



The International Union of Tenants (IUT) welcomes the establishment of a Special Housing Committee in the European Parliament

Today, December 18th, 2024, the European Parliament decided to set up a “Special Committee on the Housing Crisis in the European Union” with the aim of proposing solutions for decent, sustainable and affordable housing.

This committee shall carry out inter alia the following responsibilities:

- to map current housing needs across territories and population groups, particularly low- and middle-income groups, and to assess the impact of scarcity of housing on inequalities, affordability, demography, poverty and social exclusion
- to analyse the existing relevant Union, national, regional, and local housing policies with a focus on the availability of targeted instruments for social, sustainable and affordable housing
- to analyse the impact of housing speculation and its economic consequences, as well as to propose follow-up actions
- to assess whether the trend in house prices and rents is adequately considered in the cost-of-living indicators and related policies
- to map and to assess the effectiveness of public and private Union and national resources, including existing Union funds dedicated to decent, sustainable and affordable housing and to the eradication of homelessness
- to analyse systemic issues with short-term accommodation rentals on the availability of affordable housing in particularly affected areas
- to monitor the implementation of the Union legislation on data collection and sharing relating to short-term accommodation rental services, to be adopted at national level by May 2026
- to analyse effects of Union policies that influence the availability and affordability of housing, including bottlenecks in current Union regulations regarding investment capacity, on housing and social housing, state aid and supply chain shortages
- to assess potential barriers affecting the construction sector and their impact on the housing crisis
- to identify shortages in availability, sustainability and financing needs for affordable housing and the need for potential reforms
- to assess the impact of non-profit and limited-profit housing solutions, such as social or cooperative housing, on the affordability and accessibility of housing

- to assess policies and legislative proposals needed to improve the provision and availability of decent, sustainable and affordable housing, including by enabling new construction, housing reconversion and renovation programs, taking into consideration the potential of vacant buildings
- to map where administrative and regulatory burdens are hampering the European renovation wave, with the aim of reducing unnecessary regulatory burden while ensuring quality work in the construction sector and quality standards for affordable housing
- to contribute to the development and the future implementation of the European affordable housing plan and the European strategy for housing construction to be presented by the Commission
- to conduct hearings with experts from the Union institutions and competent authorities, international, national and regional institutions, non-governmental organisations

IUT President Marie Linder: This is a milestone decision of the European Parliament. The housing crisis in Europe does not stop at national borders. It is necessary to now resort to a coordinated and targeted policy at the European level and to help the member states to effectively solve their problems in the area of housing with the help and targeted support of the European Union. Housing is a European problem but a national competence. Political solutions need to be implemented in a national, regional and local context.

We, the **International Union of Tenants**, will support the European Parliament and the European Commission in this task. We have advocated concerted action in the context of our work with EU institutions. It is high time to put a stop to the speculative excesses on the housing markets by targeted promotion of affordable housing and more protection for tenants against rack-renting and permanently rising rents. We appeal to the EU member states to tackle this joint task with all their strength and commitment.

*** More info: <https://www.iut.nu/>

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