

# LOCAL WORKSHOP

## EUROPEAN RESPONSIBLE HOUSING FINANCE WORKING GROUP

*“The role for private finance in filling the funding gap for affordable and sustainable housing in Europe”*

3 April 2025

Pentahotel Prague, Sokolovská 112, 186 00 Praha 8-Karlín, Prague,  
Czechia



## BACKGROUND

Numerous funding opportunities have been made available by the European Investment Bank and the European Union, which complemented by Structural Funds and national and local support schemes, have potential to partially address the problem also by making multiple funding systems for investment in social and affordable housing more coherent to the different national contexts.

In order to create our Next Generation Neighbourhoods where people can thrive, an intensive exchange is needed on innovative financing schemes and governance. That is why, [in June 2023](#), Housing Europe launched its Housing Finance Working Group to develop capacity across Europe to create healthy housing ecosystems that are able to provide sustainable, long-term solutions.

The Local workshop is one of the activities of this Working Group besides the organisation of the Annual Summit, identification of investment needs, peer-to-peer learning, and mentoring. The activities are also fulfilling the goals of the [Liege Declaration](#) agreed in March 2024 which called for a European platform for exchange on housing systems.

In Prague, [Housing Europe](#) and the Czech Housing Fund are bringing together housing and finance stakeholders to discuss hurdles faced by housing providers, municipalities and companies across the continent to access funding as they look to move the Renovation Wave and the New European Bauhaus forward.

One of the expected goals of the event is to share knowledge on **public-private partnerships and the use of private finance** for the social and affordable housing sector, such as the Danish Housing Fund or CDC France. The workshop will also discuss on how to **efficiently raise capital on private bond markets** and then lend it to social housing providers, such as the model of the NWB Bank in the Netherlands or MuniFin in Finland. Finally, the conditionalities to **establish government guarantees** for the financial intermediaries will be also explored.

9h00 – 9h30

### Welcome Coffee

9h30 – 10h15

## OPENING

- *Sorcha Edwards, Secretary-General of Housing Europe*
- *Daniel Ryšávka, Director of the State Fund for Investment Promotion*
- *Vít Lesák, Director of the Department of Housing Policy, Ministry of Regional Development*
- *Kamil Dörfler, Senior Urban Sector Specialist, (EIB), David Zlámal, Head of the Capital and Debt Advisory Team (Ernst & Young) - Introduction to the Czech housing and financial system*

10h15 – 10h30

### Short Coffee Break

## SESSION 1: CO-CREATION OF LONG-TERM REGIONAL FINANCIAL INSTRUMENTS

*Moderated by Julie Lawson, Adjunct Professor, Centre for Urban Research, RMIT University (HIAH)*

In the Czech Republic, affordable housing providers up until today are **mainly municipalities** and the Czech Republic consists of 6.258 municipalities. We need to wonder how to provide affordable housing in a more efficient way and **what potential regional level financial funds could serve to.**

The debate of housing finance experts and financial instruments providers shall provide:

- a) good examples from local and regional level stakeholders across Europe;
- b) **suggestions for regional level housing investment fund purpose, establishment and its maintenance** from legal, institutional and financial point of view;
- c) experience to what needs to be done on national level so **regional level fund may develop**
- d) experience to who are the final investors and how they obtain financing from the local level
- e) constructive discussion about lessons learnt from other countries' mistakes, mostly usable for the Czech case

### **Discussants in the seminar:**

- *Kamil Dörfler, Senior Urban Development Specialist, EIB*
- *Peter Surek, Head of Social Finance, Erste Group*
- *Ines Callahan, Director for International Public Finance, Fitch Ratings*
- *Bernd Rießland, International Relations Officer, GBV*
- *Esa Kallo, Head of Munifin Finland*
- *Veronika Reháková Director, Housing Policy, Construction and Urban Development Ministry of Transport of the Slovak Republic*
- *Daniel Ryšávka, Director of SFPI*
- *Michal Tesař, Newton Business Development (HIAH)*
- *Miroslava Starečková, Newton Business Dev, HIAH*
- *Martin Lux, Head of the Socioeconomics of Housing department and senior researcher, AVČR*
- *Association of Regions of the Czech Republic **TBC***
- *Elke Stocker, Management Real Estate – Affordable Housing, Vienna Insurance Group*
- *Milan Hladík, Ministry of Regional Development*
- *Jan Beneš, Ministry of Finance*
- *Tim Segboer, NWB Bank, Netherlands*

10h30 – 12h30

## SESSION 2: THE DOs AND DON'Ts OF PUBLIC AND PRIVATE COOPERATIONS

*Moderated by Montserrat Pareja-Eastaway, Professor, UB School of Economics (HIAH)*

In the Czech Republic, there is a significant lack of trust between the private and public sectors. This issue primarily stems from the differing perspectives and motivations of both sectors, along with a low level of mutual dialogue.

The discussion is expected to provide background to how trust has been developed across Europe in the real estate sector between public and private actors and what clear pillars can be pointed at as tools for trust building.

To make the discussion more specific, a real-life project from the city of Breclav has been provided (in the attachment). The city has been preparing a new neighbourhood for 400 mil EUR. They aim to cooperate with the private sector as the city's resources are limited. The discussion shall go around how different countries and actors from across Europe would act to strengthen trust between public and private level parties. This will provide real examples, which may then be collected in a structured way.

#### **Discussants in the seminar:**

- *Bob Jordan, Adjunct Senior Research Fellow, UCD Geary Institute for Public Policy (HIAH)*
- *Bjorn Mallants, Director, Woonontrots, Belgium*
- *Fiona O'Driscoll, Financial Lead, Council for social housing, Ireland*
- *Pavel Kelner, CFO of Dustopne Bydleni*
- *Nieke Tichelaar, Secretary of the Board, WSW, Netherlands*
- *Michal Polak, Slovak Investment Holding*
- *Ondřej Vysloužil, Director of MAPPA (HIAH)*
- *Dominka Verešová, Silesian University of Technology, (HIAH)*
- *Čestmír Hrdinka, SFPI Sustainable Finance Manager*
- *Jitka Boušková, Head of Office, Network of Healthy Cities CZ*
- *Jana Provazníková, Ministry of Trade and Industry*
- *Tanguy Desrousseaux, Head of Housing, Cities & Regions Department, Project Directorate · European Investment Bank (EIB)*
- *Vít Lesák, Director, Department of Housing, Ministry of Regional Development*

### **SESSION 3: LAND DEVELOPMENT AND THE INCENTIVES WHICH MAKE IT HAPPEN**

*Moderated by Enda McGuane, Head of Asset Management, Land Development Agency (HIAH)*

Territorial development of municipalities and cities across the Czech Republic is a critical issue that needs to be addressed. Any effort to promote construction, including residential development, without understanding its impact on urban prosperity and the need to improve residents' quality of life, is an economic and social gamble that the country can no longer afford.

The first step in this destabilization and subsequent **degradation is poor spatial and strategic planning**. The second factor is the lack of knowledge about **how construction planning and subsequent land development affects the pillars of sustainable development**.

Our questions are:

- a) How to make sure social housing is built there, where it is sustainable
- b) What are the interests of cities, developers and people – how to make sure the proportions of these interests are balanced in the long term.

#### **Discussants in the seminar:**

- *Sanja Jerkovic, Head of the Housing and Communal Sector, Ministry of Physical Planning, Croatia*
- *Lyke Veen, WSW, Netherlands*
- *Vít Zeman, Urban economist, (HIAH)*
- *Lenka Tomášová, Tam Architects, HIAH*
- *PAQ Reseach **TBC***
- *Zuzana Chudoba, Managing Director, Association of BTR*
- *Ministry of Environment **TBC***
- *Jan Kučera, Mayor of Rožnov pod Radhoštěm*
- *Barbora Raková, SFPI (HIAH)*
- *Sami Haapanen, City of Helsinki, Finland*
- *Vojtech Kubat, Senior Ministerial Councilor, Ministry of Regional Development*

12h30 – 13h30

*Lunch*

13h30 – 14h30

### **PRESENTATION OF MORNING SESSIONS BY MODERATORS**

14h30 – 15h00

*Coffee Break*

15h00 – 16h30

### **GOVERNMENT GUARANTEE AS A TOOL TO SUPPORT HOUSING DEVELOPMENT**

*Moderated by Edit Lakatos, Senior Policy Officer, Housing Europe*

- *Daniel Ryšávka, Director of SFPI*
- *Julie Lawson, Adjunct Professor and Director for Urban Research RMIT (HIAH)*
- *Nienke Tichelaar, Advisor, The Dutch Federation of housing guarantees, WSW, Netherlands*
- *Martin Lux, Head of the Socioeconomics of Housing department and senior researcher, AVČR*

- *Jan Beneš, Ministry of Finance*
- *Jan Kučera, Mayor of Rožnov pod Radhoštěm*

#### **WRAP-UP & KEYNOTE**

16h30 – 16h45

- Bob Jordan, Chair of the HIAH international board

#### **CLOSING SPEECHES**

16h45 – 17h00

- Daniel Ryšávka, Director of the State Fund for Investment Promotion (SFPI) – Host
- SORCHA EDWARDS, Secretary-General of Housing Europe

17h30 – 19h30

*Networking Cocktail*