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E-001890/2024

Answer given by Mr Jørgensen
on behalf of the European Commission
(3.3.2025)

In the Political Guidelines for 2024-2029, and in the Mission Letter addressed to the Commissioner for Energy and Housing, the Commission President announced ambitious actions to address the housing crisis and help all citizens facing issues to find affordable housing. The first-ever European Affordable Housing Plan will aim at offering technical assistance to cities and Member States and focus on investment and skills needed. Furthermore, to promote investments, the Commission envisages to work on a pan-European investment platform together with the European Investment Bank, international financial institutions, national promotional banks and other stakeholders. The Commission also plans to inject liquidity into the market by allowing Member States to double the planned cohesion policy investments in affordable housing. Support is already available under the Recovery and Resilience Facility, an option that is planned by Greece, notably with the new ‘Affordable Housing Programme My Home II’, of EUR 1 billion, which provides financial incentives to individuals for the acquisition of an affordable primary residence.

The Commission has also been tasked with making proposals aimed to tackle systemic issues arising from short-term accommodation rentals and the inefficient use of the current housing stock. The Commission is working on the implementation of the short-term rental Regulation, adopted in April 2024¹. It foresees the provision of reliable data on short-term rentals, to help Member States design the most appropriate and targeted measures. The Commission will also lead on conducting an analysis of the impact of housing speculation and its economic consequences, as well as propose follow up actions where needed.

¹ OJ L, 2024/1028, 29.4.2024 - <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX%3A32024R1028#:~:text=Regulation%20%28EU%29%202024%2F1028%20of%20the%20European%20Parliament%20and,Regulation%20%28EU%29%202018%2F1724%20%28Text%20with%20EEA%20relevance%29%20PE%2F77%2F2023%2FREV%2F1>