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DEVELOPMENT CZ

Bridging the Gap in Housing Affordability

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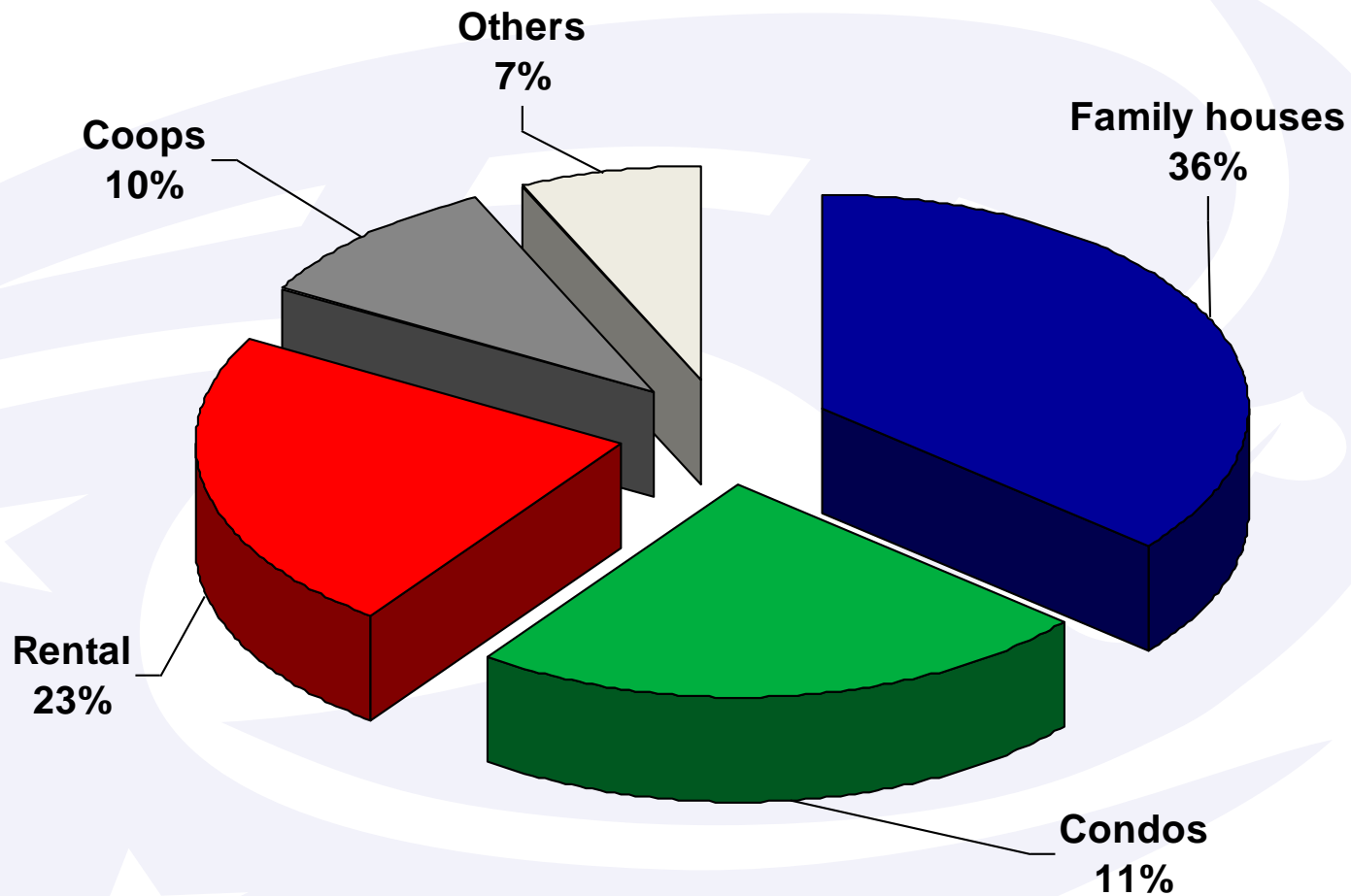


Key success factors – Czech Republic

- **Cooperation** of governments at all levels
 - e.g. national government with municipalities.
- **Rental housing** as a key tool at supply side of the housing market.
- Special focus on **socially** disadvantaged groups.
- Looking for **new models** – e.g. Community housing, social mix in residential buildings.
- But - not disturbing the housing **market!**



Important rental sector





Low-interest loans for young families

- **Goal:** Support acquisition of family houses or apartments by construction or by purchase.
- **Beneficiary:** Young people up to 36 years.
- **Type:** Low-interest loan (1% p.a.)
- **Amount:** Loan up to 80% of market price.





Rental housing for seniors

- **Supported dwellings**
 - **Non-market** segment.
 - Rental flats **only** for socially defined tenants.
 - **Lower** rents.
 - Home care and social services.





Housing Rental Construction Programme

- **Goal:** Support housing rental housing, especially for **socially defined groups** (seniors, or disabled persons) through new construction or renewal of buildings not originally intended for housing.
- **Beneficiary:** Any entity, including municipality.
- **Type:** Low-interest loans (for up to 30 years).
- **Amount:** Loan up to 90 % of eligible expenditures.





Barrier-free residential buildings

- **Goal:** Improving access to residential buildings by **removing barriers** at the entrances or by elevators construction.
- **Beneficiary:** Owners and co-owners of the residential buildings.
- **Type:** Direct grants.
- **Amount :** Up to 50% of eligible expenditures.





New programme „Construction“



- **Goal:** Support social and affordable rental dwellings for **households facing market failures** and for other people.
- **Beneficiary:** Municipality (only).
- **Type:** Grants up to 100% for social dwellings, low-interest loans for affordable dwellings.
- **Social mix** – social and affordable dwellings in the same building.



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Community houses for seniors



- **Goal:** Social rental housing for seniors so they can keep and extend their **self-sufficiency and independence**, while enabling a community life on the principle of mutual neighbourly assistance.
- **Beneficiary:** Any entity, including municipality.
- **Type:** Direct grants.
- **Amount:**
Up to 24 th. EUR/apartment.





Strategic directions and risks

Tools and mechanisms

- Not to disturb the housing market - to distinguish between market and non-market (social) segments.
- To apply variety of support schemes – on both, demand as well as supply sides.
- To keep the stability of the whole system.

Challenges and risks

- Political instability.
- Budgetary restrains.
- Low efficiency of subsidy tools; insufficient feedback.



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Thank you for your attention.

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