EUROPE HAS THE TOOLS TO BUILD A FAIR HOUSING SYSTEM. HERE'S HOW.

Non-market housing · **Sustainable housing** · **Rights-based regulation**
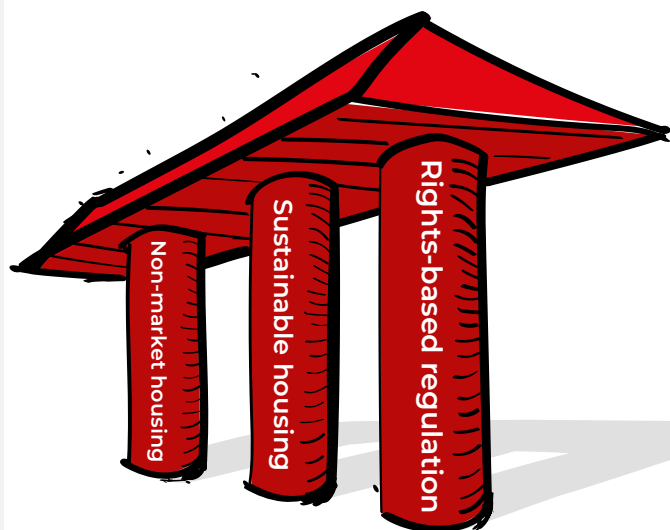
An EU Housing Rights Framework is needed that:

✓ Recognises housing as a fundamental human right

✓ Establishes enforceable obligations rather than voluntary recommendations

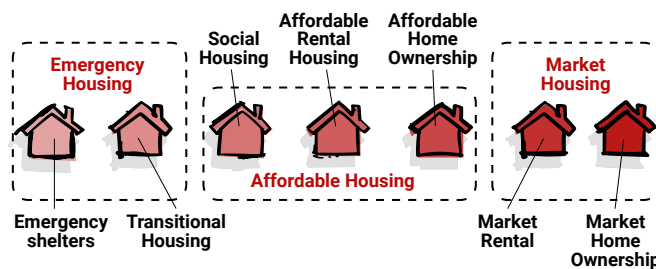✓ Transforms housing from a critical social problem to a cornerstone of democracy and social cohesion

For more information, data and recommendations, scan this QR code to read the policy brief

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EXPAND AND PROTECT NON-MARKET HOUSING

What is affordable housing?

Types of housing

Emergency Housing
- Emergency shelters
- Transitional Housing

Affordable Housing
- Social Housing
- Affordable Rental Housing
- Affordable Home Ownership

Market Housing
- Market Rental
- Market Home Ownership

Source: EU Urban Agenda

What to do?

✓ Establish an EU common framework and social safeguards for housing affordability

✓ Maintain commitment to eliminate homelessness by 2030

Commodification

by private entities

**30% of €2.7 trillion** real estate assets owned by private equity

Source: European Public Real Estate Association data

What to do?

✓ Regulate housing markets and financialisaton through limiting corporate ownership, anti-speculation taxes, and short-term rentals

✓ Reform state aid, increase social funds, and support local capacity

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GUARANTEE AFFORDABILITY IN THE GREEN TRANSITION

Housing ≠ Quality housing

**1 in 10** EU residents is not able to keep their home adequately warm
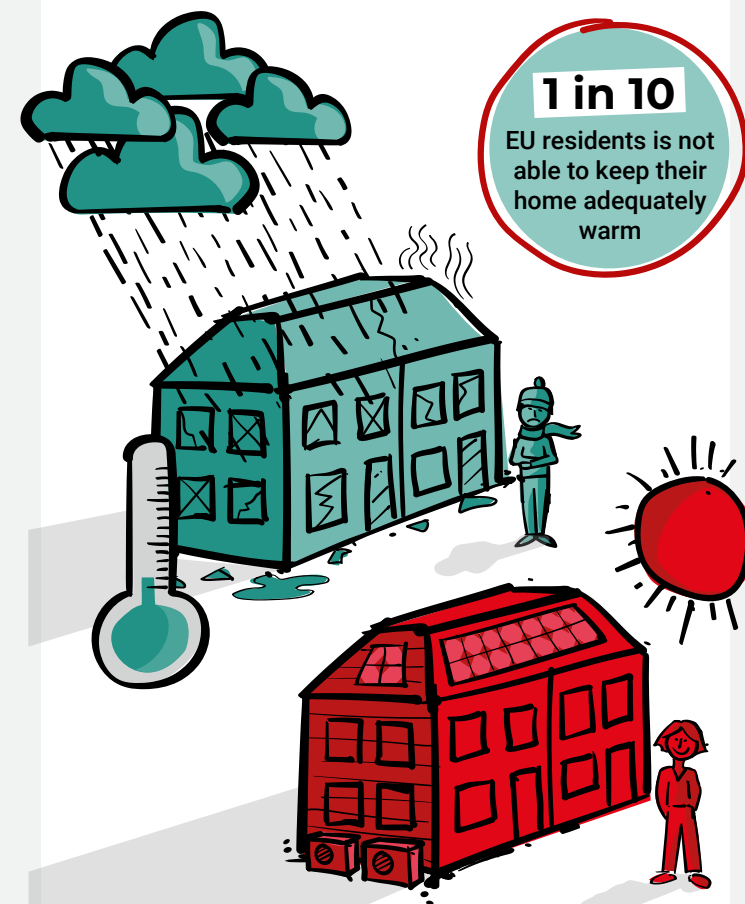
Source: Eurostat

What to do?

✓ Reuse and upgrade existing housing stock

✓ Integrate housing policy with the climate transition

✓ Implement mandatory social safeguards and environmental criteria in renovation procurement

✓ Target low-income and vulnerable households with grants rather than loans to tackle energy poverty

EUROPE NEEDS TO ACT ON THE HOUSING CRISIS NOW
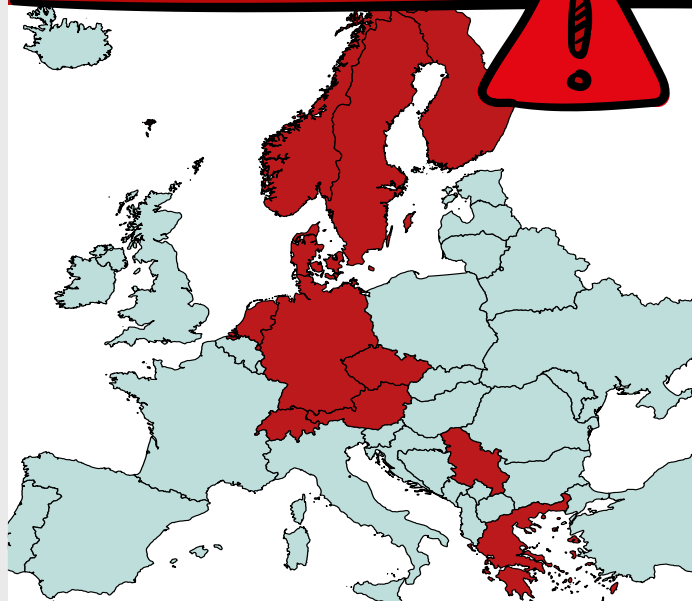
● Countries where households at risk of poverty spend more than 40% of their income on housing (EU average = 38,6%)

Source: Eurostat

- **8.8% of EU households spend over 40% of income on housing**
- **900,000 homeless people**
- **House prices up 58% and rents up 28% (2010–2025)**
- **93.3 million people at risk of poverty or social exclusion**
- **Public investment in housing has shrunk from 0.17% to 0.06% of GDP (2001–2018)**

FEPS
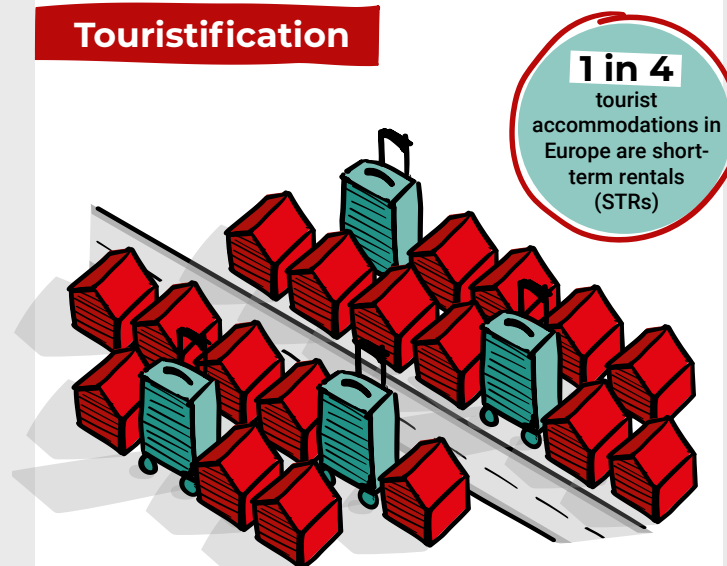FOUNDATION FOR EUROPEAN
PROGRESSIVE STUDIES

Kalevi Sorsa Foundation

nporpec
институт за социјална демократија

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REBALANCE POWER AND REGULATION

Touristification

1 in 4 tourist accommodations in Europe are short-term rentals (STRs)


Source: Eurostat

What to do?

- ✓ **Enable local autonomy and flexibility, for example to authorise short-term rental bans in areas with significant housing pressure**
- ✓ **Integrate housing into tourism policy**
- ✓ **Link short-term rental rules to anti-speculation policies**
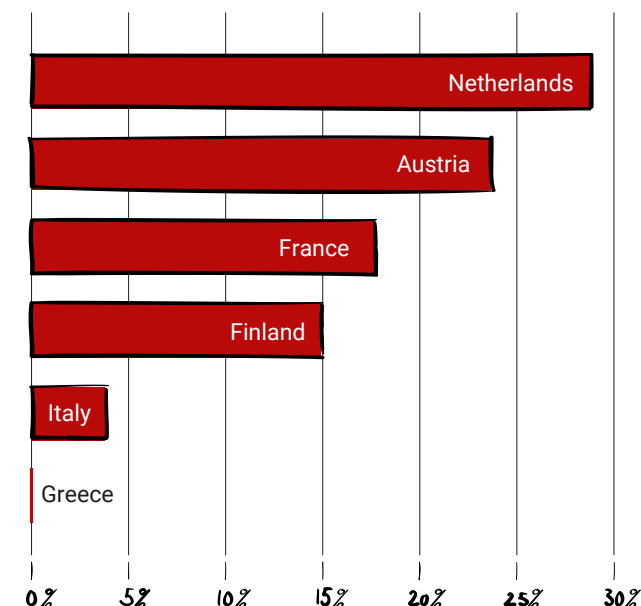
Policy fragmentation

What to do?

Local authorities and communities should work with public, municipal, cooperative, non-profit, and limited-profit housing providers to implement long-term solutions for affordable and social housing in an equitable and sustainable manner.
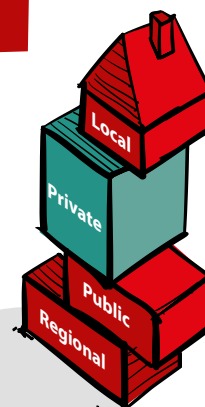
ACKNOWLEDGE DIVERSE HOUSING REALITIES

Social and public rental housing stock

Source: Housing Europe

What to do?

- ✓ **Double cohesion funding to public and community providers and ensure dedicated funding instruments**

It is important to understand the different institutional, economic, and social realities of each European country in order to design effective and fair policies, while ensuring core principles that prioritise value, affordability, and community *well-being over private profit.*