

## Investment fund for Citymakers/Placemakers

On the 21th March 2019, STIPO and Stadkwadraat have launched the Citymaker-Fund (Stadmakersfonds in Dutch) as matchmaker between citymakers/placemakers and investors. The Citymaker-Fund actively contributes to a lively and inclusive city by investing in initiatives with social and fair economic return. The fund helps initiatives by buying property or land, or by helping to finance construction or renewal of buildings. To enable social return and sustain this in the city, the fund has a low interest on loans. Additionally, the fund advises citymakers on setting up feasible business models.

The Citymaker-Fund contributes to a lively and inclusive city by investing in initiatives with social added value for the city. The fund calls these initiators citymakers. In addition, initiatives must have a reasonable economic return.

### Citymakers have impact

Citymakers see major challenges to make cities sustainable, inclusive and attractive. They take action. They contribute to a better living and working environment. They start a circular hub, a public neighborhood garden, an employment program for people with a distance to the labour market, breathe new life into vacant property, or turn dull spaces into neighborhood places.

Citymakers work socially involved and include the community into the participation. They create a diversity of values: social, sustainable, creative, artistic, but also urban, area and property. Citymakers are passionate catalysts for new area development and *placemaking*.

### Citymaker-Fund as investor and matchmaker

With social impact as key driver, a healthy financial model is necessary for the sustainable success of the initiative. However, for new players in the field, it is hard to gain access to finance. Citymakers and funders who want to invest responsibly find it difficult to find each other. Traditional banks and funders consider the small-scale and young initiative to be vulnerable and are not immediately interested in social return.

Guidance and partial financial guarantees can help overcome concerns. And there is an increasing interest by private investors in initiatives with impact, if the investment is thoroughly guided. The Citymaker-Fund is matchmaker between citymakers and investors.

### Start in province of Utrecht

The Citymaker-Fund has started funding the first initiative in December 2019 in the province of Utrecht. As the fund's first investor the province of Utrecht provides the financial foundation for the Citymaker-Fund. The partnership with the sustainable oriented Triodos Bank multiplies the amount of capital available for investment. The bank invests into special projects, among others creative incubators in urban areas. Collaboration with the fund is in line with the bank's social goals.

The Citymaker-Fund is currently initiating funding of the first initiatives that it wishes to fund. After a successful launch in the province of Utrecht on the 9<sup>th</sup> of januari 2020, the Citymaker-Fund aims to expand to other provinces and cities, and grow into a national and even European fund for Placemakers and Citymakers.

#### FOUNDERS



#### INVESTORS



#### PARTNERS



## Formal status

The Citymaker-Fund is a Foundation (Dutch: 'Stichting') with an independent board. It has an advisory board with experts that represent the multi-disciplinary fields that an urban-development fund has to deal with. STIPO and Stadkwadraat are initiators and play an important role in the first phase to get the fund started, advise Citymakers in their financial models and judge their social impact. When the first projects have been started and funded, it will be possible for private and other investors to step in and invest along with private equity, thereby expanding the Citymakers' scope. In this manner, we can work together on more social return in the city.

## [Invest](#) in a better city!



*The initiative [Hof van Cartesius](#) is a sustainable and green (co-)workingplace in the former industrial 'Werkspoorkwartier' area in Utrecht. Creative and sustainable entrepreneurs build their own circular working-spaces around a new public courtyard. The cooperation creates green space and boosts the liveability and quality of the surrounding areas, formerly dominated by heavy industry. The Citymaker-fund finances the further development, helping the initiative to grow three times as big.*