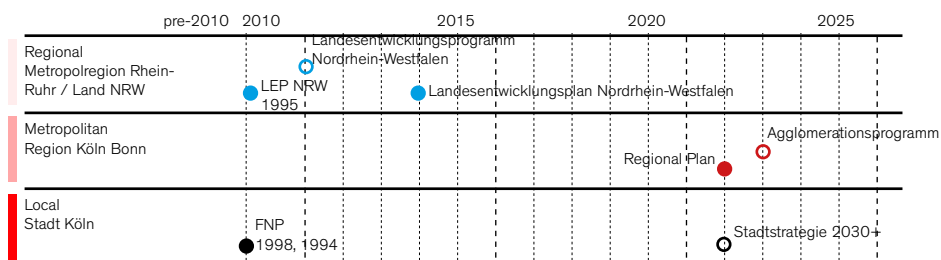
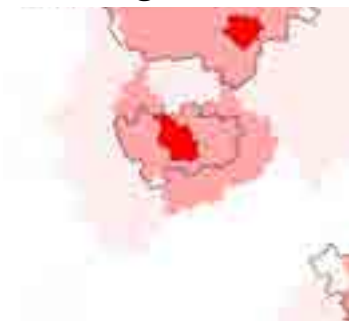
Housing to Population Efficiency (HPE) > and Housing to Household Effic. (HHE) >>

More pop/household than housing growth

More housing growth than pop/household



Planning levels



Selection of plans - Cologne



*Plan summaries are AI-generated and manually reviewed.

Kölner Perspektiven 2030+

Cologne Perspectives 2030+

Institution: Stadt Köln | **Scale:** Local | **Type:** Strategic

Approval year: 2020 | **Target year:** 2030

Housing units per year proposed: Not specified

Summary: The 'Kölner Perspektiven 2030+' is a strategic framework for sustainable urban development in Cologne. It addresses future challenges as a growing metropolis and identifies key action areas for urban development. The plan emphasizes collaboration among political, administrative, and civil society actors to enhance the livability of Cologne. It includes a comprehensive analysis of urban structures and proposes ten key recommendations for future development, focusing on compact neighborhoods, economic dynamism, education, and environmental sustainability, aiming for a climate-neutral city by 2035.

Agglomerationskonzept

Agglomeration Concept

Institution: Region Köln/Bonn | **Scale:** Metropolitan | **Type:** Strategic

Approval year: 2019 | **Target year:** 2040

Housing units per year proposed: Not specified

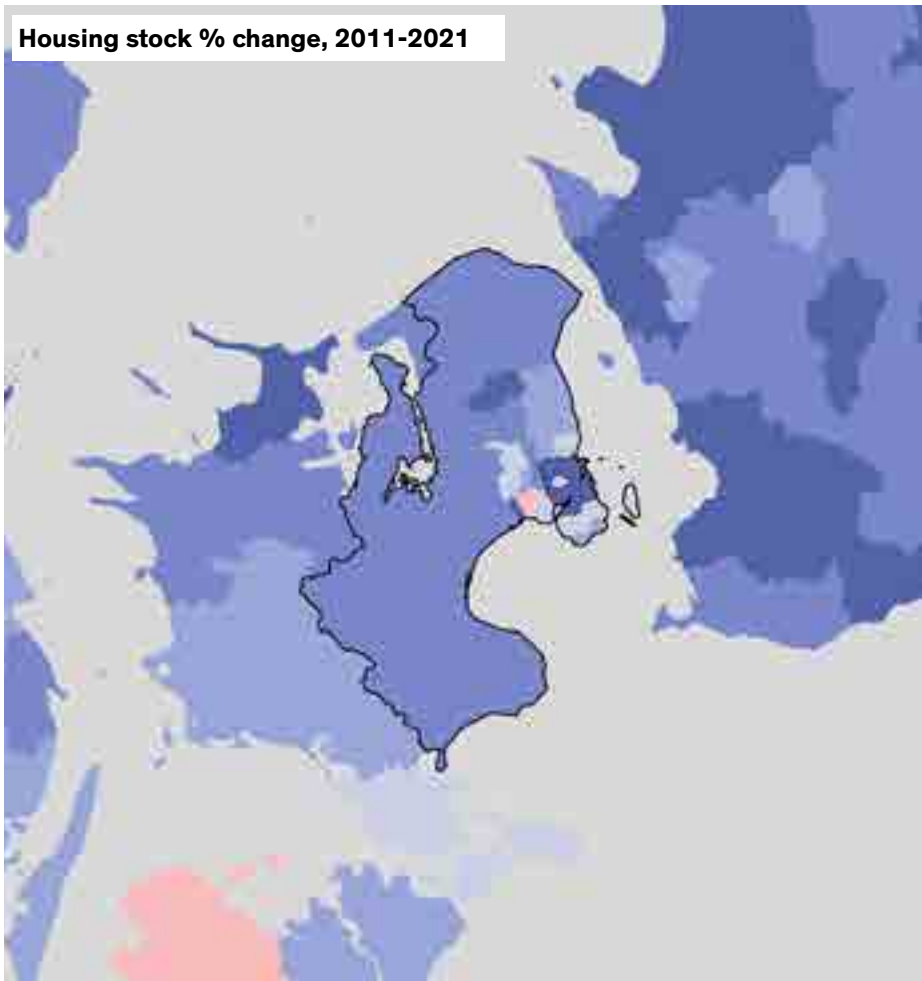
Summary: The Agglomeration Concept for the Köln/Bonn region outlines a strategic framework for sustainable spatial development until 2040. It aims to balance growth with the preservation of natural resources, addressing challenges such as housing shortages, mobility, and climate change. The plan emphasizes intermunicipal cooperation and integrated planning to enhance regional competitiveness and quality of life. It includes specific strategies for settlement, economy, and environmental protection, promoting a polycentric structure to ensure balanced development across the region.

Copenhagen

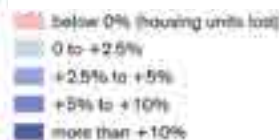
Denmark

Indicator	City	FUA
2011		
Population	539,542	1,951,976
Households	271,364	891,258
Housing units	288,937	962,057
Primary housing units	270,455	886,371
Pop / unit	1.867	2.029
HH / unit	0.939	0.926
New housing price	3050€/ m ²	
2021		
Population	638,117	2,131,090
Households	301,424	949,958
Housing units	321,850	1,030,272
Primary housing units	300,909	948,821
Pop / unit	1.983	2.068
HH / unit	0.937	0.922
New housing price	7283€/ m ²	
2011-2021 change		
Population change	98,575 (18.3%)	179,114 (9.2%)
Household change	30,060 (11.1%)	58,700 (6.6%)
Housing unit change	32,913 (11.4%)	68,215 (7.1%)
Sale price % change	138.8%	
Efficiency		
Housing / pop	0.942	0.981
Housing / HH	1.003	1.005
Context information (2011-2021 change)		
GDP per capita PPP % growth, FUA:		24.2%
Inflation %, national:		8.5%

Housing stock % change, 2011-2021



Housing stock % change 1



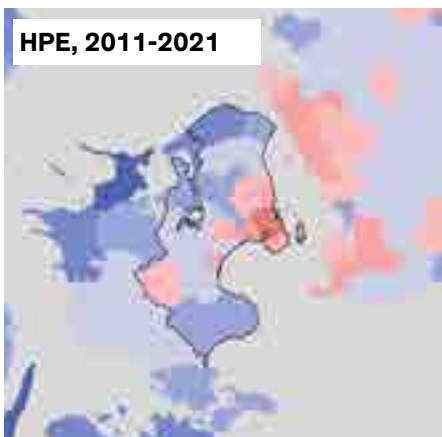
Housing to Population Efficiency (HPE) > and Housing to Household Effic. (HHE) >>

More pop/household than housing growth

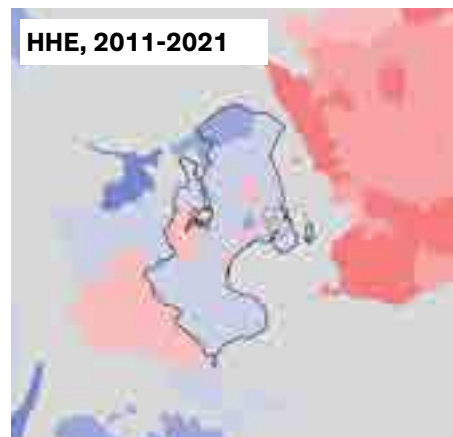
More housing growth than pop/household



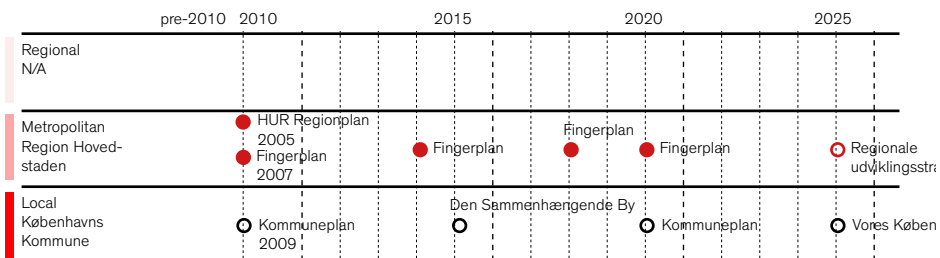
HPE, 2011-2021



HHE, 2011-2021



Planning levels



Selection of plans - Copenhagen



*Plan summaries are AI-generated and manually reviewed.

HUR Regionplan 2005

2005 Regional Plan for the Capital Region of Denmark

Institution: Hovedstadens Udviklingsråd | **Scale:** Regional | **Type:** Strategic

Approval year: 2005 | **Target year:** 2017

Housing units per year proposed: 6250

Summary: The 2005 Regional Plan for the Capital Region of Denmark (HUR Regionplan 2005) presents a strategic vision for a strong, sustainable metropolitan region based on the "Finger Plan" urban structure. It aims to balance economic growth with environmental preservation, targeting up to 130,000 new homes, improved public transport, and expanded green spaces, including a new green ring. The plan supports infill development, urban densification, and mixed land uses while protecting recreational landscapes and coastal areas. It encourages integration within the Øresund Region, promotes innovation-driven business locations, and was developed through public consultation as a framework for future spatial planning until 2017.



Fingerplan 2013

Fingerplan 2013

Institution: Naturstyrelsen | **Scale:** Regional | **Type:** Binding

Approval year: 2013 | **Target year:** 0

Housing units per year proposed: Not specified

Summary: The Fingerplan 2013 is Denmark's national spatial directive for the Greater Copenhagen area, reinforcing the "Finger City" model of urban development. It divides the region into four areas: inner city (palm), outer suburbs (fingers), green wedges, and the rest of the metropolitan area. The plan focuses on sustainable urban growth, densification near public transport, green space preservation, and coordination of infrastructure, housing, and business zones. It limits new zoning to avoid urban sprawl and prioritizes compact, transit-oriented development. The plan ensures integrated planning across 34 municipalities and provides legal guidance for aligning local strategies with regional and national sustainability goals.



Den Sammenhængende By

The Connected City

Institution: Københavns Kommune | **Scale:** Local | **Type:** Strategic

Approval year: 2014 | **Target year:** 0

Housing units per year proposed: Not specified

Summary: The 2014 Municipal Plan Strategy for Copenhagen outlines a vision for a sustainable, inclusive, and resilient city prepared for rapid population growth. It promotes compact urban development, diversified housing for all income levels, and a shift toward public transport and cycling. The strategy emphasizes high-quality urban life, green infrastructure, social cohesion, and access to education, work, and cultural life. Key goals include integrating urban quarters, enhancing climate resilience, and supporting innovation through hubs like Copenhagen Science City. It promotes regional cooperation and positions Copenhagen as a key driver of national and international urban growth.

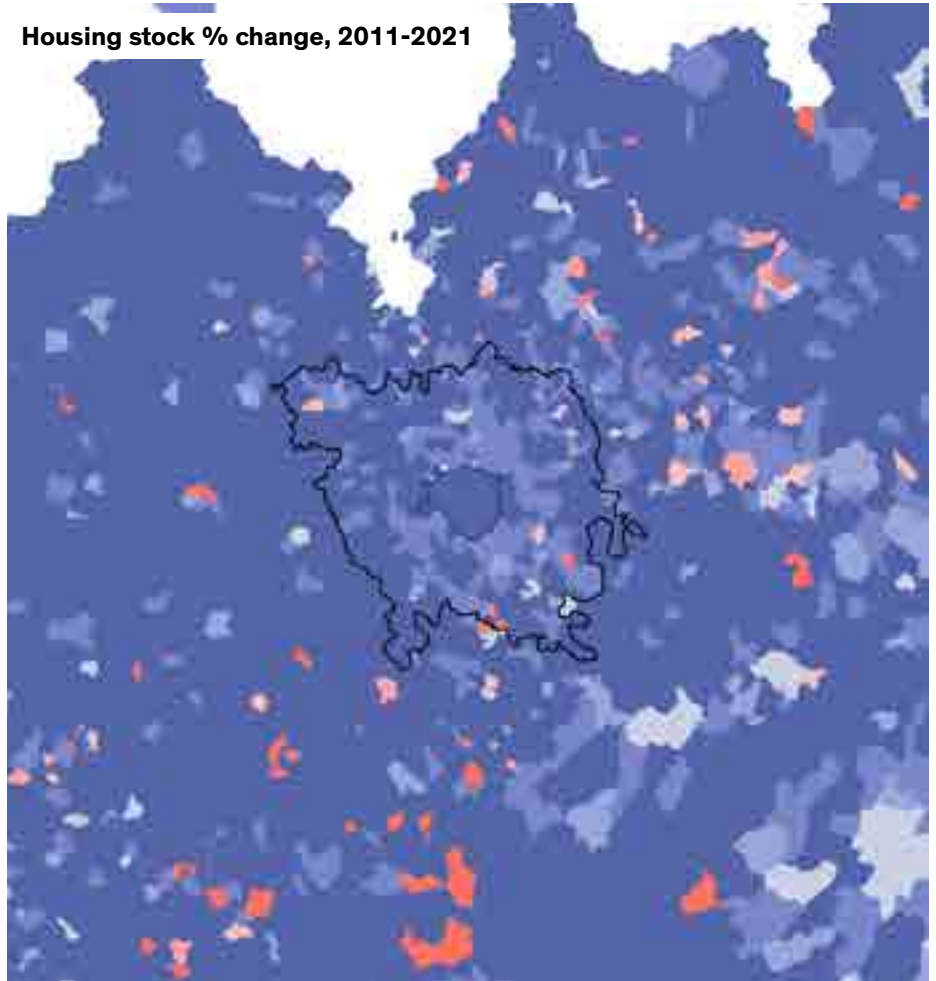
Milan

Italy

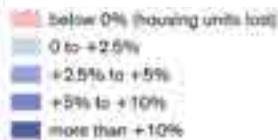
Housing unit data is inaccurate, as stated by Istat.

Indicator	City	FUA
2011		
Population	1,714,227	2,738,189
Households	837,478	1,276,274
Housing units	983,840	1,533,596
Primary housing units	837,617	1,275,788
Pop / unit	1.742	1.785
HH / unit	0.851	0.832
New housing price	3000€/ m ²	
2021		
Population	1,926,960	3,036,536
Households	930,358	1,423,285
Housing units	1,074,967	1,690,819
Primary housing units	926,780	1,418,357
Pop / unit	1.793	1.796
HH / unit	0.865	0.842
New housing price	5788€/ m ²	
2011-2021 change		
Population change	212,733 (12.4%)	298,347 (10.9%)
Household change	92,880 (11.1%)	147,011 (11.5%)
Housing unit change	91,127 (9.3%)	157,223 (10.3%)
Sale price % change	92.9%	
Efficiency		
Housing / pop	0.972	0.994
Housing / HH	0.984	0.989
Context information (2011-2021 change)		
GDP per capita PPP % growth, FUA:		-4.0%
Inflation %, national:		19.6%

Housing stock % change, 2011-2021



Housing stock % change 1



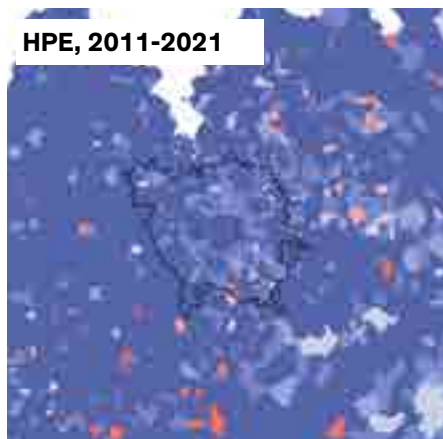
Housing to Population Efficiency (HPE) > and Housing to Household Effic. (HHE) >>

More pop/household than housing growth

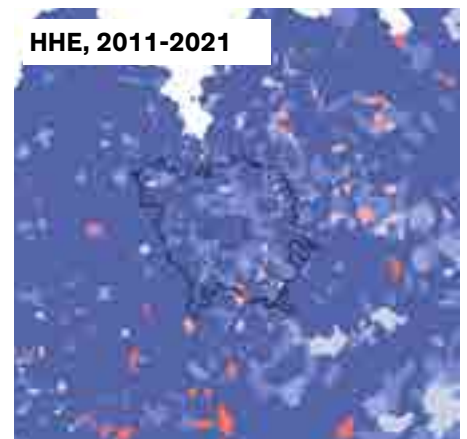
More housing growth than pop/household



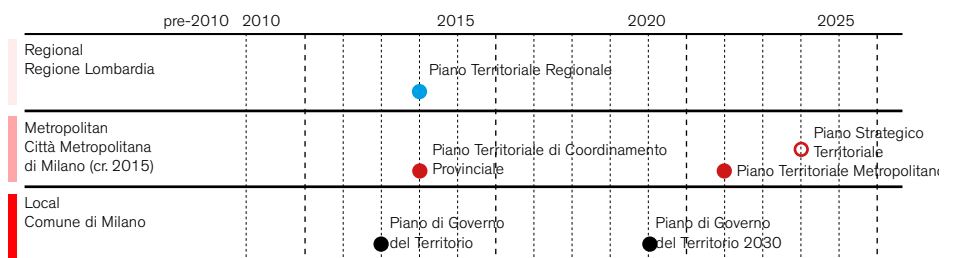
HPE, 2011-2021



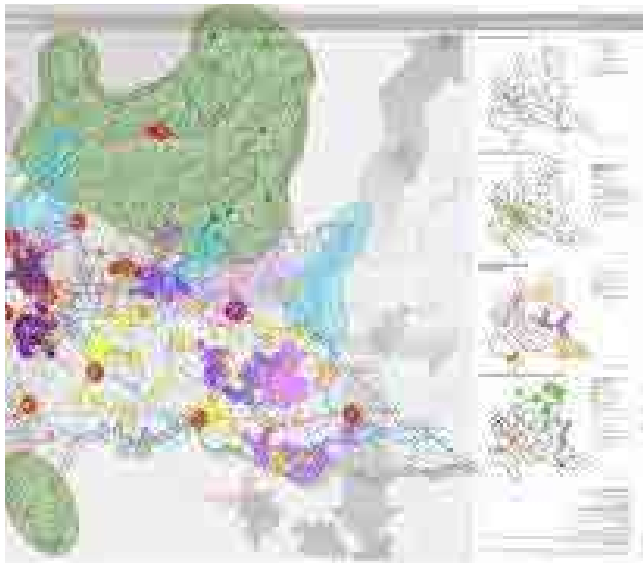
HHE, 2011-2021



Planning levels



Selection of plans - Milan



*Plan summaries are AI-generated and manually reviewed.

Piano Territoriale Regionale della Lombardia (PTR)

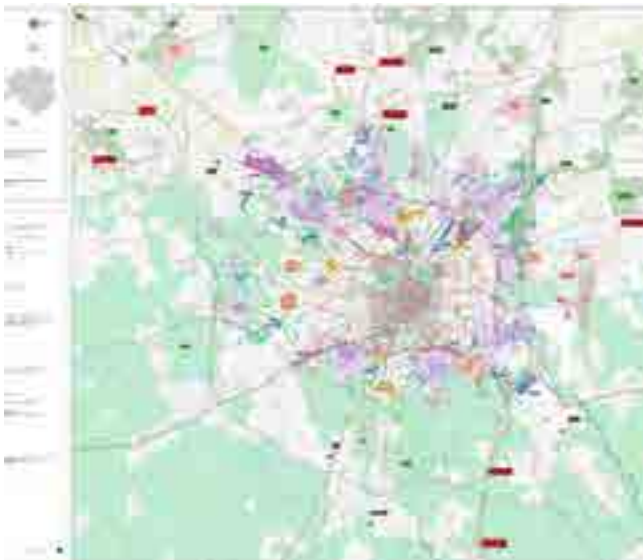
Regional Territorial Plan of Lombardy

Institution: Regione Lombardia | **Scale:** Regional | **Type:** Strategic

Approval year: 2013 | **Target year:** 2020

Housing units per year proposed: Not specified

Summary: The Regional Territorial Plan (PTR) of Lombardy serves as a strategic planning tool aimed at harmonizing the region's development with environmental sustainability. It outlines objectives for improving the quality of life for citizens, promoting sustainable development, and integrating various policies across sectors. The PTR emphasizes the importance of local planning and provides guidelines for municipalities to align their plans with regional goals. It also addresses critical issues such as urbanization, environmental protection, and infrastructure development, ensuring a comprehensive approach to territorial governance.



Piano di Governo del Territorio 2030 (PGT 2030)

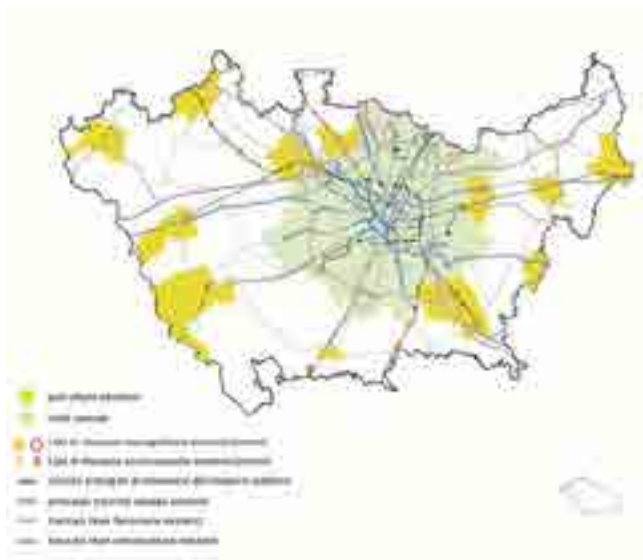
Territorial Government Plan

Institution: Comune di Milano | **Scale:** Metropolitan | **Type:** Binding

Approval year: 2019 | **Target year:** 2030

Housing units per year proposed: 7500 public housing units

Summary: The Territorial Government Plan of Milan, approved on October 14, 2019, outlines objectives for the city's growth towards 2030, focusing on demographic, economic, and tourism development. It aims to enhance environmental sustainability, improve public spaces, and ensure housing rights through affordable rents. Key initiatives include reducing land consumption, increasing green areas, and implementing carbon-neutral building regulations. The plan also emphasizes the revitalization of neighborhoods and public spaces, with significant investments in social housing and urban regeneration, aiming for a more equitable and sustainable urban environment.



Piano Territoriale Metropolitan (PTM)

Metropolitan Territorial Plan

Institution: Città Metropolitana di Milano | **Scale:** Metropolitan | **Type:** Strategic

Approval year: 2021 | **Target year:** 2031

Housing units per year proposed: Not specified

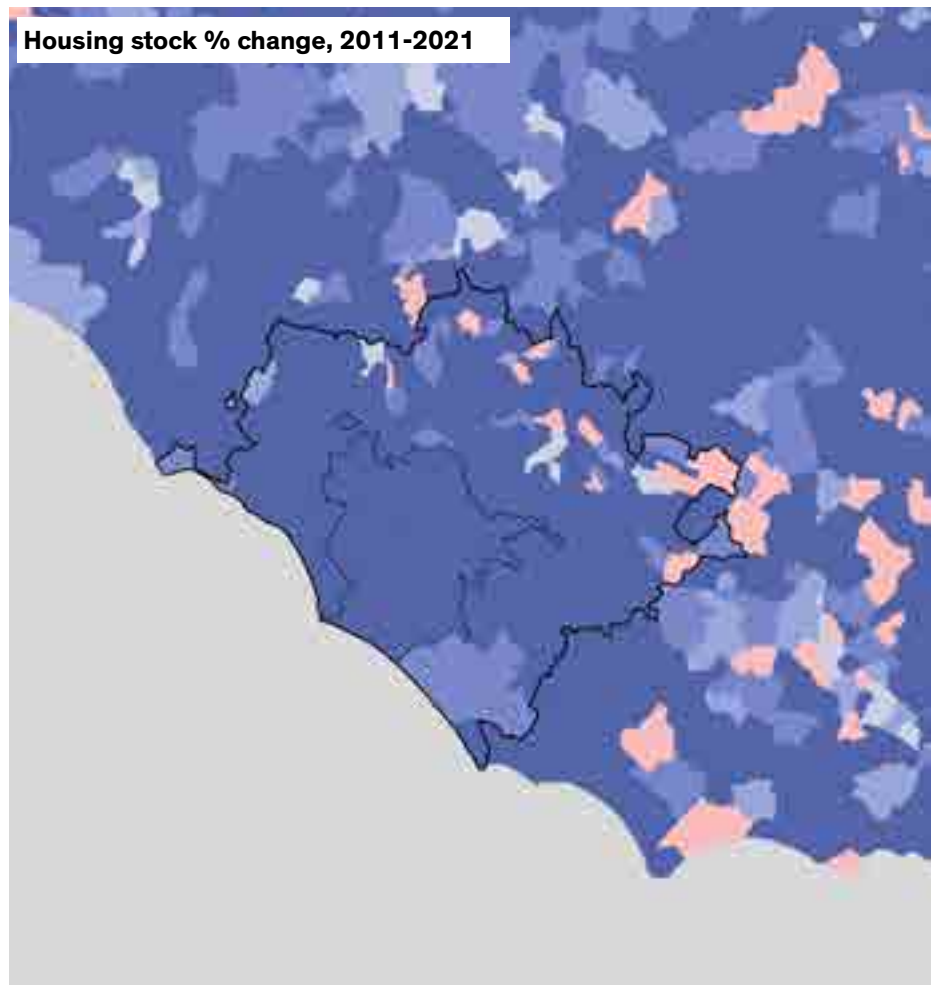
Summary: The Metropolitan Territorial Plan (PTM) for Milan aims to provide a comprehensive framework for urban planning over the next decade. It focuses on sustainable land use, environmental protection, and urban regeneration. The plan emphasizes the importance of reducing soil consumption, enhancing public transport, and promoting green infrastructure. It seeks to balance urban development with ecological preservation while addressing climate change challenges. The PTM also aims to foster equitable access to services across the metropolitan area, ensuring that all communities benefit from urban planning initiatives.

Rome

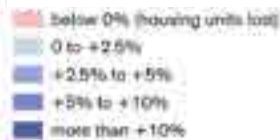
Italy

Housing unit data is inaccurate, as stated by Istat.

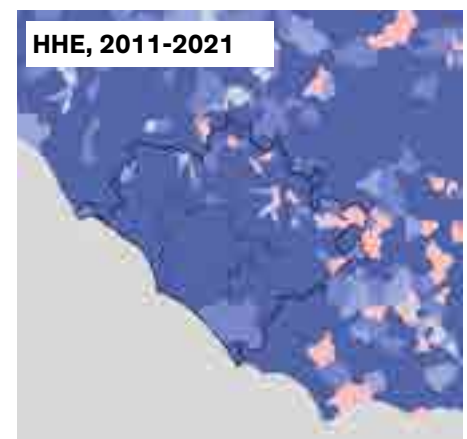
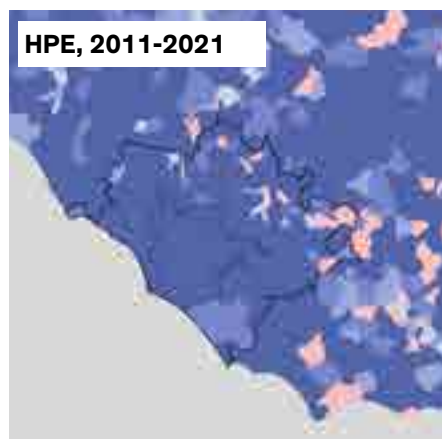
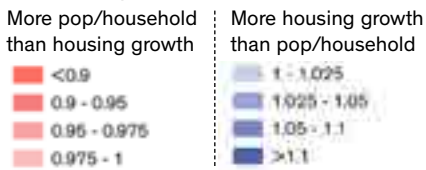
Indicator	City	FUA
2011		
Population	2,617,175	4,065,804
Households	1,168,214	1,752,956
Housing units	1,259,649	1,991,188
Primary housing units	1,137,391	1,709,190
Pop / unit	2.078	2.042
HH / unit	0.927	0.88
New housing price	4100€/ m ²	
2021		
Population	2,749,031	4,291,581
Households	1,308,556	1,988,535
Housing units	1,441,947	2,293,453
Primary housing units	1,279,874	1,943,248
Pop / unit	1.906	1.871
HH / unit	0.907	0.867
New housing price	3208€/ m ²	
2011-2021 change		
Population change	131,856 (5.0%)	225,777 (5.6%)
Household change	140,342 (12.0%)	235,579 (13.4%)
Housing unit change	182,298 (14.5%)	302,265 (15.2%)
Sale price % change	-21.8%	
Efficiency		
Housing / pop	1.09	1.091
Housing / HH	1.022	1.015
Context information (2011-2021 change)		
GDP per capita PPP % growth, FUA:		-11.9%
Inflation %, national:		11.0%



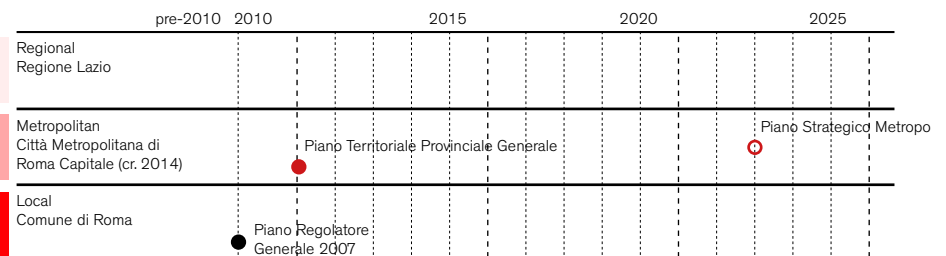
Housing stock % change 1



Housing to Population Efficiency (HPE) > and Housing to Household Effic. (HHE) >>



Planning levels



Selection of plans - Rome



*Plan summaries are AI-generated and manually reviewed.

Piano Regolatore Generale (PRG)

General Regulatory Plan

Institution: Comune di Roma | **Scale:** Local | **Type:** Binding

Approval year: 2008 | **Target year:** 0

Housing units per year proposed: Not specified

Summary: The General Regulatory Plan (PRG) of the Municipality of Rome governs physical and functional transformations of urban significance within the city. It aims to redevelop and enhance the territory in line with principles of environmental sustainability, urban equity, cost-effectiveness, efficiency, transparency, and administrative simplification, under current legislation. The Plan consists of binding and non-binding documents. Binding provisions include textual and graphic regulations, with text prevailing in case of conflict. Non-binding materials serve knowledge, explanatory, programmatic, or communication purposes. Modifications follow specific procedures, with some requiring formal amendments and others handled by municipal authorities, often with prior public notice.

Piano Territoriale Provinciale Generale (PTPG)

Provincial Territorial Plan General (PTPG)

Institution: Provincia di Roma | **Scale:** Metropolitan | **Type:** Binding

Approval year: 2010 | **Target year:** 2015

Housing units per year proposed: 16140 (in Roma 7000)

Summary: The PTPG aims to construct the metropolitan territory of the Province of Rome by organizing its functioning as an integrated system of diverse settlement and functional components. It focuses on enhancing relationships between the central area and local municipalities, promoting metropolitan citizenship, and ensuring environmental sustainability. The plan outlines strategies for urban development, environmental protection, and infrastructure improvement, aiming for a cohesive and competitive metropolitan area while preserving the province's identity and resources.

Piano Strategico Metropolitan (PSM)

Metropolitan Strategic Plan

Institution: Città Metropolitana di Roma | **Scale:** Metropolitan | **Type:** Strategic

Approval year: 2022 | **Target year:** 2024

Housing units per year proposed: Not specified

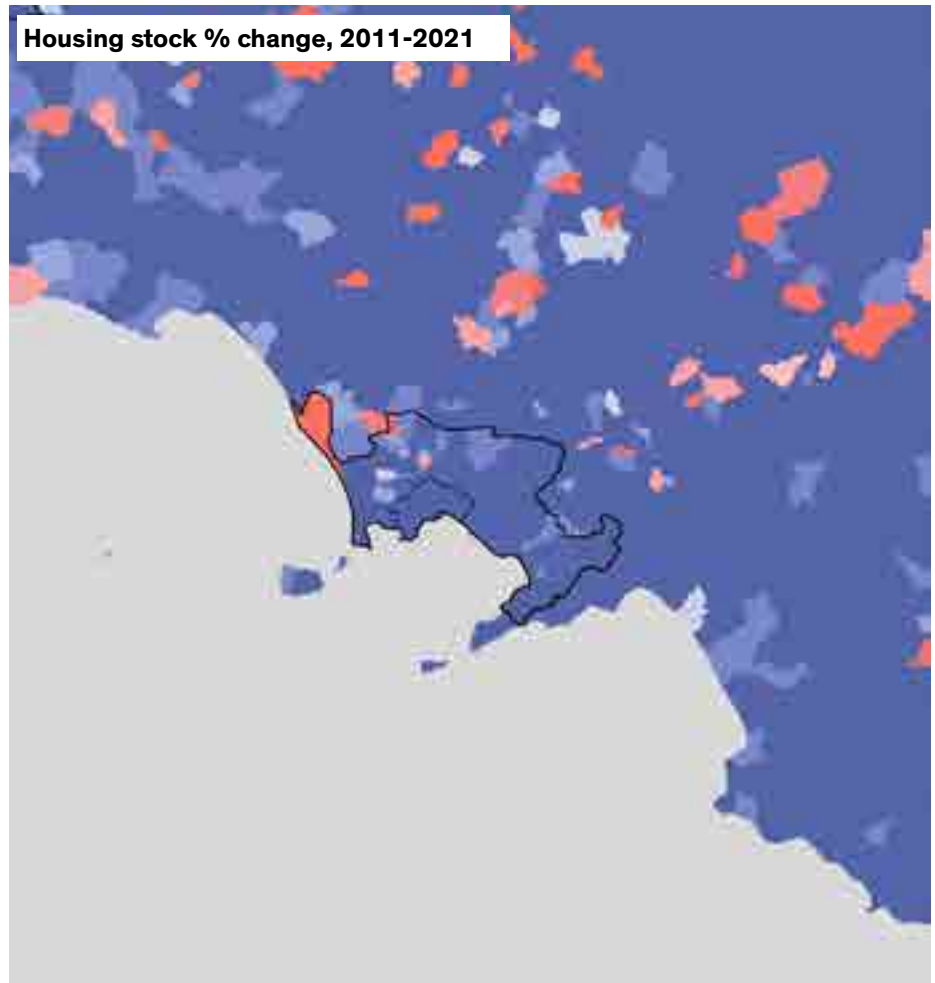
Summary: The Strategic Plan of the Metropolitan City of Rome aims to enhance the territory, address social and economic disparities, and guide future development through a unified metropolitan vision. It seeks to boost local revitalization in response to pandemic challenges, leveraging national and EU recovery funds. The plan promotes international visibility, sustainability, innovation, and inclusion, while improving residents' quality of life. It relies on cooperation among local authorities and outlines strategic priorities translated into operational actions. With an adaptable framework, it encourages shared governance and implementation, making it a tool for sustainable development and territorial balance across Rome's 121 municipalities.

Naples

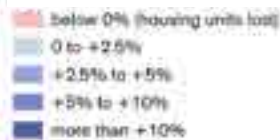
Italy

Housing unit data is inaccurate, as stated by Istat.

Indicator	City	FUA
2011		
Population	962,003	3,357,627
Households	351,869	1,145,758
Housing units	361,966	1,281,045
Primary housing units	347,470	1,133,143
Pop / unit	2.658	2.621
HH / unit	0.972	0.894
New housing price	0€/ m ²	
2021		
Population	921,142	3,303,711
Households	371,612	1,245,600
Housing units	438,924	1,499,585
Primary housing units	364,542	1,217,938
Pop / unit	2.099	2.203
HH / unit	0.847	0.831
New housing price	0€/ m ²	
2011-2021 change		
Population change	-40,861 (-4.2%)	-53,916 (-1.6%)
Household change	19,743 (5.6%)	99,842 (8.7%)
Housing unit change	76,958 (21.3%)	218,540 (17.1%)
Sale price % change	nan%	
Efficiency		
Housing / pop	1.266	1.19
Housing / HH	1.148	1.077
Context information (2011-2021 change)		
GDP per capita PPP % growth, FUA:		-2.2%
Inflation %, national:		11.0%

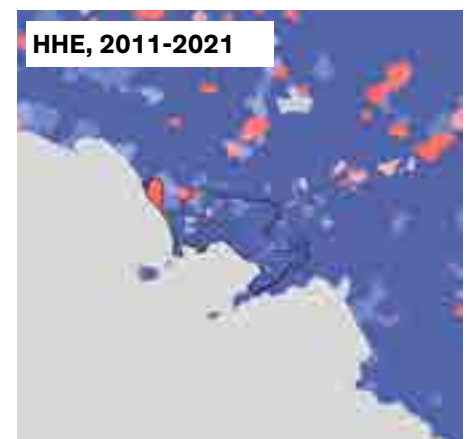
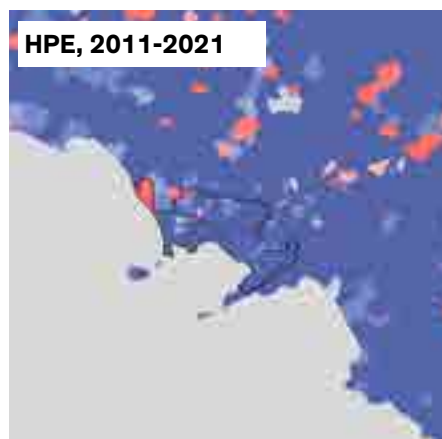


Housing stock % change 1

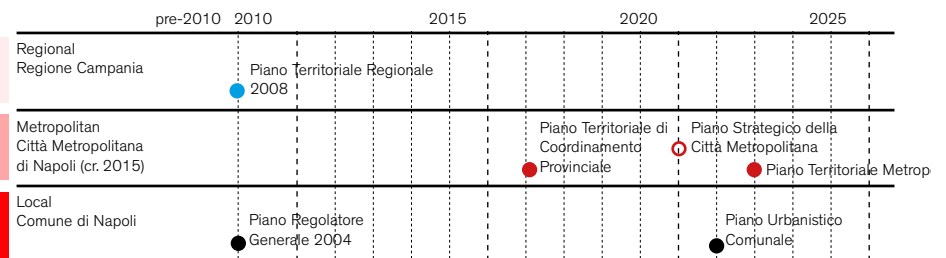


Housing to Population Efficiency (HPE) > and Housing to Household Effic. (HHE) >>

More pop/household than housing growth | More housing growth than pop/household



Planning levels



Selection of plans - Naples



*Plan summaries are AI-generated and manually reviewed.

Piano Regolatore Generale (PRG)

General Regulatory Plan

Institution: Comune di Napoli | **Scale:** Local | **Type:** Binding

Approval year: 2006 | **Target year:** 2013

Housing units per year proposed: Not specified

Summary: The plan aims to enhance the historical center and green areas of Naples while addressing urban decay and population decline. It proposes the restoration of historical buildings, the creation of urban parks, and the redevelopment of disused areas into integrated settlements. The plan emphasizes improving public services and transportation, particularly through a modern rail network. It also highlights the need for extensive housing development to accommodate the population, which is projected to decrease significantly. The overall goal is to create a cohesive urban environment that connects the city center with its peripheries.

Piano Territoriale Regionale (PTR)

Regional Territorial Plan

Institution: Regione Campania | **Scale:** Regional | **Type:** Strategic

Approval year: 2008 | **Target year:** 0

Housing units per year proposed: Not specified

Summary: The Regional Territorial Plan (PTR) of Campania aims to provide a comprehensive framework for regional planning, ensuring coherence with provincial and municipal planning. It outlines strategic guidelines for sustainable development, landscape protection, and urban planning. The plan emphasizes cooperation among institutional entities and integrates socio-economic programming with environmental considerations. It establishes criteria for land use, infrastructure development, and risk management, while promoting the preservation of cultural and natural heritage. The PTR serves as a foundational document for future planning initiatives in the region.

ImmagiNA Napoli Metropoli 2020/22

ImmagiNA Naples Metropolis 2020/22

Institution: Città Metropolitana di Napoli | **Scale:** Metropolitan | **Type:** Strategic

Approval year: 2020 | **Target year:** 2022

Housing units per year proposed: Not specified

Summary: The Strategic Plan for the Metropolitan City of Naples outlines a comprehensive vision for urban development, focusing on sustainability, economic growth, and social inclusion. It emphasizes the importance of community engagement in decision-making processes and aims to enhance the quality of life through improved infrastructure, housing, and environmental protection. The plan integrates various sectors, including culture, education, and mobility, to create a cohesive strategy that addresses the unique challenges faced by the metropolitan area. It also aims to leverage European funding to support its initiatives.

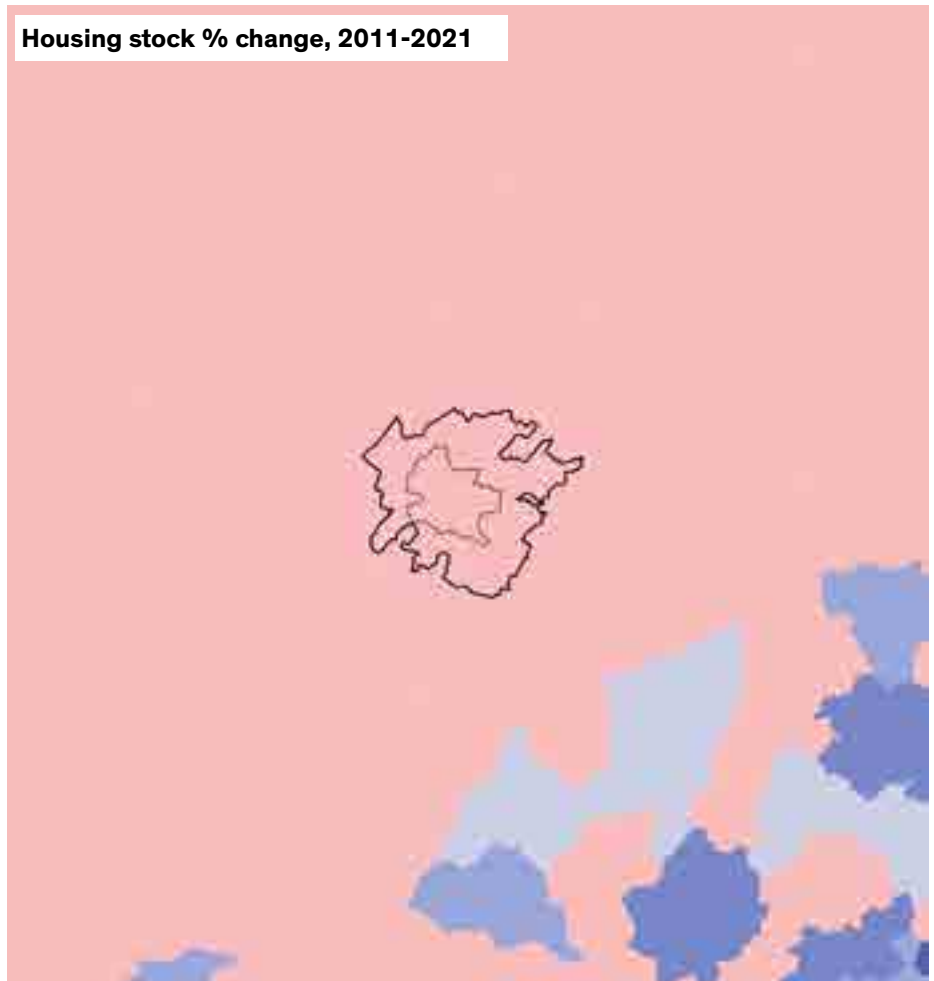
Bucharest

Romania

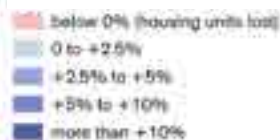
No census data for 2021 available.

Indicator	City	FUA
2011		
Population	1,883,425	2,183,091
Households	770,535	866,965
Housing units	844,541	956,489
Primary housing units	752,628	844,698
Pop / unit	2.23	2.282
HH / unit	0.912	0.906
New housing price	0€/ m ²	
2021		
Population	0	0
Households	0	0
Housing units	0	0
Primary housing units	0	0
Pop / unit	nan	nan
HH / unit	nan	nan
New housing price	1573€/ m ²	
2011-2021 change		
Population change	-1,883,425 (-100.0%)	-2,183,091 (-100.0%)
Household change	-770,535 (-100.0%)	-866,965 (-100.0%)
Housing unit change	-844,541 (-100.0%)	-956,489 (-100.0%)
Sale price % change	nan%	
Efficiency		
Housing / pop	nan	nan
Housing / HH	nan	nan
Context information (2011-2021 change)		
GDP per capita PPP % growth, FUA:		nan%
Inflation %, national:		22.8%

Housing stock % change, 2011-2021



Housing stock % change 1



Housing to Population Efficiency (HPE) > and Housing to Household Effic. (HHE) >>

More pop/household than housing growth

More housing growth than pop/household



HPE, 2011-2021



HHE, 2011-2021



Planning levels



	pre-2010	2010	2015	2020	2025
Regional N/A					
Metropolitan Asociația de Dezvoltare Intercomunitară Zona Metropolitană București					
Local Primăria Municipiului București		● Planul Urbanistic General 2000		○ Strategia Integrată de Dezvoltare Urbană	

**Housing in European Metropolises:
supply dynamics and planning frameworks in large Urban Areas of the EU**

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