

Comparative Overview of Housing Issues in European Capital Regions

Region / Capital	Main Problems	Role of Public Authorities & Employers	Impact of Tourism / Airbnb	Union Actions & Demands	Identified Obstacles
Rome (UIL, CGIL, CISL)	Excessive rents, evictions, shortage of social housing, insecurity, discrimination, long commutes	Municipal aid against evictions, potential employer involvement through public housing	Destructive, displaces residents and students, increases rents, reduces housing supply	Social dialogue, territorial agreements, legal support, tax incentives to bring vacant housing back on the market, fight against evictions	Speculation, vacant housing, market control by large corporations, lack of coherent policy
Athens (EKA)	Rents up +43–52% (2018–2022), Airbnb boom, shortage of affordable rental housing, 72% of young people still live with parents	Aid for youth and disadvantaged groups, former housing agency funded by State, employers, and employees (abolished in 2010)	Airbnb on small units, strong pressure on students and youth	Rent control, promotion of social housing, stable employment, strengthening public services (health, education, transport)	Speculation, lack of regulation, dismantling of public tools
Belgrade (CATUB)	Excessive rents, property prices disconnected from wages, discrimination, evictions, precarious housing, long commutes	No public program, poor collective housing for foreign workers	Rent increases linked to short-term rentals	Media campaigns, negotiations with government and employers	Lack of state regulation, full market dependence
Lisbon (CGTP-IN)	Excessive rents, lack of social housing, substandard housing, evictions, long commutes,	Rental aid (for disadvantaged people, relocated teachers, young people),	Very strong, gentrification and massive conversion to tourist housing	Demonstrations, rent caps, mobilization of bank profits to offset rising interest rates	Speculation, profit-seeking, insufficient regulation, rising interest rates

	speculation, rising interest rates	employer obligations for immigrants			
Île-de- France (CGT, FO, CFDT, UNSA)	1.3 million poorly housed people, shortage of social housing, evictions, long home-work distances, territorial inequalities, discrimination	Action Logement, 'Atelier des solutions' (simplified social housing construction) , but reduction of regional aid since 2024	Strong in Paris (Airbnb, gentrification, reduced long-term rentals)	Rent control, maintenance of regional funding, strengthening SRU law, combating vacancy, extending DALO to precarious workers	Lack of available land, local opposition, reduced subsidies, territorial inequalities, administrative burdens, real estate speculation