HOUSING AND DEMOGRAPHIC CHANGES IN ROMANIA

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Summary

- Population structure
- Population trend
- Migration phenomenon
- Housing profile and challenges
- Housing programmes
- Immediate priorities
Population structure

- Total population 21,528,627 (Jan. 1st, 2008)
- Predominantly urban population
- Total number of households: 7,302,202
- Average size of household: 2.96 persons

Sources: National Institute of Statistics; Green Paper of Population 2006
Population trend

Significant decrease of the Romanian population. Forecast for 2050: minimum 15 mil. – maximum 18 mil. inhabitants

Population trend

Source: Atlas of Romania, 2006
Population trend

Slow, constant process of ageing

Growth
2005 vs. 1990
-7% (total population)
-30% (live-births)
+15% (population over 60 yr)

Source: National Institute of Statistics
Emigration phenomenon

- Temporary emigrant population: 2,000,000 people

- Destination of Romanian emigrants changed considerably over the years:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>DESTINATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st wave</td>
<td>Turkey, Israel, Hungary, Germany</td>
</tr>
<tr>
<td>2nd wave</td>
<td>Italy, Spain</td>
</tr>
<tr>
<td>3rd wave</td>
<td>2nd wave + Portugal, UK</td>
</tr>
</tbody>
</table>

- Example: In 2006 only, in Italy there were registered 342,200 Romanian emigrants and in Spain 407,159 Romanian emigrants.

The emigration phenomenon in its whole complexity hasn’t been yet quantified.

Sources: The Work Market in Romania and Immigration – Soros Foundation, 2007; http://demo.istat.it/str2006/
International mobility

Sources: Adapted from the Atlas of Romania, 2006

Number of people outside country borders per 1000 inhabitants, ages between 15 and 59 yr, 2002

Number of people outside country borders per 1000 inhabitants, with permanent residence in the country, 2002

Sources: Statistics Yearbook of Romania, 2005; Population Census 2002

Sources: Adapted from the Atlas of Romania, 2006
Immigration phenomenon

- 1990-2006: approximately 80,000 immigrants
- Fluctuating evolution

Country of origin for the immigration in Romania:

<table>
<thead>
<tr>
<th>EU countries</th>
<th>Non-EU countries</th>
<th>Asia</th>
<th>Latin America</th>
<th>Africa</th>
</tr>
</thead>
<tbody>
<tr>
<td>BULGARIA</td>
<td>MACEDONIA</td>
<td>CHINA</td>
<td>MEXICO</td>
<td>EGYPT</td>
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<td>MOLDAVIA</td>
<td>INDIA</td>
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<td>SERBIA</td>
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<td>SPAIN</td>
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<td>HUNGARY</td>
<td>UKRAINE</td>
<td>THAILAND</td>
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</tbody>
</table>

For the moment, the immigration doesn’t have important social implications

Source: The Work Market in Romania and Immigration – Soros Foundation, 2007
Housing profile

- Total dwellings: 8,270,549 (52.5% urban)
- Total housing buildings: 4,848,100
- Homeownership rate: 97.5%
- Social housing rate: 2.2%
- Number of dwellings/1000 inhabitants: 348
- Average living area/person: 14.76 m²
- Average number of rooms/dwelling: 2.6

Source: National Institute of Statistics
Housing challenges for Romania

- Insufficient social houses and difficult access to housing for disadvantaged categories (young, disabled, retired, low income people)
- Rehabilitation of the existent housing stock
- Attracting private investment and encouraging the establishment of public-private partnerships in housing development
- Missing infrastructure and utilities in small and medium sized cities and rural areas
Housing programmes in Romania

- Construction of **social houses** according to the Housing Law no. 114/1996

Building social houses for certain categories lacking resources to buy or rent a house from the free market.

Funds for 2008: 16.7 mil RON (4.6 mil €) – state budget

1,271 apartments financed in 2008
Housing programmes in Romania

- Construction of **rental houses for young people**, according to G.O. no. 35/2007, through the National Housing Agency.

Building of rental houses for young people lacking resources to buy or rent a house from the free market

Funds for 2008:
- 95 mil RON (2.6 mil €) – state budget
- 47.13 mil. RON (13 mil €) – foreign loans

13,267 apartments financed in 2008

1,887 apartments foreseen to be finished in 2008
Housing programmes in Romania

- Construction of **social houses for the tenants evacuated** from the houses retroceded to the former owners according to the E.G.O. no. 74/2007

Creating a social housing stock for the tenants evacuated from the houses retroceded to the former owners in certain territorial units where more than 10 requests were registered.

Funds for 2008: 68.5 mil. RON (19 mil €) – state budget

3,592 apartments financed in 2008

1,157 apartments foreseen to be finished in 2008
Immediate priorities

- Development and implementation of a long-term housing strategy;
- Elaboration and passing of a new package of housing laws including: Housing Law, Condominium Law, Rental Law, PPP Housing Law and Housing Subsidy Law;
- Better coordination between the public and private actors and a deeper involvement of the private actors in the rental housing construction field.
Thank you!

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