

(English version)

**Question for written answer E-000067/26
to the Commission
Loucas Fourlas (PPE)
(12 January 2026)**

Subject: Worsening of the housing crisis in the European Union

The housing crisis is turning into a major social and economic problem across the European Union. Skyrocketing house purchase and rental prices, increased interest rates, the limited supply of affordable housing and the intensification of speculation phenomena have meant that hundreds of thousands of citizens — especially young people, families and vulnerable groups — are now unable to access decent housing.

This situation undermines social cohesion, exacerbates inequalities and directly affects the European social model, with marked differences between and within Member States.

Can the Commission answer the following:

1. How does it assess the severity of the housing crisis at EU level?
2. What specific measures or financial tools does it intend to deploy to strengthen affordable and social housing?
3. How does it intend to tackle speculation and support Member States in formulating sustainable housing policies, while respecting national competences?

Submitted: 12.1.2026

**Answer given by Mr Jørgensen on behalf of the European Commission
(7 April 2026)**

The Commission adopted the first-ever European Affordable Housing Plan (EAHP) ⁽¹⁾ on 16 December 2025. This Plan is accompanied by an analysis ⁽²⁾ that assesses the severity of the housing situation in the EU.

The analysis reveals, for instance, that purchasing a home has become progressively more challenging over the past decade and that the rental market is characterised by a widening gap between new market rents and existing ones, with significant regional variations.

The EAHP includes actions and tools — including on financing — that the Commission has or intends to put forward as well as ones the Commission encourages Member States, regions and local authorities to implement to strengthen affordable and social housing.

These actions are for instance the development of a new pan-European investment platform; mobilising new investments in housing under the current multiannual financial framework (MFF) and new opportunities to scale up housing investments under the next MFF; exploring voluntary, market-led investment framework for affordable and social housing; and providing guidance to Member States to assist them in designing financial and legal solutions to support social and affordable housing.

Furthermore, on 16 December 2025, the Commission adopted revised EU State aid rules ⁽³⁾ that will make it easier for Member States to financially support affordable and social housing.

As announced in the EAHP, the Commission will present in 2026 an analysis of housing price dynamics, including available evidence of speculation patterns, data gaps and economic consequences. Where needed, the Commission will propose follow-up actions, in full respect of the subsidiarity principle.

⁽¹⁾ <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:52025DC1025>.

⁽²⁾ <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:52025SC1053>.

⁽³⁾ <https://eur-lex.europa.eu/eli/dec/2025/2630/oj/eng>.