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IUT position in support of tenants regarding the worldwide Coronavirus-pandemic

IUT is monitoring developments together with our members in response to the Coronavirus (COVID-19) pandemic and its consequences¹.



Marie Linder, IUT President

"The COVID-19 pandemic is causing massive human and economic harm. Many workers, especially contractors and casual workers, will suffer from lost incomes. Many will fall into rent arrears and be at risk of eviction. People facing eviction are less able to take actions required to minimise

transmission of COVID-19, particularly where they become homeless, and will become more vulnerable to illness", said the IUT President **Marie Linder**, in her message published on the IUT website, the **"Statement from IUT in support of tenants"**.

"An eviction at this time puts great pressure on families and communities in overcrowded homes, crisis accommodation and people sleeping rough. IUT calls on governments and local authorities to provide adequate housing which may require the implementation of extraordinary measures as appropriate in a state of emergency, including using vacant and abandoned units and available short-term rentals. Housing departments and councils need to work with shared accommodation providers, including boarding and rooming house operators, to ensure residents are not evicted into more severe homelessness and that their accommodation is healthy."

¹ <https://www.iut.nu/news/covid-19/>

COVID-19: legislation and aid for tenants in EU Countries

All over the world, IUT members are fighting to protect tenants' rights and ban evictions especially in this period of the Corona crisis. Please check the IUT website to learn more about tenant organisations initiatives and successes from various sources, including reactions of authorities and governments².

“Wochenzeitung” - interview on Covid 19 measures for tenants and unleashed housing markets

1st of May, the Swiss newspaper “Wochenzeitung” interviewed **Barbara Steenbergen**, Head of IUT EU office, about legislative measures to protect tenants in the pandemic. In Switzerland, legislation is lagging behind other countries, where eviction bans and eviction moratoria have been set in place in order to avoid hardships for tenants unable to pay their rent because of economic losses. Next to that, the newspaper focused on the growing gap between rent prices and salaries, actions to allow rent stabilization as well as the need to rethink housing investment. Pension funds in Switzerland have a lot of economic power which could be invested more ethically, socially and sustainably in affordable housing. Moreover, **Steenbergen** highlighted the question of tax evasion and money laundering and the need for an European transparency register for real estate transactions. Please read the full interview “Rents-the big explosion” here:

<https://www.woz.ch/-a888>

² <https://www.iut.nu/news/>

The EU's response to the Coronavirus

The European Parliament has created an online section for news about the EU-coordinated response to the Covid-19 outbreak and the European Parliament's actions³.



The EU has drawn 10 action points⁴ to respond to this moment of crisis among all Europe. These points are based on the protection of the people and the economy of the countries and also want to promote solidarity:

1. Slowing the spread of the virus
2. Providing medical equipment
3. Promoting research
4. Assuring the EU's recovery
5. Repatriating EU citizens
6. Boosting European solidarity
7. Supporting the economy
8. Protecting jobs
9. Safeguarding the internet
10. Protecting the environment and airlines.

³<https://www.europarl.europa.eu/news/en/headlines/priorities/eu-response-to-coronavirus>

⁴<https://www.europarl.europa.eu/news/en/headlines/priorities/eu-response-to-coronavirus/20200327STO76004/10-things-the-eu-is-doing-to-fight-the-coronavirus>

EU parliament approves crucial EU support measures

MEPs almost unanimously adopted three urgent proposals in an extraordinary plenary session, on March 26th⁵.

The approved proposals are:

1. The **Corona Response Investment Initiative**. These measures are meant to channel €37 billion from available EU funds as soon as possible to citizens, regions and countries hit the hardest by the Coronavirus pandemic. The funds will be directed towards healthcare systems, SMEs, labour markets and other vulnerable parts of EU member states' economies.
2. The **extension of the EU Solidarity Fund** to cover public health emergencies. The measures will make up to €800 million available for European countries in 2020. Operations eligible under the Fund will be extended to include support in a major public health emergency, including medical assistance, as well as measures to prevent, monitor or control the spread of diseases.

MEPs call for massive recovery package and Coronavirus Solidarity Fund



⁵<https://www.europarl.europa.eu/news/en/headlines/economy/20200323STO75617/covid-19-parliament-approves-EU37-billion-crisis-response>

In a resolution adopted on Friday April 17th, during a plenary session, the Parliament welcomes the EU's fiscal measures and liquidity support to address the pandemic. Beyond what is already being done, Europe needs a massive recovery and reconstruction package to be financed by an increased long-term budget (MFF), existing EU funds and financial instruments, as well as "recovery bonds" guaranteed by the EU budget, MEPs say. It should not, however, involve the mutualisation of existing debt, but focus on future investment. The European Green Deal and the digital transformation should be at its core in order to kick-start the economy, MEPs stress⁶.

The text was adopted by 395 votes in favour, 171 against with 128 abstentions.

EESC's declaration on possible solutions to the Coronavirus crisis



European Economic and Social Committee

April 6th, the EESC published the declaration "The EU's response to the COVID-19 outbreak and the need for unprecedented solidarity amongst Member States"⁷.

EESC stressed the need for a **comprehensive European economic recovery plan** in Europe, as the COVID-19 crisis represents not only a human health emergency, but also a severe economic and social threat and a potential challenge for democratic institutions.

⁶ <https://www.europarl.europa.eu/news/en/press-room/20200415IPR77109/covid-19-meps-call-for-massive-recovery-package-and-coronavirus-solidarity-fund>

⁷ <https://www.eesc.europa.eu/en/news-media/presentations/eus-response-covid-19-outbreak-and-need-unprecedented-solidarity-amongst-member-states>

The **recovery plan** would allow the EU Member States, its citizens, companies and workers to best face the consequences of the COVID-19 pandemic and rebuild a more sustainable and resilient European economy.

In the EESC's view, such a recovery plan should include in the first place measures targeted at ensuring an appropriate fiscal and monetary policy response throughout the EU in line with the dimension and objectives of our Economic and Monetary Union.

Lilke the European Parliament, the the EESC urges the Commission to revise **the current EU budget** immediately to take the dimension of the COVID-19 crisis into account:

"It is clear that a fully operational Single Market is more important than ever before and that its completion will be a cornerstone of the recovery. Currently, while safeguarding the health of their citizens, it is vital that Member States establish green corridors that allow the free flow of critical goods and supplies through the Union".

According to EESC, the COVID-19 crisis will have a deep and negative impact on the achievement of the SDGs and the objectives of the European Green Deal. For this reason, they insists on the need to face this urgent threat as soon as possible and focus our recovery efforts without undue delay on the SDGs and the Green Deal.

The EESC insists also that all policy measures taken to resolve the Coronavirus crisis, must be fully in line with our common values as laid down in Article 2 of the TEU⁸:

"The Union is founded on the values of respect for human dignity, freedom, democracy, equality, the rule of law and respect for human rights, including the rights of persons

⁸ https://eur-lex.europa.eu/resource.html?uri=cellar:2bf140bf-a3f8-4ab2-b506-fd71826e6da6.0023.02/DOC_1&format=PDF

belonging to minorities. These values are common to the Member States in a society in which pluralism, non-discrimination, tolerance, justice, solidarity and equality between women and men prevail".

The declaration ends with an important monitor: *"This outbreak is a test of solidarity – political, financial, social and scientific – for the whole European Union. We need to come together to fight a common and existential threat that does not respect borders, ensure that we have the resources necessary to bring this outbreak to an end and to find shared answers to shared problems together".*

Committing to climate-neutrality by 2050 : Commission proposes European Climate Law and consults on the European Climate Pact

On the 4th of March, the European Commission presented a proposal⁹ to enshrine in legislation the EU's political commitment to be **climate neutral by 2050**, to protect the planet and the people. The **European Climate Law** set the 2050 target and the direction of travel for all EU policy, and gave predictability for public authorities, businesses and citizens. At the same time, the Commission is launching a **public consultation**¹⁰ on the future European Climate Pact, started on March 31st. Through this consultation the public will be involved in co-designing this instrument.

President **Ursula von der Leyen**, on the occasion of the presentation of the European Climate Law, said: *"We are acting today to make the EU the world's first climate neutral*

⁹ https://ec.europa.eu/info/files/commission-proposal-regulation-european-climate-law_en

¹⁰ <https://ec.europa.eu/info/law/better-regulation/have-your-say/initiatives/12265-2030-Climate-Target-Plan/public-consultation>

*continent by 2050. The Climate Law is the legal translation of our political commitment, and sets us irreversibly on the path to a more sustainable future. It is the heart of the European Green Deal. It offers predictability and transparency for European industry and investors. And it gives direction to our green growth strategy and guarantees that the transition will be gradual and fair.*¹¹”

Executive Vice-President for the European Green Deal **Frans Timmermans** added: “We are turning words into action today, to show our European citizens that we are serious about reaching net-zero greenhouse gas emissions by 2050. The European Climate Law is also a message to our international partners that this is the year to raise global ambition together, in the pursuit of our shared Paris Agreement goals. The Climate Law will ensure we stay focused and disciplined, remain on the right track and are accountable for delivery.”

The Climate Law includes **measures to keep track of progress and adjust our actions accordingly**, based on existing systems such as the governance process for Member States' National Energy and Climate Plans, regular reports by the European Environment Agency, and the latest scientific evidence on climate change and its impacts. Progress will be reviewed every five years, in line with the global stocktake exercise under the Paris Agreement.

The Commission is therefore launching a public **consultation on a new European Climate Pact**, a broad initiative to give citizens and stakeholders a voice and role in designing new climate actions, sharing information, launching grassroots activities and showcasing solutions that others can follow.

¹¹https://ec.europa.eu/commission/presscorner/detail/en/statement_20_381

The public consultation will be open for 12 weeks. The inputs will be used to shape the Climate Pact, which will be launched before the United Nations Climate Change Conference taking place in Glasgow in November 2020 (COP26).

Green Deal Recovery

On April 9th, 10 European climate and environment ministers, followed by others for a total of 17 ministers, signed an opinion paper published on the Climate Home News, a specialised information site¹².

“The lesson from the COVID-19 crisis is that early action is essential,” the environment ministers wrote in the opinion piece. *“We call on the Commission to use the European Green Deal as a framework”* to shape the EU’s upcoming recovery plan *“and thereby to keep momentum by implementing its initiatives”*.

“In addition, we encourage the Commission to look into elements of the Green Deal, including the European Green Deal Investment Plan, which can be pushed forward to boost green recovery and a just transition” the ministers say and add *“We need to scale up investments, notably in the fields of sustainable mobility, renewable energy, building renovations, research and innovation, the recovery of biodiversity and the circular economy.*

On the 9th of April, the Eurogroup of finance ministers reached agreement on a **€540 billion package** to help EU countries withstand the economic shock of the COVID-19 outbreak¹³.

¹²<https://www.climatechangenews.com/2020/04/09/european-green-deal-must-central-resilient-recovery-covid-19/>

¹³https://www.euractiv.com/section/energy-environment/news/france-germany-join-group-of-10-eu-countries-calling-for-green-recovery/?_ga=2.233673757.2092269812.1587

EU heads of states and governments convened by video conference on 23 April to discuss the next stage of the recovery phase. These ministers signed the paper:

Leonore Gewessler, Federal Minister for Climate Action, Environment, Energy, Mobility, Innovation and Technology of Austria

Dan Jørgensen, Minister for Climate, Energy and Utilities of Denmark

Krista Mikkonen, Minister of the Environment and Climate Change of Finland

Sergio Costa, Minister of Environment, Land and Sea of Italy

Juris Pūce, Minister for Environmental Protection and Regional Development of the Republic of Latvia

Carole Dieschbourg, Minister for the Environment, Climate and Sustainable Development of Luxembourg

Eric Wiebes, Minister of Economic Affairs and Climate Policy of the Netherlands

João Pedro Soares de Matos Fernandes, Minister for Environment and Climate Action of Portugal

Teresa Ribera Rodríguez, Fourth Vice-President of the Government and Minister for the Ecological Transition and Demographic Challenge of Spain

Isabella Lövin, Minister for Environment and Climate, and Deputy Prime Minister of Sweden

Élisabeth Borne, Minister for the Ecological and Inclusive Transition of France

Svenja Schulze, Federal Minister for the Environment, Nature Conservation and Nuclear Safety of Germany

Kostas Hatzidakis, Minister of Environment and Energy, Greece

Ján Budaj, Minister of Environment, the Slovak Republic

Richard Bruton T.D., Minister for Communications, Climate Action and Environment, Ireland

Andrej Vizjak, Minister of the Environment and Spatial Planning, Slovenia

Dr. Aaron Farrugia, Minister for the Environment, Climate Change and Planning, Malta

‘Green recovery alliance’ launched in European Parliament

On the 14th of March an informal alliance was launched in the European Parliament by the initiative of **Pascal Canfin**, who chairs the Committee on environment and public health¹⁴.



Pascal Canfin, French MEP of the Renew European Group

In addition to the 79 MEPs from across the political spectrum, the alliance also brings together civil society groups, including 37 CEOs, 28 business associations, the European

¹⁴https://www.europarl.europa.eu/committees/en/en_vi/home/highlights

trade union confederation, 7 NGOs and 6 think tanks¹⁵.

Signatories say they are committed to support post-pandemic “stimulus transformation plans” that put the fight against climate change and biodiversity loss at the centre of Europe’s economic policy.

“There will be a before and after COVID-19 crisis. We are choosing to accelerate the ecological transition when the time comes to reinvest in the economy,” said Canfin.

“The COVID-19 has not made the climate crisis go away. The public money that states and Europe will spend to reinvest in the economy must be consistent with the Green Deal,” he added.

In the past ten years, new technologies such as renewables, zero-emission mobility, agro-ecology, and energy efficiency have been developed which have “massively reduced” the cost of the ecological transition, the signatories say in a [statement](#)¹⁶.

“After the crisis, the time will come to rebuild. This moment of recovery will be an opportunity to rethink our society and develop a new model of prosperity. This new model will have to answer to our needs and priorities”.

IUT Housing Policy Working Group prepares for EU Green Deal legislation

March 25, everything prepared at the IUT Brussels office to welcome our expert-colleagues from 10 countries, we had to

¹⁵<https://www.euractiv.com/section/energy-environment/news/green-recovery-alliance-launched-in-european-parliament/>

¹⁶ <https://drive.google.com/file/d/1j54QxE-QjhrEHjGb5LrKsHuDAKvv8LUq/view>

rethink- our meeting had to switch to virtual. Chairman **Dan Nicander**, chief of Swedish Union of Tenants South Sweden, moderated the our first- and given the circumstances certainly not last- online meeting of the IUT Housing Policy Working Group. After an exchange about the current legislation pushed by IUT members to protect tenants in times of the Corona-Pandemic, we framed our position towards the EU Green Deal, based on national experience and European solidarity.



Dan Nicander, Swedish Union of Tenants, Malmö

A position paper, 11 claims of the International Union of Tenants for a green recovery, will be decided by the IUT board May 28th.

Initiative Report of the European Parliament “Access to decent and affordable housing for all”

The EP committee for Employment and Social Affairs (EMPL) decided to present a new initiative report on housing (see previous IUT newsletter. Now the rapporteur and the shadow rapporteurs in charge of the initiative have been announced.



Kim van Sparrentak - Rapporteur

Group of the **Greens/European Free Alliance** is a Dutch politician of the GroenLinks party who is serving as a Member of the European Parliament in this new legislation.



Estrella Durà Ferrandis - Shadow Rapporteur

A Spanish Professor of Psychology at the University of Valencia who became a Member of the European Parliament in 2019. She belongs to the **Progressive Alliance of Socialists and Democrats (S&D)** in the European Parliament and represents the Spanish Socialist Workers' Party (PSOE).



Lukas MANDL – Shadow Rapporteur

A politician of the Austrian People's Party (ÖVP) who has been a Member of the European Parliament since November 2017 and was re-elected in 2019, in the group of the **European People's Party (EPP)**.



Yana TOOM – Shadow Rapporteur

An Estonian politician and Member of the European Parliament from Estonia in the **Renew Europe** group. She is a member of the Estonian Centre Party.



Leila Chaibi – Shadow Rapporteur

A French politician for the political party “La France Insoumise”, elected as a Member of the European Parliament in 2019 in the **Group of the European United Left - Nordic Green Left**.

The timeline of the report:

1. Draft report in July 2020;
2. Considerations of the amendments after summer break 2020;
3. presented in the EMPL Committee in November 2020;
4. Plenary vote in the beginning of the 2021 year.

2020 EU Semester Country Reports



The 26th of February 2020, the **European Commission** published the Country Reports¹⁷ as part of the European Semester analysis. Housing plays a growing role in the country reports especially for this year, connected to the EU Green Deal.

¹⁷ https://ec.europa.eu/info/publications/2020-european-semester-country-reports_en

Although the European Commission generally acknowledges the need for stronger investment in the sector and there are some critical remarks to be followed closely.

As follow, remarks regarding housing situation in some countries:

Austria: *Prices and rents are growing strongly, but housing remains comparatively affordable; risks in the banking sector are contained. Despite rising housing prices and rents, Austria's subsidy scheme and elaborate system of limited-profit housing associations keep costs relatively low. Consequently, housing cost overburden is less of an issue than in the EU on average, but some groups remain vulnerable. Risks to the banking sector seem contained, despite dynamic mortgage lending, but they warrant close monitoring.*

Czech Republic: *Despite slowing down, rising house prices are making housing less affordable. Various indicators suggest that the housing market is overvalued by 10-20%. Strong price growth is due to supply constraints coupled with an increasing demand for housing in large cities. A proposed new construction code may help simplify and accelerate construction-related procedures. Although the growth of the housing loan stock slowed in 2019, partly due to the implementation of the central bank's macro prudential recommendations, rising property prices may be a risk to financial stability in the medium term.*

Denmark: *Housing prices have been rising relatively strongly, compared with other EU Member States, but market dynamics in Denmark have eased over recent quarters. The slowdown has affected all regions and housing categories. At the national level, annual growth of prices of one- family houses decelerated from 3.9 % in 2018 to 2.4 % in the first half of 2019.*

Finland: *There is continued and growing disparity in house prices between the bigger cities and the rest of Finland. On a country level, by third quarter prices increased in nominal terms both for new buildings and existing housing stock, but deflated prices of existing housing stock were slightly lower than in 2018.*

France: *Access to social housing remains a challenge. Although facing an increasing demand, the supply of new social housing continues to decline. Unmet demand for social housing is of particular concern for vulnerable groups such as single parent households that are more at risk of poverty. The 'Housing First' strategy rolled out by the government represents a positive step, yet remains limited in scope.*

Germany: *House prices rose by half this decade, catching up after years of stagnation. Most of the available residential real estate price indicators point to an overvaluation in the bigger cities. Following a period of mainly nominal increases since 2000, real house price growth has accelerated in recent years, slightly outpacing the growth in household income. Today house prices considerably exceed their long-term average, compared to both rents and incomes, suggesting increasing risks of a housing bubble.*

Italy: *Access to affordable and adequate housing remains challenging due to the limited public investment in the housing sector. As a result, the stock of social and public housing is one of the lowest in Europe.*

Netherlands: *While the government has taken policy measures to improve the housing supply and to reduce high household debt, significant incentives to incur debt remain. Subsidies to owner-occupied housing and*

social housing lead to an underdeveloped private rental market. The (rent-controlled) social housing sector is large compared to other Member States. The private rental market is the only non-subsidised housing sector and remains underdeveloped. The lack of a well-functioning middle segment on the rental market encourages households to enter the owner-occupancy market early, leading to high debt-to-income ratios and potential financial vulnerability issues.

Spain: *While the housing market and construction sector have continued to recover from the sharp adjustment that followed the crisis, several indicators of housing activity, such as the number of housing transactions and new mortgages, slowed down in 2019. This is probably due, to some extent, to changes in the mortgage legislation enacted in the first months of the year. The supply of new housing has been increasing over the last three years (by about 9% year-on-year on average between 2015 and 2018), but started to slowdown in mid-2018.*

Sweden: *The demand for affordable housing is growing. In 2019, 240 municipalities (of 290) had a housing shortage, particularly for low-income households in the rental sector. 221 municipalities also reported a shortage of housing for newly arrived migrants (particularly refugees). While Sweden does not have social housing as such, in special cases the social services may be obliged to provide housing as social assistance (emergency and more long-term housing solutions). The lack of affordable housing is a driver behind the increase in homelessness and housing exclusion.*



Ilaria D'Auria, IUT Brussels

A detailed synopsis report on the housing aspects of the European Semester, issued by **Ilaria D'Auria** from IUT Brussels, is available for IUT members.

IUT at Scottish Housing Festival

The Scottish Housing Festival, this year taking place March 3-5 in Edinburgh, gathered more than 500 professionals from the Scottish housing sector and officials from the Scottish government. IUT's head of EU office **Barbara Steenbergen** was invited to held a key note speech on rent regulation mechanisms, a topic currently also picked up frequently by the international press.¹⁸

In the debate with the plenary, announced by Journalist **Pennie Taylor** with "Ich bin ein Berliner" the audience was especially interested in the Berlin rent freeze: Freezing the rents for the next five years, above existing rent controls. The Scottish government is currently checking how to legally implement rent stabilization and more

¹⁸ <https://www.ibtimes.com/berlin-freezes-rents-five-years-slow-down-surg-ing-property-prices-discourage-exodus-2928285>

security of tenure especially in the private rental sector to create fairer housing markets.



From the left: **Barbara Steenbergen** (IUT) **John Boyle** (Rettie & Co.) and moderator **Pennie Taylor**

At a time of global change, citizens across the world are pushing back against a lack of affordable housing. Is it time for a change in Scotland?

Employers responsibility- time for a revival of company housing?

In an interview with the Confederation of German Trade Unions, **Barbara Steenbergen**, head of IUT EU office, discussed the need for more company housing in overheated markets. The model of company housing arose from the industrialization. Workers living in undecent, unhealthy and unaffordable housing conditions were provided with housing from their employers. Housing as a company benefit- a smart way for employers to find staff in cities and regions where rents exploded. Steenbergen underlined that the supply of affordable housing is a hard location factor, and stressed the historical alliance between trade unions and tenants' unions. Please read the full interview here: <https://www.dgb-bildungswerk.de/weltweit/die-globale-wohnungskrise-erfordert-ein-grundsatzliches-umdenken>

Curia judgement regarding Airbnb in Paris

The **Court of Justice of the European Union** (CJEU) adopted a position in favour of the city of Paris regarding the short-term rental of apartments. It shows that in case of a tight housing market, a country or a city can apply limitations to short-rental.

Michal Bobek, Advocate General to the European Court of Justice (ECJ), published an **opinion**¹⁹ stating that individual countries and cities could lawfully place restrictions on short-term rental housing, like that popularized on the platform Airbnb:

'The objective of tackling a shortage of long-term housing constitutes an overriding reason relating to the public interest capable of justifying a national measure which requires authorisation to be obtained, in certain geographical areas, for the repeated letting of accommodation for residential use for short periods to a transient clientele which does not take up residence there'.



In the case, two Parisian apartment owners who had rented out their apartments on Airbnb had launched a complaint after the city of Paris fined them for doing so without authorization. The apartment owners contended that restricting short-term rentals

¹⁹<http://curia.europa.eu/juris/document/document.jsf?jsessionid=FBA88925DF94A23C75BE5D07E09F03B9?text=&docid=224903&pageIndex=0&doclang=EN&mode=req&dir=&occ=first&part=1&cid=393957>

violated laws regarding the fundamental freedom to provide services in the EU, and the French court referred questions about that matter to the European Court of Justice. The Advocate General's opinion suggests that the ECJ is likely to rule that Paris can justify its restrictions.

European Policy Centre: Exploring investment needs and gaps in the housing sector



From the top left **Claire Dhéret** (EPC), **Dara Tumbull** (Housing Europe), **Ruth Owen** (FEANTSA), **Michaela Kauer** (City of Vienna & Coordinator of the EU Urban Agenda Housing Partnership)

The **European Policy Centre (EPC)** organized the first meeting of the EPC Task Force on Affordable and Decent Housing Solutions to highlight the investment needs and gaps in the housing sector across the EU, followed by more than 100 participants online.

Different points of view were taken in consideration by inviting three experts in housing policy: **Michaela Kauer**, (Director of the Brussels Office of the City of Vienna & Coordinator of the EU Urban Agenda Housing Partnership) for the point of view of the cities and the expertise on the EU Urban Agenda Housing Partnership; **Dara Tumbull** (Director of Research, Housing Europe) for the point of view of the social landlords and **Ruth Owen**

(Deputy Director, FEANTSA) for the organizations of the homeless point of view.

The moderator, **Claire Dhéret** (Head of Social Europe & Well-being Programme, European Policy Centre), pointed out that in the last decade the need for affordable housing has drastically increased as more people, coming from more diverse backgrounds, face housing exclusion. It is essential to better understand who is left out by the market, how and why the situation varies from one member state (or even region) to another and what are the different policies and instruments put in place across the EU to address this social challenge.

Michaela Kauer showed the recommendations of the Housing Partnership for the investments, starting with the key concern of the partnership of de-blocking the available investment in affordable housing options on local market needs. For doing that the recommendations are: 1. Better access and capacity building for a better uptake of EIB financing and combined funding by cities; 2. Accessing the negative impact of EU state aid rules on housing in line with the principle of subsidiarity; 3. Introducing the subnational reality in European Semester procedures.

Ruth Owen underlined how the Covid-19 crisis has brought into sharp focus the urgent necessity of addressing homelessness and housing exclusion. For her, although housing is a competence of national level, it is important to create common solutions at EU level. The EU level can provide policy support and help channel investment into such housing solutions notably through cohesion policy and the InvestEU funds.

Dara Tumbull presented the Housing Europe Study on investment, based on two primary goals: 1. To get a sense of the recent investment history of Housing Europe members; 2. To enquire as to the likely future investment of organisations over the medium to long term.

@ IUT liaison office to the EU

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