

The EPP Group Members of the
Special Committee on the Housing Crisis in the
European Union
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Subject: EPP HOUS Members Proposals for Advancing the European Affordable Housing Plan

The EPP Members of the Special Committee on the Housing Crisis are particularly concerned by the evolution of the housing crisis in the Member States.

Access to affordable, decent and sustainable housing is a basic condition for the dignity of life of our citizens and their families, as well as for our economy and social cohesion. The way the EU and Member States respond to this challenge will be decisive for the future of Europe.

We welcome the commitment of the European Commission to this issue as demonstrated by the appointment of a Commissioner for Housing, the establishment of the Project Group of Commissioners for Affordable Housing, and the Housing Task Force tasked with delivering the European Affordable Housing Plan.

The EPP Group is actively contributing to the European Parliament's Special Committee on the Housing Crisis in the EU (HOUS). With the [EPP Group Position Paper](#) on a Liveable Europe: an EPP Approach to Housing in Europe formally adopted, we believe the time is right for a decisive and coordinated push forward. It is time to build smarter, build faster, and build together. "Build, Build, Build" must become the guiding principle behind Europe's response to the housing crisis.

While the European Parliament's report on the housing crisis is currently being prepared and expected to provide an important and comprehensive political position, we believe that certain preparatory actions could already be initiated. These early steps would not pre-empt the Parliament's position but rather demonstrate shared urgency and readiness to enable the response to the scale of the challenge, in full respect of the ongoing legislative process.

In view of the urgency, the EPP HOUS Members we would like to call to the Commission to consider the following actions:

1. While we welcome the consultation launched on 5th of June on a revision of the service of general economic interest ('SGEI') State aid rules to address the issue of housing affordability, we call for a legislative review to cut red tape in housing construction. Simplify permitting and planning procedures at EU level;
2. Launch a targeted review of the Capital Requirements Regulation to improve accessibility to mortgage funding by reducing capital requirements for housing finance;
3. Encourage public-private partnerships to leverage private-sector expertise and investment in rural infrastructure development, offering incentives for companies involved in affordable housing projects.
4. Call for a horizontal less-regulatory-burden check, including upcoming delegated acts, on what EU legislation is superfluous and not contributing to affordable, high-quality and energy-efficient housing but only contributing to inflationary effects on the housing market, with a focus on having less regulatory burden on permitting and licenses procedures – quicker and more efficient.
5. Prioritise housing-related projects within existing EU funds and enable reallocation from underspent envelopes to high-impact housing initiatives. Urge the Commission to coordinate with the Member States to achieve efficient usage of the current funding. Invite the Commission to work with the European Investment Bank to implement the new pan-European investment platform for affordable and sustainable housing.
6. Promote targeted urban regeneration initiatives aimed at addressing housing shortages by facilitating interventions for the recovery and adaptive reuse of abandoned properties, both public and private. These efforts would increase the supply of affordable, energy-efficient, and high-quality housing in urban, inland, village, island, depopulated, and outermost regions.

Housing policy is a Member State competency but to address the current crisis EU has to make use of all the necessary tools and instruments to this end and provide for effective support. We urge the Commission to act swiftly and ambitiously in developing and launching the European Affordable Housing Plan.

The EPP Members of the Special Committee on the Housing Crisis in the EU stand ready to contribute actively to this effort and look forward to working closely with the Commission to ensure that every citizen in Europe has access to safe, sustainable, and affordable housing for a liveable Europe. Let us act with determination: Build for our citizens, for our families and for Europe's future.

Yours sincerely,

The EPP Group Members of the Special Committee on the Housing Crisis in the EU