

EN

E-000771/2025

Answer given by Mr Jørgensen
on behalf of the European Commission
(25.4.2025)

The Commission shares the concerns of the Honourable Member about the imbalance in housing between cities and rural areas and the high level of vacant houses and those that are rented out on a short-term basis.

To help tackle the housing crisis, the Commission will put forward a European Affordable Housing Plan (EAHP) and will support national, regional and local authorities to address structural drivers of the housing crisis and add value at the European level while respecting the subsidiarity and proportionality principles. At the same time, the Commission draws attention to the fact that local and regional authorities already have tools – such as for example taxation, urban planning – available that can contribute to address the issues the Honourable Member mentioned, given their local nature.

The Commission is working with the European Investment Bank, as well as international financial institutions, national promotional banks and other stakeholders, to establish a pan-European investment platform for affordable and sustainable housing¹.

In addition, to allow Member States and regions to double the planned cohesion policy investments in affordable housing, on 1 April 2025, the Commission put forward a legislative proposal to modernise cohesion policy², which, inter alia, provides for increased pre-financing and co-financing rates³ for investments promoting access to affordable housing that are introduced in the context of the mid-term review of the 2021-2027 programmes. The Commission also considers the need for measures to tackle the inefficient use of the current housing stock.

At the same time, the Commission reaffirms that in the context of the EAHP, it will carefully consider the matters described by the Honourable Member.

¹ https://ec.europa.eu/commission/presscorner/detail/en/ip_25_671

² Proposal for a Regulation of the European Parliament and of the Council amending Regulations (EU) 2021/1058 and (EU) 2021/1056 as regards specific measures to address strategic challenges in the context of the mid-term review (COM(2025) 123).

³ 30% and up to 100%, respectively.