

Pioneering affordable housing solutions in Amsterdam



PROJECT:
Justus



COMPANY:
Achmea Real Estate



LOCATION
Amsterdam, the Netherlands

Challenge

The challenge was to develop affordable housing, given the rental restraints imposed and additional requirements by the municipality. In 2016 Achmea Real Estate invested in a vehicle (Stadsgoed NV) that focuses on investing in properties in the inner city part of Amsterdam, with the intent of improving/enhancing the quality of the city. Part of that deal was that, in return, the municipality of Amsterdam provided development rights (housing). On the condition that those properties were restricted to the middle segment (max EUR 1.184 per month).

Providing affordable housing while making solid returns.



Solution/Approach

Negotiations with the developer on the one hand and the municipality on the other hand led eventually to a financial feasible product that meets the criteria of the municipality with respect to affordable rents.

Results

We finally successfully developed four properties that meet our financial criteria while bringing a substantial number of affordable housing units to the market (project Justus is one of them).

Outcome

An example is our project Justus in Amsterdam. It consists of 289 units, with an average of 60 m² and a maximum monthly rent of EUR 1.184,-. The apartments were rented on a priority basis to people with occupations that are crucial for the workforce in Amsterdam, but have difficulty finding housing in Amsterdam, such as policemen, firefighters and teachers. When the units came up for rent, there were more than 10,000 people who submitted their details to qualify for a unit. That shows what huge scarcity there is regarding affordable rents.



Achmea Real Estate

Company

Achmea Real Estate: over 60 years of experience as an investment manager in real estate for institutional investors. We choose to invest in real estate with high social value and an appropriate financial return. In doing so, we work for our institutional clients (and their customers) to ensure a good income for now, the near future and the longer term. In a sustainable, attractive living environment.