

Preparatory questions

Q1. Can you please provide an overview of the current state of the housing sector in your Member State, including its size, sources of financing, key players and their ownership (public or private), and key challenges? When describing the key challenges in your country, please focus on challenges regarding affordability in the i) construction and renovations sector, ii) sales sector and iii) rental sector, depending on relevance. If possible, please also describe if, and to what extent the housing market in your Member State is the object of cross-border investments and activities from undertakings established in other Member States.

Q2. In your assessment, are there any indications or evidence suggesting the existence of market failures within the housing sector in your Member State? For example, are there observable patterns such as low construction rates or lack of affordable housing? If so, please elaborate on the nature and extent of these failures.

It is important to distinguish that not all market outcomes that seem undesirable are due to market failures. Specifically, the mere decision by undertakings/investors to avoid investing in housing projects with low profitability or in a region with limited market demand and/or poor cost competitiveness may not be an indication of a market failure. However, a market failure might be at play where market forces alone are unable to achieve an efficient outcome (e.g., due to externalities, information asymmetry, public goods). Such market failures may be evidenced by supply-demand mismatches in the housing sector.

Q3. In your view, is there any evidence suggesting that the housing sector in your Member State is unable to address certain policy objectives, for instance regarding access to adequate housing for all citizens?

Q4. How are the following concepts defined in legislation in your Member State, if at all?

- a. Social housing
- b. Affordable housing
- c. Adequate housing

Q5. Have there been any challenges or obstacles connected to State aid legislation encountered by your Member State in addressing issues related to [affordable] housing? If so, what are they, and how have they impacted the sector? In your reply, please distinguish between EU State aid rules on the one hand, and national legislation implementing and interpreting these rules, on the other hand.

Q6. Can you recommend certain best practices, or successful initiatives implemented by your Member State or its regions, that other Member States could potentially adopt or learn from to improve outcomes in their housing markets?