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Answer given by Mr Jørgensen
on behalf of the European Commission
(22.5.2025)

The Commission is carrying out a consultation during 2025 on the issues related to affordable housing raised by the Honourable Member, and following that, will put forward a European Affordable Housing Plan (EAHP). This Plan will assess the specificities of the rental market, too. The Commission will also analyse and – if necessary – make further proposals related to short-term accommodation rentals and/or make proposals to address the use of the current housing stock. In addition, the Commission will conduct an analysis of the impact of housing speculation and its economic consequences, as well as propose follow-up actions where needed.

At the same time, the Commission notes that housing – in line with the principles of subsidiarity and proportionality – is mainly a responsibility of Member States, regions and local authorities and in developing the EAHP, the Commission will respect these principles. While the Commission does not at this stage plan to produce a report on the impact of national regulations on housing availability in the Member States, the Commission seeks solutions where value can be added at EU level and aims at facilitating the sharing of best practices among stakeholders.

The Commission notes that it is important to attract private investments to housing. The Commission and the European Investment Bank (EIB) group have recently laid the foundations for a new pan-European investment platform for affordable and sustainable housing¹. The Commission will continue to work with EIB, national promotional banks, international financial institutions and other stakeholders to support local and national efforts.

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