

WELCOME & NETWORKING

 **Stages Hotel Prague, Českomoravská 19a, 190 00 Praha 9**

THURSDAY, 12 NOVEMBER 2026



13:30 - 16:30

Meeting of the Prime Minister's Cabinet with International Experts



17:30 - 19:00

Welcome Drink & A Look at the European Affordable Housing Plan One Year After Its Publication

Welcome: Daniel Ryšávka



Speakers: Enda McGuane, Gerry Muscat, Bob Jordan, Adam Czerniak



Key question: What has happened in the year since the publication of the European Affordable Housing Plan, and what impact has it had on Europe? What can HIAH learn from it?



HIAH WORKSHOP DAY

 Stages Hotel Prague, Českomoravská 19a, 190 00 Praha 9

FRIDAY, 13 NOVEMBER 2026

09:00 - 09:30 — **Opening**

Welcome: Daniel Ryšávka

Keynote: Bob Jordan



09:30 - 12:30 — **Workshop – Part I**

Coffee break: 11:00–11:30

Working Group 1:
**Aggregation of Local Projects
for More Efficient
Development P&P**

Moderators:

Enda McGuane, Adam Czerniak

HIAH Topic Coordination:

Petr Urbánek, PDS

**Working Group 2: Financial
Instruments to Support Housing;
Building on the FIN Working
Group 2025/2026**

Moderator:

Gerry Muscat

HIAH Topic Coordination:

Čestmír Hrdinka, SFPI

**Working Group 3: Strengthening
SFPI in Its Role as the General
Provider of Affordable Housing
in the Czech Republic**

Moderator:

Bob Jordan

HIAH Topic Coordination:

Daniel Ryšávka, SFPI

12:30 - 13:30 — **Lunch Break**

13:30 - 14:30 — **Working Groups' Work Plan in Follow-up
to the Topics Discussed**

The groups return to their separate rooms and turn the discussion into HIAH's work plan for 2027.

14:30 - 15:00 — **Coffee Break**

15:00 - 16:00 — **Closing**

The HIAH International Board presents the outputs of the individual working groups.

Keynote: Daniel Ryšávka



Who Are the Members of the HIAH International Board?

The International Board has a specific role alongside HIAH. It brings an independent external perspective and compares HIAH's analytical work with experience from other housing systems and investment environments. Its aim is not simply to transfer solutions from abroad, but to systematically monitor international developments, identify examples relevant to housing investment in the Czech Republic, and explore ways to adapt foreign approaches based on verified knowledge and evidence to the Czech context.

The people listed below do not constitute the complete membership of the International Board, but are participants in the workshop in Prague on 12–13 November 2026.

Bob Jordan, University College Dublin

Bob Jordan is an Irish housing policy expert with extensive experience in managing public programmes, housing provision and tenant protection. In September 2021, he was appointed Chief Executive of the Irish Housing Agency, a state institution supporting the development of housing policy, social and affordable housing, and cooperation with local authorities and non-profit housing providers.

He has always worked in the housing sector, including social housing, and has also served as an adviser to the Minister for Housing.

He is now at University College Dublin and, among other activities, provides expert input to discussions between the European Commission and Eurostat on off-balance-sheet financing of affordable housing.

Gerry Muscat, Former Head of Department at the EIB; Former Senior Banker at the EBRD

Gerry Muscat specialises in housing finance and investment advisory services provided by European development banks. He previously served as Head of Housing Advisory at the European Investment Bank (EIB) and as a senior banker at the European Bank for Reconstruction and Development (EBRD).

His experience connects investment financing with the development of institutional and regulatory conditions for long-term investment in housing.

During his time at the EIB, he emphasised the importance of providing advisory support to countries that lack suitable policy and regulatory frameworks for affordable housing, as well as drawing on the experience of countries with long-established and functioning systems.

Adam Czerniak, Vice-President of Poland's Krajowy Zasób Nieruchomości; Professor at SGH

Adam Czerniak is a Polish economist specialising in the housing market and institutional economics. Since 4 November 2024, he has served as Vice-President of the Polish state institution Krajowy Zasób Nieruchomości (KZN), which works with state-owned real estate and its use for housing policy.

He is also a professor at the Warsaw School of Economics (Szkoła Główna Handlowa, SGH), where he heads the Department of Institutional and Political Economics.

Between 2013 and 2024, he helped develop the Polityka Insight analytical centre, where he served first as Chief Economist and subsequently as Research Director.

Enda McGuane, Director of Asset Management, Land Development Agency, Ireland

Enda McGuane is an Irish expert in real estate, land development and property portfolio management, with more than thirty years of experience in both the public and private sectors.

He serves as Director of Asset Management at Ireland's Land Development Agency (LDA), a state-established organisation focused on mobilising land and supporting housing development.

In this role, he leads the strategic and sustainable management of land reserves and residential and commercial properties, with a portfolio exceeding EUR 2 billion in managed assets.

He is a chartered professional in planning and development, as well as in property and facilities management.

Previously, he served as an officer in the Irish Defence Forces and participated in United Nations missions in Lebanon and East Timor.