

HEARING

**"Impact of tax evasion
and money laundering
on local real estate markets,
in particular in European cities"**

European Parliament | Brussels | 5 February 2019

**1. Nation states
are not helping cities**

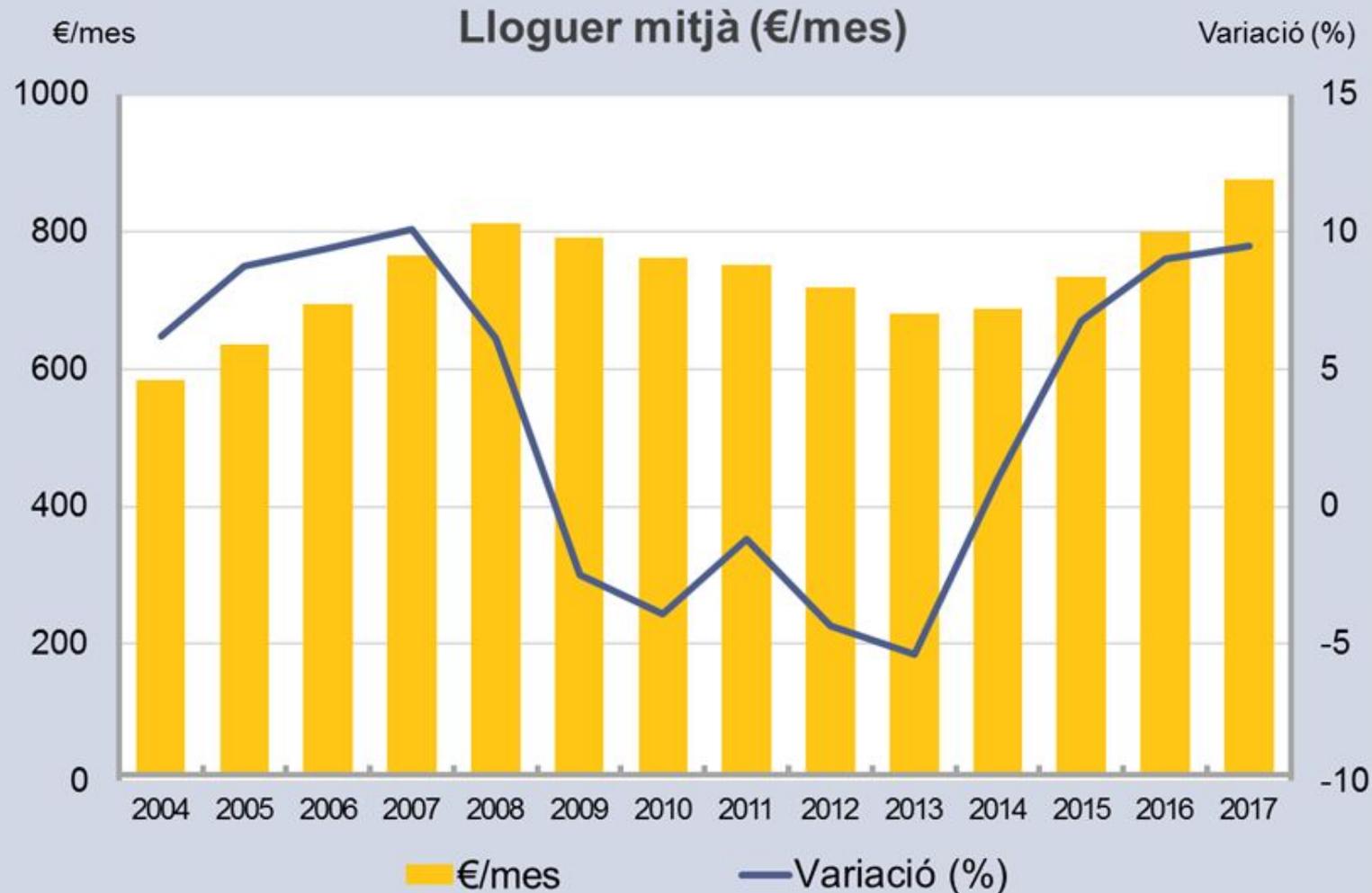
Disinvestment in public housing

Deregulation of housing rents

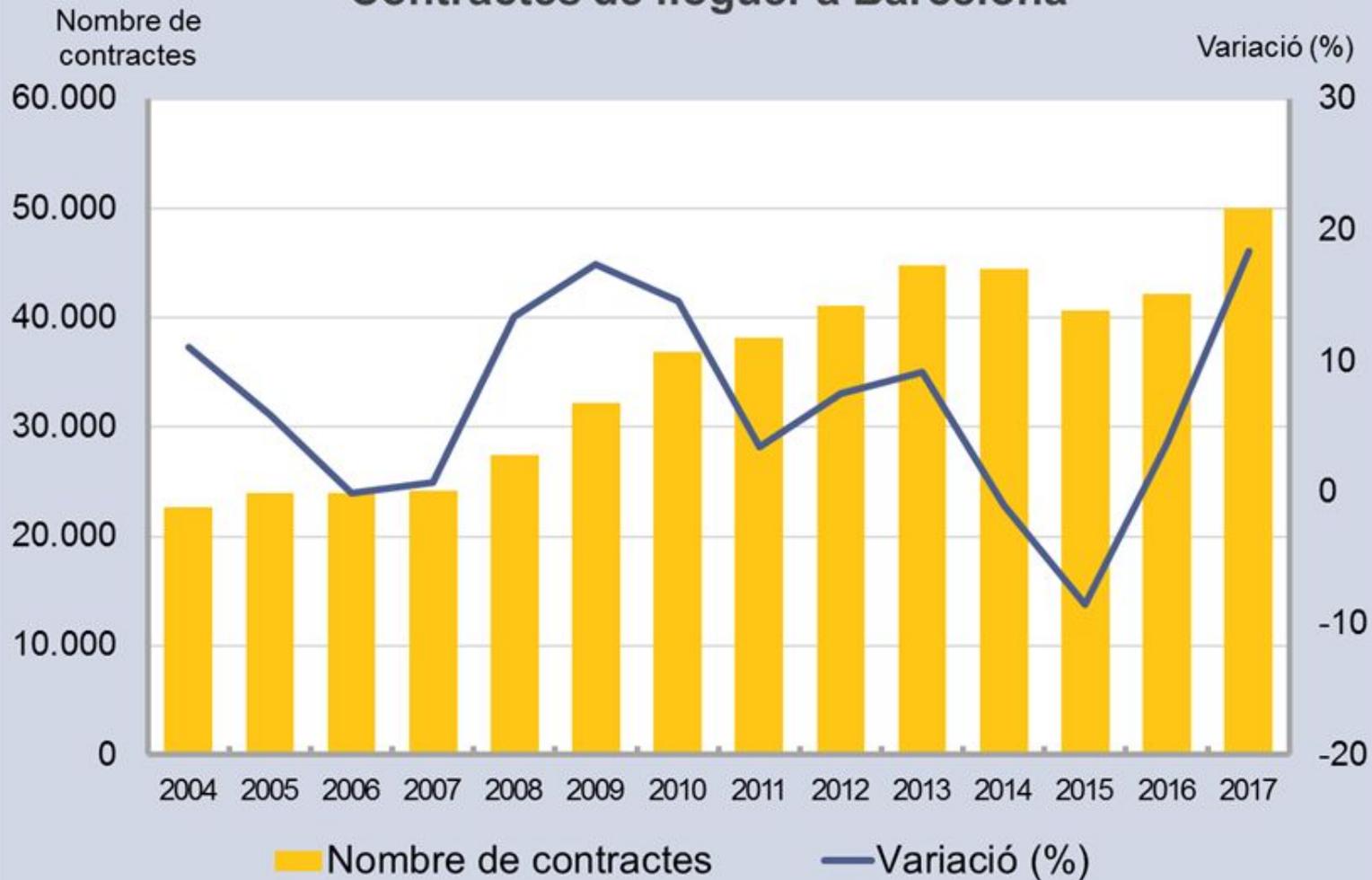
Banking bailout

Tax exemptions to Real Estate Investment Trusts

Golden Visa for 500.000€



Contractes de lloguer a Barcelona



2. The EU legal framework is not a safeguard

3. What do cities need?

More data

More regulations and powers

More investments and resources

www.citiesforhousing.org
#CitiesForHousing

Cities for Adequate Housing

**Municipalist Declaration
of Local Governments for
the Right to Housing and
the Right to the City**

New York, 16th July 2018

Amsterdam

Asunción

Barcelona

Beitunia

Berlin

Blantyre

Bologna

Durban

Eyyübiye

Lisbon

London

Mexico City

Montreal

Montevideo

New York

Paris

Rome

Seoul

Taipei

Viena

01

**More powers to
better regulate
the real estate market**

We demand more legal and fiscal powers
to regulate the real estate market
in order to fight against speculation
and guarantee the social function of the city.

02

**More funds
to improve our
public housing stocks**

We demand more resources
and commit increased investment
to strengthen the public housing rental stock
in all of our neighbourhoods.

03

**More tools to
co-produce public-private
community-driven
alternative housing**

We are committed to
boosting hybrid residential solutions,
which are neither solely government-driven
nor purely based on commercial gain.

04

**Urban planning that combines
adequate housing
with quality, inclusive and sustainable
neighbourhoods**

We are committed to
planning mixed, compact and polycentric cities
where housing benefits from a balanced context and
contributes to the social, economic
and environmental sustainability
of the urban fabric.

05

**Municipalist cooperation
in residential strategies**

We want to enhance
cooperation and solidarity
within city networks that defend
affordable housing and
equitable, just, and inclusive cities
by boosting long-term strategies
on a metropolitan scale.

21 March | Brussels:

**Several European mayors
will launch a
European version of the
municipalist declaration
at the European Parliament**

Principles of the
European Union Pillar of Social Rights

EPSR 19: Housing and Assistance for the Homeless

EPSR 20: Access to Essential Services

Action plan of the EU Urban Agenda Partnership on Affordable Housing

Action 1: Expand the use of EU funding instruments to support affordable housing provision

Action 2: Allow the European Semester to support the fragmentation of the housing markets and support increased financing mechanisms for affordable housing

Action 3: Set the level of housing cost overburden in the EU not higher than 25% of the disposable income

Action 5: Improve EU urban housing market data

Action 7: Establish an EU monitoring system of affordable housing

Recommendation 1:

Understanding affordable housing as a Service of General Economic Interest

- 1. Homologation and improvement of data for the monitoring
of the increase of prices, adulteration of uses
and emptying of housing stocks**
- 2. Homologation and improvement of data for quantification, mapping and
definition of the available stocks of affordable housing**

Recommendation 2:

Commitment for a shared goal to reach an affordable housing percent in the year 2030

1. Percentage of State GDP allocated to affordable housing policies
2. Shared definition of the different kinds of affordable housing
3. 30% of affordable housing in every city in 2030

www.citiesforhousing.org
#CitiesForHousing

01

Does money laundering in real estate entail volatility and stability concerns for real estate prices?

What are the impacts of the phenomenon on citizens and the local economy?

Does it result in excluding citizens from areas?

02

Is there a relation between
money laundering in real estate
and unoccupied buildings?

03

Is there money laundering
in commercial real-estate
(relation with pop up stores etc)?

04

What are the challenges
in addressing money laundering
through real estate?

05

Has the experience in your city
shown that tools are missing
to address this?

06

What kind of measures to limit the impact
has your city taken?

Could you provide the committee
with concrete examples?