

European Parliament decision of XX XX 2024 on the setting up of a special committee on the Housing Crisis in the EU (2024/XXXX(RSO))

The European Parliament,

- having regard to the proposal from the Conference of Presidents,
- having regard to the Treaty in European Union (TEU) , in particular Article 3(3) thereof, and the Treaty on the Functioning of the European Union (TFEU), in particular Articles 9, 14, 148, 153, 160 and 168, and Protocol 26 on services of general interest:
- having regard to the Charter of Fundamental Rights of the European Union;
- having regard to the European Pillar of Social Rights;
- having regard to its resolution of 21 January 2021 on access to decent and affordable housing for all;

A - Whereas the United Nations Universal Declaration of Human Rights includes the right to housing;

B - Whereas the European Pillar of Social Rights states that access to social housing or housing assistance of good quality is to be provided for those in need and this is to be implemented at both Union and national level within their respective competences; whereas adequate shelters and services should be provided to the homeless in order to promote their social inclusion; whereas the right to housing for people with disabilities deserves special protection and dedicated policies to ensure housing accessibility.

C - Whereas Europe is facing a housing crisis, with people of all ages across different income groups struggling with high prices and scarcity of affordable homes; whereas unaffordable housing is a matter of great concern for many Europeans and prevents them, particularly young people from starting an independent life; whereas this crisis affects people in all Member States and can have negative impact in their health, well-being and living conditions;

D - Whereas protecting private property and ensuring legal certainty for private owners, including best practise to fight against squatting, as well as protecting people from evictions are important aspects at national level affecting housing availability and the right to housing in certain Member States;

E - Whereas the European Union has a number of competences related to housing;

F - Whereas there is a need to have an holistic approach on housing combining different policies dealt with in different committees within the Parliament;

1- Decides to establish a special committee which shall be named “Special committee on the Housing Crisis in the EU” with the aim to propose solutions for decent, sustainable and affordable housing. It shall carry out, in cooperation and consultation with the competent standing committees where their powers and responsibilities under Annex VI of the Rules of Procedure are concerned, the following responsibilities:

- Mapping current housing needs across territories and population groups, notably low and middle income groups, and assess the impact of scarcity of housing on inequalities,

affordability, demography, poverty and social exclusion, including using existing gender-disaggregated data;

- Analysing the existing relevant European, national, regional, and local housing policies with a focus on the availability of targeted instruments for social, sustainable and affordable housing in cities, islands and coastal and rural areas with a view to identify and issue recommendations. This also includes policies dedicated to housing accessibility of people with disabilities, and reduced mobility;
- Analysing the impact of housing speculation, and its economic consequences, as well as propose follow-up actions;
- Assessing whether the trend in house prices and rents is adequately taken into account in the cost of living indicators and related policies,
- Mapping and assessing the effectiveness of public and private European and national resources, including existing EU funds dedicated to decent, sustainable and affordable housing and to the eradication of homelessness; and making recommendations, where relevant;
- Analysing systemic issues with short-term accommodation rentals on the availability of affordable housing in particularly affected areas and make relevant proposals;
- Monitoring the implementation of the European legislation on data collection and sharing relating to short-term accommodation rental services, which shall be adopted at national level by 20 May 2026 at the latest;
- Analysing effects of EU policies that influence the availability and affordability of housing, including bottlenecks in current EU regulations with regard to investment capacity on housing and social housing, state aid and supply chain shortages;
- Assessing potential barriers affecting the construction sector and its impact on the housing crisis;
- Identifying shortages in availability, sustainability and financing needs for affordable housing and the needs for potential reforms;
- Assessing the impact of non and limited-profit housing solutions like social or cooperative housing, on the affordability and accessibility of housing for different groups;
- Assessing policy and legal 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;
- Mapping of innovative technologies, processes, services and products to support the renovation wave, taking into account existing EU initiatives; mapping where administrative and regulatory burden is hampering the renovation wave with the aim of reducing unnecessary regulatory burden while ensuring quality work in the construction sector and quality standards for affordable housing

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- Contributing to the development and the future implementation of the European Affordable Housing Plan and European Strategy for Housing Construction to be presented by the European Commission;
- Conducting hearings with experts from EU institutions and competent authorities, international, national and regional institutions, non-governmental organisations and relevant sectors of the economy, taking into account the perspectives of a range of stakeholders;
- Conducting visits to study best practices around Europe.

2- Decides that the term of office of the special committee shall be 12 months and that that term shall start running from the date of its constituent meeting;

3- Instructs the special committee to present a final report at the end of its term focusing on the matters set out in Paragraph 1;

3- Decides that the special committee shall have [XX] members.

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