

"Housing Crisis in Europe: Present and Future for Europeans" - tabled by Partido Popular (Spain) GAMARRA RUIZ-CLAVIJO, María Concepción; GONZÁLEZ PONS, Esteban; MONTSERRAT, Dolors; MARTÍN, Paloma

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We recognise the significant challenges in accessing affordable, high-quality housing in high-demand areas. The rising cost of housing as a proportion of household expenses has become a growing concern. Difficulties in accessing housing have a greater impact on middle- and lower-income groups, who bear a higher financial burden.

We are concerned about young people's access to housing. The impact of this on youth independence and the formation of new households directly affects the future and freedom of new generations, demographic decline, and the sustainability of the welfare state.

Policies developed at the European level have an impact on national housing markets. We will promote measures to address the housing crisis while respecting each Member State's autonomy and the principle of subsidiarity.

An ambitious approach to housing is urgently needed to prevent the market from being stifled by excessive regulation. We advocate reducing the regulatory and administrative burden of European policies on local housing markets.

Flexibility is essential to addressing the specific circumstances of each region and country. We call for particular attention to the reconstruction of areas affected by natural disasters, ensuring effective access to European funding. We stand in solidarity with families who have lost their homes due to natural catastrophes, especially those affected by the storm systems DANA in Spain.

The gap between housing supply and demand requires both immediate and structural solutions which must be based on demographic projections regarding both the present and the future. We will work to increase supply and improve access to housing.

We uphold private property as a fundamental principle and defend individuals' right to manage their assets freely. Homeownership fosters financial stability for households and allows families to build and pass down wealth.

We consider it essential to ensure legal certainty for both property owners and tenants against illegal occupation and non-payment. Local and regional authorities must have the necessary tools to ensure the fundamental right to private property. We propose the creation of a European register of illegal occupation and property usurpation to assess its scale across the EU and to combat cross-border crime.

We are committed to ensuring that families, especially those at risk of social exclusion, have access to housing. We propose a European Action Plan to support single-parent and vulnerable families, of whom the majority are mothers with children, aiming to prevent homelessness.

We will promote urban regeneration to renovate Europe's ageing housing stock. We propose a **European Action Plan for rural areas** at risk of depopulation, fostering economic development through investments in connectivity, infrastructure, and sustainable rural tourism. Additionally, we support tailored solutions for **areas experiencing high tourist pressure**, recognising the key role of local and regional authorities.

We advocate greater cooperation between public and private investments in future European housing initiatives. Local and regional authorities should play a key role in managing funds and attracting investments tailored to their specific needs. The European Investment Bank should support these efforts by providing financing at affordable interest rates and offering technical support to strategic sectors.

The labour shortage must be addressed through enhanced education and vocational training, alongside improved working conditions and job security for professionals. We advocate skills development through EU education programs, ensuring better recognition of qualifications within the Single Market.

We propose a tax system that includes incentives for housing access, particularly for young people, supporting first-time home purchases and transactions related to professional mobility.

We promote investment in new construction technologies and support financial instruments that provide accessible long-term funding for efficient renovations, fostering European technological development.