Dear Commissioner Jørgensen,

We are writing to express our concern regarding The European Affordable Housing Plan. While we recognize and welcome the political will to address what is commonly termed the "housing crisis" in Europe, we are deeply worried that the Plan's analytical basis and proposed measures do not adequately reflect the extensive body of European and international housing research produced over many decades, key findings of which have been repeatedly presented to the Commission and Parliament. In fact, we note a striking contrast between the Plan's orientation and the recommendations emerging from housing research.

First, treating the housing crisis as a temporary imbalance of supply and demand overlooks the structural transformations that have reshaped European housing systems since the 1980s. During this period, many Member States have already pursued exactly the path proposed in the Plan: expanding market supply, deregulating housing and rental markets, and facilitating the entry of large-scale financial investors. The empirical outcome of these policies has not been a resolution of the housing question, but a housing sector prone to speculation, a steady rise in housing prices and rents and a deepening of housing inequality and indeed the housing crisis.

Second, the concrete measures proposed in the Plan appear more attuned to the growth needs of housing markets and financial capital than to the living conditions and security of residents. The focus on stimulating private investment and easing regulatory frameworks simply assumes that increasing supply through market mechanisms will eventually produce affordability. Yet a substantial and growing body of research shows that, without strong regulatory safeguards and an extensive public and non-profit housing sector, this approach intensifies rather than alleviates exclusion and displacement.

Third, the Plan mentions that measures will be taken to accelerate the development of affordable housing. While a step in the right direction, this is a vague promise for European households. Instead of ambiguous references to affordability, member states should work towards developing a robust public housing sector that truly safeguards households from the speculative and extractive operations of an increasingly financialised private housing sector. European housing research findings and academic policy recommendations are unequivocal in this regard.

In light of this, we urge the Commission to engage more substantively with housing researchers and civil society organizations in the next steps of implementing and refining EU housing initiatives. We would welcome the opportunity to contribute to a policy agenda that addresses the structural drivers of the crisis, strengthens non-market housing, and ensures that housing is treated first and foremost as a home and a right, not primarily as an asset class.

On behalf of the signees,

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