

HOUS

Special Committee on the Housing Crisis in the
European Union



NEWSLETTER - NOVEMBER 2025

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Dear Readers,

Since early September, the HOUS Special Committee has continued to advance its ambitious agenda to address Europe's housing crisis with determination and concrete results. Following the presentation of the draft report in September, we reached an important milestone in the committee's work: the submission of 1,457 amendments, reflecting the high level of engagement and commitment of Members across political groups. These contributions will help us strengthen our shared vision for fair, sustainable, and inclusive housing policies. The negotiating teams have now begun their work, marking a decisive step towards the adoption of our final report.

Throughout the autumn, our committee has maintained an intense programme of exchanges and public debates. We held fact-finding missions to Paris, Milan and Palermo providing valuable insights into local best practices and innovative social housing initiatives. We also organised important public hearings on demographic trends, short-term rentals, and housing challenges for young Europeans, each of them addressing critical dimensions of the housing crisis.

Our committee also engaged in strategic dialogues with the European Commission's leadership, including Executive Vice-Presidents Stéphane Séjourné and Roxana Mînzatu, as well as with the European Economic and Social Committee, deepening our reflection on housing's social and economic dimensions.

Looking ahead, the coming weeks will be equally active and decisive. On 17 November, HOUS will host an exchange of views with Executive Vice-President Teresa Ribera, and we will continue our institutional dialogue, in December, through meetings with Commissioner Jorgensen and the European Central Bank (ECB). Two joint public hearings with EMPL on Inclusive Housing for All and on Skills Shortages in EU Construction, will further enrich our discussions on social inclusion and workforce challenges in the housing sector.

As we approach the final stages of our mandate, our collective efforts continue to build momentum. The spirit of collaboration and constructive dialogue remains the hallmark of our committee's work. I am confident that, together, we will deliver meaningful results for citizens across the European Union.

I look forward to your continued engagement as we move forward.

Irene Tinagli

Chair, Special Committee on the Housing Crisis in the European Union (HOUS)

HOUS DRAFT REPORT AND AMENDMENTS

On 25 September, Members held a debate on the draft report on the EU housing crisis, highlighting the urgent need to ensure decent, sustainable and affordable housing for all. The Rapporteur identified underinvestment, rising costs, labour shortages and funding gaps as key challenges, and proposed measures such as easing permitting procedures, using public land, boosting innovation and investment, and improving young people's

access to housing through tax relief and affordable rentals. On 4 November, Members held an initial debate on the 1 456 amendments tabled to the report. Shadow Rapporteurs and Members expressed a wide range of political perspectives but shared recognition of housing as a pressing social emergency, and confirmed their willingness to engage in the next negotiation phases. They also presented differing views on State aid rules, EU funding access, short-term rental regulation, tenants' rights and homelessness. The European Commission reiterated its intention to build on Parliament's work in shaping future housing actions and announced that its European Affordable Housing Plan will be presented on 16 December 2025.

[HOUS draft report](#)

[HOUS amendments](#)

[Webstreaming HOUS meeting 25 September 2025](#)

HOUS PUBLIC HEARINGS

September - November 2025



Public Hearing on Demographic trends and Housing needs

The EMPL and the HOUS Committees held a joint public hearing to assess demographic trends and housing needs in the EU, on 23 September 2025. The hearing focused on the relationship between demographic change and the housing crisis, and on potential policy solutions to address these challenges. It also provided an opportunity for stakeholders to share their experiences and perspectives, and to inform the Committees' recommendations for addressing the housing crisis in the EU.

[Event webpage](#)

[Webstreaming HOUS meeting 23 September 2025](#)



Public Hearing on Tourism, Short-Term Rentals and Housing Affordability

On 4 November 2025, the HOUS Special Committee held a public hearing entitled "Tourism, Short-Term Rentals and Housing Affordability: Balancing Economic Growth with Housing Accessibility in Europe".. However, the rapid rise of short-term rental platforms has transformed housing markets in many European cities. While this trend has created new income opportunities, it has also intensified challenges related to housing affordability, urban cohesion, and the quality of life for residents.

The meeting addressed these pressing issues, focusing on how

to maintain the right balance between economic growth and the social right to affordable housing. Members, together with experts and stakeholders, discussed the impact of short-term rentals on local communities, and explore ways to strengthen cooperation across all levels of governance.

[Event webpage](#)

[Webstreaming HOUS meeting 4 November 2025](#)

Public Hearing on Housing Challenges for Young Europeans

On 4 November 2025, in the afternoon, the HOUS Special Committee held a public hearing entitled "Housing Challenges for Young Europeans: Student Accommodation, Youth Emancipation and Talent Retention in the EU". Youth housing challenges represent a critical dimension of Europe's wider housing crisis, with significant implications for demographic sustainability, labour mobility, and regional development. Inadequate or unaffordable housing for young people and students restricts access to education, delays emancipation, and contributes to the brain drain from less developed regions. The hearing examined the main housing barriers faced by young adults and students, including the shortage of purpose-built student accommodation, the impact of rising housing costs on educational mobility, and the role of housing in strategies to retain talent within the EU. Members, together with experts and stakeholders, focused on housing-specific solutions and explore innovative models, public-private partnerships for student accommodation, and ways to integrate youth housing into urban planning and regional development policies.



[Event webpage](#)

[Webstreaming HOUS meeting 4 November 2025](#)

OTHER MEETINGS

Exchange of views with Stéphane Séjourné, Executive Vice-President of the European Commission for Europe's prosperity and industrial strategy

During its extraordinary meeting in Strasbourg on 9 October 2025, the HOUS Special Committee held an exchange of views with Executive Vice-President Stéphane Séjourné, focusing on the housing crisis and its social and economic dimensions. The discussion addressed the challenges of short-term rentals, housing affordability, and the balance between tourism and residents' needs. The Vice-President underlined the importance of coordinated EU-level action while respecting national competences, highlighting housing affordability, energy efficiency, and the social dimension of housing as key Commission priorities. A majority of Members called for a coherent European framework for regulating short-term rentals and welcomed the prospect of the forthcoming European Affordable Housing Plan, expected in December 2025. The exchange was marked by an open and constructive dialogue, reflecting shared commitment to tackling the housing crisis across all levels of governance.



[Webstreaming HOUS meeting 9 October 2025](#)

Exchange of views with Roxana Mînzatu, Executive Vice -President of the European Commission for Social Rights and Skills, Quality Jobs and Preparedness



During its extraordinary meeting in Strasbourg on 20 October 2025, the HOUS Special Committee held an exchange of views with Executive Vice-President Roxana Mînzatu, responsible for Social Rights and Skills, Quality Jobs and Preparedness. The discussion focused on the forthcoming European Affordable Housing Plan, to be presented by the end of the year as a flagship initiative to expand affordable housing and align EU funding under a unified framework. The Vice-President also outlined the links between the housing agenda, the European Anti-Poverty Strategy, and the European Care Deal, underlining the Commission's goal to make access to quality, affordable housing a guaranteed European standard. Most of Members welcomed the integrated approach connecting housing, social inclusion, and labour market participation, and emphasised the need for strong political commitment and sufficient funding to ensure concrete results.

[Webstreaming HOUS meeting 20 October 2025](#)

Exchange of views with EESC on its activities related to housing

John Comer and Thomas Katnigg from the European Economic and Social Committee underlined that access to housing must be recognised as a fundamental right in EU law. They urged the Union to move beyond subsidiarity as a reason for inaction and to promote mixed public–private investment, gender equality in the construction sector, and the reuse of brownfield sites. Their opinion emphasised the importance of accurate data, new financial instruments such as housing bonds, and the Housing First approach to tackle homelessness, calling for a united European response to a crisis that undermines social cohesion across member states.

Exchange of views on the housing crisis in the outermost regions and Union’s islands

Representatives from French Guiana, the Canary Islands, Madeira, Réunion, and the Ionian Islands presented an alarming picture of housing conditions in Europe’s most remote territories, where geographic isolation, limited land, high construction costs, and the dominance of tourism have intensified affordability problems. Speakers described how population growth, demographic pressures, and the conversion of housing into short-term rentals have deepened social and economic divides. They called for long-term EU funding, simplified regulations, and tailored housing strategies reflecting their specific challenges. MEPs expressed strong support for a dedicated European framework addressing the needs of outermost and island regions, including better access to affordable housing, limits on speculative property purchases, and recognition of their unique social and environmental constraints.

SELECTED ITEMS

Mission to Paris

In September 2025, the Special Committee conducted a mission to Paris, where Members engaged with the city’s housing authorities, social-housing providers and stakeholder associations to explore how regulatory, fiscal and social instruments are combined to achieve affordability, sustainability and inclusion. Highlights included meetings on rent-control enforcement, mobilisation of under-used housing stock, and a site visit to a flagship energy-efficient rehabilitation of a social-housing complex. The visit underscored that robust legal frameworks such as France’s right to housing law must be matched by accessible support, practical implementation and adequate financing to deliver real results for vulnerable households.

Mission to Milan and Palermo

From 16-19 September 2025, the HOUS delegation travelled to Milan and Palermo to examine regional and urban housing challenges across different Italian contexts. In Milan the focus was on high-cost urban markets, student housing stress and mixed methods to expand rental supply; in Palermo the delegation observed issues tied to peripheral housing, renovation needs and social housing innovation in island and less dense territory. The trip provided rich comparative insight into how varying regional dynamics, including land availability, construction cost, demographic shifts and historical housing stock, require tailored policy responses at the EU level.

Workshop "Dynamics in the housing crisis: Vulnerable groups, short-term rentals and construction"



The workshop on dynamics in the housing crisis, looking specifically at vulnerable groups, short-term rentals, and construction and renovation, took place on Monday 3 November during the HOUS Committee meeting. The housing crisis is multi-faceted, with factors interdependently impacting the situation. To tackle it, one cannot look at one solution or issue alone. That is why the workshop will feature three sessions addressing key aspects discussed in recent publications. The first focused on vulnerable groups - young people, households with children, and older people - who experience the crisis in different ways, drawing on findings from [Housing affordability problems across socio-demographic groups](#). The second discussed the impact and regulation of short-term rentals (STRs) in the EU, based on [The regulatory aspects of STRs in the EU](#) and [Legal developments of STR accommodations in the EU](#). The third addressed construction and renovation, highlighting insights from [Construction and Renovation in the EU Housing Markets: Challenges and Opportunities to Ensure Affordability](#).

[Event webpage](#)
[Webstreaming HOUS meeting](#)

Next Public Hearings

Public Hearing on Inclusive Housing for All

On 1 December 2025, the HOUS and EMPL Committees will jointly hold a public hearing on "Inclusive Housing for All: Accessibility, Disability Rights, Vulnerable Groups and Social Inclusion in EU Housing Policy". The event will explore how EU policies and funding can better support accessible and inclusive housing, addressing the challenges faced by persons with disabilities, young people, and other vulnerable groups. Experts will present practical examples of inclusive housing models, strategies for independent living, and the integration of universal design standards. The discussion will also highlight the crucial role of EU funds and coordinated social policies in promoting equal access to housing and fostering participation in community and economic life.

Public Hearing on Skills Shortages in EU Construction: Addressing Workforce Challenges to Boost Housing Supply

A joint public hearing by the Committee on Employment and Social Affairs (EMPL) and the Special committee on the Housing Crisis in the European Union (HOUS) on "Skills Shortages in EU Construction: Addressing Workforce Challenges to Boost Housing Supply" is scheduled to take place on 2 December 2025 from 16h15 to 17h45. The hearing will focus specifically on construction workforce issues in relation to housing construction and renovation. The event will feature interventions from speakers including Jorge Garcia Montoro, Regional Minister for Development and Infrastructure of the Region of Murcia, Tina Weber, Senior Research Manager at Eurofound, Roberto Capobianco, National President and co-founder of Conflavoro PMI, and Tom Deleu, Secretary General of the European Federation of building and woodwork.

Useful Publications

[Mapping frontier research for the New European Bauhaus](#), European Research Council, 2025.

[Institutional investors and house prices](#), Emil Bandoni, Giorgia De Nora, Margherita Giuzio, Ellen Ryan, Manuela Storz, European Central Bank, Working Paper Series No 3026, February 2025.

[FRA paper on the rights-based approach to affordable housing](#), EU Agency for Fundamental Rights (FRA), July 2025.

[Housing Reforms in Czechia and Poland](#), OECD, September 2025.

[For a European Affordable Housing Plan – the contribution of civil society](#), European Economic and Social Committee Opinion, adopted in September 2025.

[Housing affordability: Approaches to measurement and key data insights – Background paper](#), Eurofound, October 2025.

[HOUSE4ALL//Access to Affordable and Quality Housing for All People](#), European Observation Network for Territorial Development and Cohesion (ESPON), October 2025.

[Housing in the European Union: Market Developments, Underlying Drivers, and Policies](#), European Commission, October 2025.

[One roof, many realities: Europe's complex housing crisis](#), Council of the EU, Analysis and Research Team, October 2025.

[European Commission Housing Advisory Board](#), Expert Group to support the EC's Housing Task Force and provide concrete policy recommendations on housing, feeding into the European Affordable Housing Plan.

Subscription: write to hous-secretariat@ep.europa.eu

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