housing investment advisory hub

Advisory Inputs for the Czech Republic in the Field of Affordable Housing Development

This material is a simple summary of recommendations from the OECD, EIB, CEB, and NERV that the Czech Republic received during 2024–2025. HIAH supplemented the summary with findings from its own analyses.

Produced by: HIAH

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More information about HIAH's work is available at www.hiah.cz

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Abbreviations

CEB – Council of Europe Development Bank

EIB – European Investment Bank

HIAH – Housing Investment Advisory Hub

NERV – National Advisory Board to the Government

SFPI – State fund for investment promotion

Citation

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What is HIAH?

HIAH is an interdisciplinary knowledge platform that brings together experts from the non-profit, private, and public sectors, focusing on public investment in housing. It serves as an advisory and analytical body to the state. Organizationally, HIAH operates under the State Fund for Investment Promotion (Státní fond podpory investic).

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1 Introduction

All five sources—NERV, OECD, CEB, HIAH, and EIB—agree that the Czech Republic needs a long-term, financially sustainable, and institutionally stable affordable housing system that combines public, non-profit, and private resources.

The differences lie mainly in the degree to which each document emphasizes the role of the state. NERV and OECD focus on efficiency and market conditions; CEB and EIB on financing instruments; and HIAH on the concrete structure and governance of the system.

This material very simply summarizes information from advisory documents addressed to the Czech Republic. We do so because we want their value to be used. At the same time, we supplement the more general recommendations with more specific targeting where we see potential to go further and take action immediately. The housing crisis in the Czech Republic is happening now, and HIAH is ready to help address it both today and in the future.

2 Common Conclusions Across the Five Sources

- **The Czech Republic must shift from project-based to system-based housing governance.**
  → long-term framework with clear goals, institutions, and financing (NERV, OECD, HIAH, EIB)

- **Stable, returnable, multi-source financing is essential.**
  → grants, loans, guarantees, revolving funds (HIAH, CEB, EIB, NERV)

- **Municipalities and regions are central.**
  → access to resources and development capacity (OECD, HIAH, CEB, EIB)

- **Non-profit rental housing must expand.**
  → all sources support development of affordable rental segment

- **Policy must be long-term beyond political cycles.**
  → 10–30-year horizon (HIAH, OECD, EIB)

- **Program integration and simplification.**
  → unified advisory & financial system (HIAH, OECD, EIB, CEB)

- **Sustainable urban development.**
  → regeneration, brownfields, existing infrastructure (all sources)

3 Recommendations with Shared Agreement

Area	Core Consensus Across NERV / OECD / CEB / HIAH / EIB	Comment
Systemic approach	Move from fragmented programs to a long-term system with clear goals, rules, institutions, and stable funding.	NERV, OECD, HIAH call for a unified housing policy framework; CEB recommends a “structural response to market gap”; EIB proposes a national strategic framework to systematize this approach.
Long-term stability	Need for multi-year, predictable programs and stable institutional environment.	OECD, HIAH highlight need to transcend political cycles; NERV calls for long-term financing; CEB and EIB stress coordination across national, regional, and municipal levels.
Revolving / repayable financing	Combine grants, loans, and guarantees to ensure sustainability and returnability.	CEB and HIAH prefer revolving models; NERV stresses long-term financing; OECD emphasizes efficiency; EIB supports blended finance.
Non-profit & municipal housing providers	Development of non-profit and public-controlled rental providers.	NERV, HIAH propose limited-profit models; OECD calls to strengthen “social landlords”; CEB and EIB recommend support for municipal providers and loan tools.
Cost-based rent principle	Rents tied to actual costs, not market maximums.	Mentioned by HIAH, CEB, OECD; EIB supports within “affordable rent” definition; NERV implicitly supports via controlled-return rental models.
Municipal & regional involvement	Municipalities and regions must play a stronger development and ownership role.	HIAH emphasizes regional housing development companies; OECD and NERV call for stronger municipal capacities; CEB and EIB call for coordinated action.
Land-use & investment policy	Housing development must connect with transport, infrastructure, regeneration.	All encourage inner-city development and brownfields; EIB & CEB emphasize integrated planning.
Energy & environmental sustainability	Renovation and energy savings as part of affordability.	HIAH, OECD recommend expanding energy-efficiency programs; CEB, EIB support climate-social models.
Capacity building & advisory services	Strengthen advisory & technical infrastructure for municipalities & developers.	HIAH, OECD emphasize capacity building; CEB recommends technical assistance; EIB highlights data sharing.
Data & analytics	Improve housing data tracking and evaluation.	NERV, OECD propose centralized data systems; HIAH & EIB recommend unified databases.

4 Key Differences Between Recommendations

Topic	NERV	OECD	CEB	HIAH	EIB	Summary
Role of the state	Market moderator	Active state	Public investor	System architect	Coordinator of national strategic framework	NERV market-oriented; CEB/OECD stronger state; HIAH/EIB emphasize governance.
Grants vs. loans	Fewer grants, more returnability	Efficiency focus	Guaranteed loans	Mix with returnability	Blended finance	Shift toward revolving tools, fiscal discipline.
Institutions	Process reform	Governance	Financial cooperation	Regional SPVs & guarantee funds	National agency	All call for stronger coordination, at different depths.
Target groups	Youth & working households	Low & middle incomes	“Missing middle”	Social mix	Mixed-income	EIB/HIAH broaden scope to mixed-income projects.
Time horizon	Short-term	Medium-long	Long	Long	Long	EIB/HIAH stress long-term system; NERV focuses on urgent actions.

5 Added Value of Individual Institutions

- NERV: immediate supply boosting and market efficiency
- OECD: governance, coordination, regulatory reform
- CEB: social housing finance and loan tools
- HIAH: institutional design, cost-based rent model
- EIB: national strategic coordination

6 Sources

CEB: Social and affordable housing in Europe, A market gap analysis, July 2025, online (31 October 2025) available at: https://coebank.org/media/documents/Social_and_affordable_housing_in_Europe-A_market_gap_analysis.pdf

EIB: Report with recommendations for the development of a strategic framework and Investment Options for the affordable housing sector, October 2025 (not available for public)

NERV: Dvanáct klíčových opatření pro posílení dostupnosti bydlení v České republice, November 2024, Online (31 October 2025) available at: https://vlada.gov.cz/cz/ppov/nerv/aktuality/nerv-pripravil-namety-pro-lepsi-dostupnost-bydleni-217159/

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