

EFBS Legal Affairs Committee

European Parliament Report on the housing crisis

*with the aim of proposing solutions for
decent, sustainable and affordable housing*

So that all Europeans can **build** a home

Common causes



Housing shortage: 4 million homes

Underlying causes:

- *Excessive bureaucracy*
- *Lack of available land*
- *Lengthy processes and licensing procedures*
- *Rising material costs*
- *Lack of productivity and innovation*
- *Shortage of qualified personnel*
- *Lack of legal certainty*



1. *Local and regional authorities*



2. *Increase the housing supply*



3. *Financing and Investment*



- *Simplification Package*
- *Streamlining building permits: positive administrative silence*
- *Abandonment of interventionist measures*
- *VAT reform*

- *Efficient use of existing European funds*
- *Leveraging the role of the EIB*
- *Including efficient, transparent, and fair allocation mechanisms for the beneficiaries of the funds*

Our plan 5 Pillars



4. *Support housing demand*

- *A European Action Plan for Families*
- *Ensuring that the housing stock is accessible*
- *Greater access for students.*
- *On homelessness:*
 - *European Platform to Combat Homelessness*
 - *European Child Guarantee*



5. *Data exchange and analysis*

- *Initiative on Short-Term Rentals*
 - *Common Objectives at the EU Level*
 - *Proportionate, necessary, and appropriate measures.*
 - *We must not fuel tourism-phobia.*

Our plan 5 Pillars

Affordable Housing Plan

→ *European Commission*



Increase the housing supply

Increase productivity and innovation in the construction sector.

Regulatory simplification package.



Attract more investment

The Plan provides for investment in housing under the MFP, as well as the Competitiveness Fund for decarbonization.

A new category of affordable housing, without a definition.

Modification of state aid.



Immediate support and reforms

Take action on short-term rentals and curb speculation.

Proposes improving structural reforms in local governments.



Support for those most affected

It covers the impact of the crisis on young people, the delay in starting families, access for essential workers, and homelessness

Shared *priorities*

*We need to simplify:
less **bureaucracy**, streamlined **permits**,
digital procedures, and regulations that
facilitate—rather than hinder—the construction
and renovation of housing in Europe.*

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