

# Motion

<b>Motion number</b>	To be completed by EFA Secretariat
<b>Name of the person introducing the Motion to the GA</b>	Sijbe Knol
<b>Member party</b>	Fryske Nasjonale Partij (FNP)
<b>Title (of the Motion)</b>	Adequate and Affordable Housing in the EU
<p><u>Adequate and Affordable Housing in the European Union</u></p> <p>a) Considering that across the European Union, in urban and rural areas, access to adequate and affordable housing has become a significant problem for many Europeans and that housing prices in the EU have gone up by more than 30 % since 2015<sup>1</sup>;</p> <p>b) considering that the right to adequate housing is a human right recognised in European Union law<sup>2</sup>, international law<sup>3</sup> and several national constitutions<sup>4</sup>;</p> <p>c) considering that European Union rules and policies provide both incentives as well as impediments to the provision of adequate and affordable housing in the Member States;</p> <p>d) considering that European Union policies such as the <i>European Green Deal</i>, the <i>Renovation Wave Initiative</i>, <i>National Reform Programmes</i> and the <i>New European Bauhaus</i> create opportunities to enhance the sustainability of existing houses and construct new residential buildings according to the needs of the inhabitants of our cities and regions;</p> <p>e) considering that current EU rules limit the provision of social and affordable housing to disadvantaged citizens or socially less advantaged groups and that some Member States apply unnecessarily restrictive thresholds to qualify for social and affordable housing<sup>5</sup>;</p> <p>the European Free Alliance calls on:</p> <ol style="list-style-type: none"> <li>1. the European Union and the Member States to stop treating residential buildings as tradable assets with which investors can make huge profits;</li> <li>2. the European Union and the Member States to adopt rules that help to prevent speculation, for instance related to short-term holiday rentals, which have a negative impact on the availability of houses and on the quality of life of (permanent) residents;</li> </ol>	

<sup>1</sup> Eurostat, *Statistics Explained: Housing price statistics – housing price index*, 12 July 2021;

<sup>2</sup> European Committee of Social Rights, *The relationship between EU law and the European Social Charter*, 15 July 2014;

<sup>3</sup> Committee on Economic, Social and Cultural Rights, *General Comment No. 4: The right to adequate housing [art. 11 (1) of the Covenant]*, contained in Document E/1992/23, 13 December 1991;

<sup>4</sup> Deutscher Bundestag, *Sachstand Recht auf Wohnen – Ausgestaltung und Rechtswirkung in den Verfassungen der Bundesländer und der EU-Mitgliedstaaten*, Aktenzeichen WD 3 – 3000 – 120/19, 29 May 2019;

<sup>5</sup> SEO Economisch Onderzoek, *Europese vergelijking staatssteun en inkomensgrenzen sociale huisvesting*, August 2020;

3. the Member States, regions and cities to take advantage of available EU programmes such as the *European Green Deal*, the *Renovation Wave Initiative*, *National Reform Programmes* and the *New European Bauhaus* that allow for the improvement of the quantity, quality and sustainability of their housing stock;

4. the European Commission to widen its narrow interpretation of the scope of services of general economic interest<sup>6</sup> in the field of social and affordable housing, and respect the role and wide discretion of national, regional or local authorities in providing these services for the needs of their communities; the Member States to use their wide discretion in a generous matter and respond to their inhabitants' need for adequate and affordable housing.

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<sup>6</sup> Treaty on European Union, Protocol [No. 26] on Services of General Interest; Recital [11] of Commission Decision 2012/21/EU on the application of Article 106[2] TFEU to state aid in the form of public service compensation granted to certain undertakings entrusted with the operation of services in the general interest, 20 December 2011