



# International Union of Tenants

## Association Internationale des Locataires

- Consultative status with UN Economic and Social Council
- Participatory Status with Council of Europe

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## IUT: Tenants Must Be at the Heart of the EU Affordable Housing Plan

**As the European Union moves from ambition to action on housing policy, tenants' rights must be firmly embedded in the implementation of the EU Affordable Housing Plan. For Europe's 150 million renters, the credibility of the Plan will depend on whether it delivers real affordability, not just new initiatives. Speaking today at the European Economic and Social Committee plenary debate, IUT President Marie Linder welcomed the renewed political momentum but warned that implementation will determine whether this becomes a turning point or a missed opportunity.**

– The Affordable Housing Plan is a historic opportunity. For the first time, housing is firmly on the EU's political agenda. But ambition alone does not lower rents or prevent displacement. We now need clear standards and binding safeguards that make affordability real for tenants across Europe, says IUT President Marie Linder.

The debate, hosted by the EESC ahead of the adoption of its opinion on housing scarcity, signals growing recognition that tenants' rights must be central to solving the crisis. IUT highlighted key elements of the Plan: a European Housing Alliance, an EU Housing Summit and a Pan-European Investment Platform. These can become powerful tools, if they strengthen long-term affordability rather than fuel financialisation. Without strong social conditionality, however, new investment risks reinforcing the very pressures the Plan seeks to address. Tenant organisations must also be fully represented in the new governance structures. With 150 million renters in Europe, excluding them from platforms such as the Housing Alliance would undermine both legitimacy and effectiveness.

– Investment without tenant protections is not affordable housing, it risks becoming speculation with better branding. Public money must serve the public interest. The EU has recognised housing as a fundamental right. The next step is to guarantee that right in practice. Tenants are ready to contribute - and they must have a seat at the table where decisions are made, says IUT president Marie Linder.

The IUT called for immediate progress on state aid reform, stronger EU regulation of short-term rentals, increased transparency of ownership structures, and improved EU housing data to monitor rent burdens and tenure security. Clear benchmarks must now guide EU action across the European Semester and all housing-related funding instruments. By 2030 no tenant in Europe should be forced

to spend more than 25% of their income on a warm, decent home. Achieving that goal requires political will, and enforceable rules.

### **Priorities and red lines for implementation**

To ensure the EU Affordable Housing Plan delivers real affordability and security for tenants, IUT outlined a set of concrete priorities and immediate red lines for implementation:

- Adopt the 25% affordability benchmark as the “Housing Cost Overburden” rate in the European Semester.
- Attach social conditions to EU-backed investments, including at least 30% affordable housing and prioritisation of non-profit/limited-profit providers.
- Make renovations tenant-safe through housing cost neutrality and anti-renoviction rules.
- Definancialise housing markets through ownership transparency, stronger powers to regulate short-term rentals, and limits on windfall extraction.
- Implement smart rent stabilisation that do not hinder new construction and heal derailed, financialised markets. Fight speculation and extortionate rents made through “rotation profits”.
- Guarantee tenants a seat at the table in the Housing Alliance and the Pan-European Investment Platform.
- Set up an EU-wide transparency register on all real-estate transactions.
- Move rapidly on State aid reform for social and affordable housing that respects fully the principle of subsidiarity.

**#HousingAffordability**

**#HousingCrisis**

**#EESCPlenary**