



IUT Questionnaire to Spitzenkandidaten (Lead Candidates)

Europe Elections 2024

Responses received from **the European Free Alliance**

1. Do you support the recognition of housing as a fundamental human right, as outlined in Article 25 of the Universal Declaration of Human Rights?

" Yes"

2. Are you in favor of establishing a maximum limit of 25% of household disposable income for housing costs (including energy and utilities) by 2030, achieved through effective rent regulation, rent reductions, and housing allowances?

" Neutral,

EFA stands for the principle of subsidiarity and the right of local and regional authorities to choose the rules and regulations that are best for their territories. While we support increasing access to affordable housing, not all of our member parties are in favour of direct interventionist policies and we do not feel it is necessary to set EU-level rules on rent caps. However, depending on the content of the proposed legislation, a majority of our parties could likely accept it."

3. Do you endorse the idea of setting a minimum quota of at least 30% for social and affordable housing in every Member State and municipality in the EU by 2030, supported by a dedicated EU fund and combining national financial measures?

" Yes,

As mentioned above, we support the local and regional authorities' right to find their own way to address affordable housing shortages. However, we are in favour of setting a target at the EU level and increasing EU support (financial and expertise) to help reach those goals."

- 4. Are you in favor of regulating access to corporate finance in the housing market to counteract financialization, prevent monopolies, and stop the sale of public and affordable housing stock?**

" Yes,

A majority of EFA parties are in favour of setting rules and regulations to prevent speculation in the housing market, although the precise measures may vary between territories."

- 5. Should short-term rental housing be regulated to prevent the extraction of housing from the regular housing market, protect tenant rights, and mitigate issues such as displacement, touristification, and gentrification?**

" Yes,

As above. We have a particular focus on the needs of communities facing high levels of tourism, to ensure that second homes, AirBnB etc. do not have a disproportionate impact on local housing stock."

- 6. Should the EU revise its state aid rules for social housing, particularly concerning Services of General Economic Interest (SGEI), to ensure that a larger portion of the population has access to affordable housing, rather than limiting it to socially disadvantaged groups?**

" Yes,

A majority of our member parties consider EU state rules to be a barrier to enacting certain policies to ensure affordable housing stock. We would support revisiting these rules to provide local and regional authorities with more options."

- 7. Do you support a tenure-neutral approach to housing policy, which prioritizes providing a wide range of suitable housing options for everyone, regardless of income, age, or gender, over focusing solely on homeownership?**

" Neutral,

In general we want to ensure everyone has access to suitable and affordable housing; however, we do seek special/preferential treatment for young people, and in areas under particular pressure from tourism or second homes we also support measures prioritising local residents."

- 8. Should the European Parliament ensure transparency, intelligibility, and the ability to challenge unfair terms in rental agreements while providing access to cost-free legal dispute resolution for tenants?**

" Neutral,

We would support this in principle, but given that housing is not among the current EU competences we do not see a role for the European Parliament here. Local, regional and national authorities should be able to legislate on these matters."

- 9. Are you in favor of promoting housing cost neutrality in energy efficiency, ensuring that renovation costs are equitably distributed and that rent increases are balanced by energy savings, as a minimum requirement in all energy legislation?**

" Neutral,

We do not have a position on this question. We support all efforts to make the EU's buildings more energy efficient. However, in general we do not see a justification for the tenants and landlords of more energy-efficient buildings to subsidise the renovation costs of less energy-efficient buildings."

- 10. Do you believe that equal access to energy-efficient housing should be a priority for all citizens, irrespective of their income, and that EU funding should be available where needed to support this goal while respecting subsidiarity?**

" Yes,

In line with the above response, it seems more appropriate for EU funds to be made available to support renovation of housing to make it more energy efficient rather than the burden of raising money for this to fall on other tenants or landlords. In general we would like to see all housing made more energy efficient so that this does not have to be a significant factor in choosing a place to live, but we do not have a position on how this goal should best be achieved, as it remains up to each local authority."