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[all we know about]

# Homeless (Roofless) in Romania

- Housing overview / context in Romania
- Research data / estimations of **roofless**
- Homelessness / inadequate housing
- Services for roofless
- Obstacles

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**ETHOS:** Roofless:

1. People Living Rough
2. People in emergency accommodation

**Housing precariousness in Urban area (2004 study) and 2012 overview**

# Housing context in RO

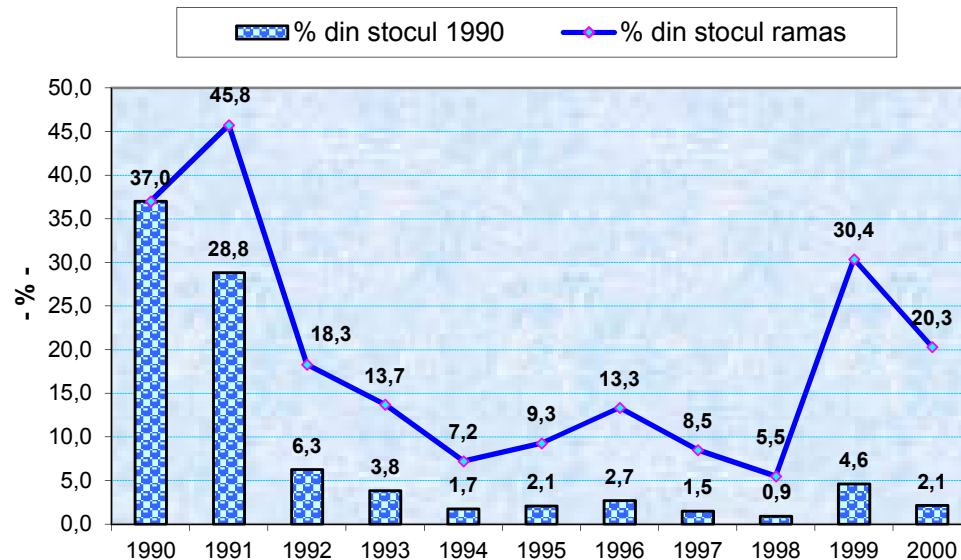
Population	Dwellings	Home ownership		Social Housing		Other types	
[2012]	Number	Number	%	Number	%	Number	%
19,043,767	8,450,942	8,301,476	98.2%	122,538	1.4%	26,928	0.3%

- Owner occupation: 98.2%
- Social housing/ public property: 1.4%
- Market rental housing (official / registered data): 0.4%
- Unofficial (hidden) private rental: 7% from owner occupation
- According to 2011 EUROSTAT data the distribution is: owners - 96.6% of the population of which 0.6% with mortgage; tenants - 1.0% private rented at market value and 2.4% without rent (welfare, etc.) or rent below market value

**in the 1990 the state owned housing share was 33%!**



## România: Social Housing Stock Privatisation 1990-2000



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1971-'89: **2.681.463** houses  
[average 141.000 / year]

1971-'89: **85%** houses from  
public funds

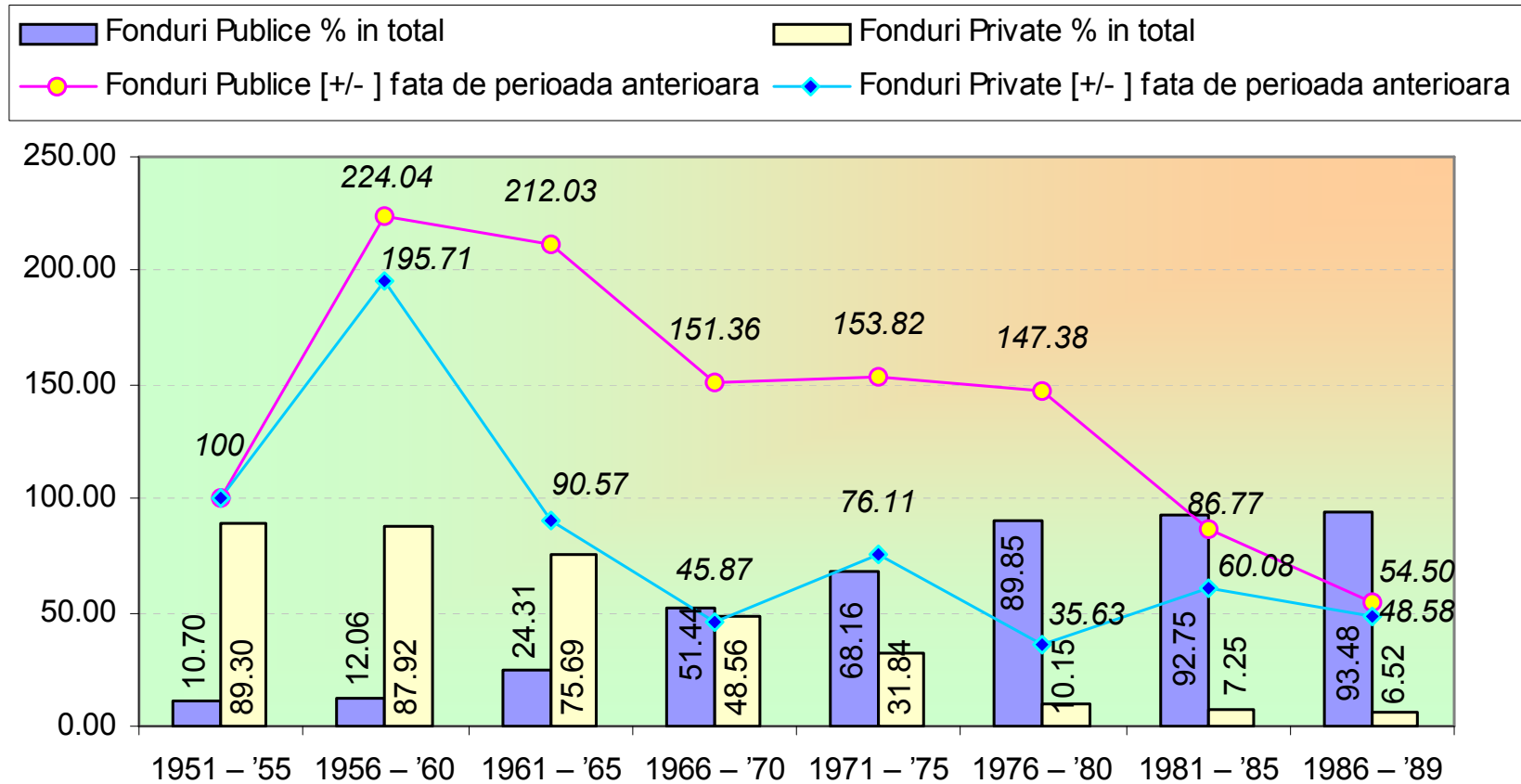
1990-2007: **26%** houses  
from public funds

In 1990 there were approx. 2.54 million state-owned housing units, their number dropped in 2002 to approx. 214 thousands. In 1990 was privatized about 37% of social housing stock in the next year around 28.8% which means that in only 2 years the social housing stock decreased by 2/3. By 2000 rhythm of privatisation decreased to 2.1% from the initial 1990 stock. (Dan, 2006)

In the same time the new built social housing units (public funds) decrease dramatically – from 88.1% in 1990 to 4.4% (1158 units) in 2000 and to 2.98% (1198 units) in 2013.

(Dan, 2006, 2009; Mathema & Dan, 2014)

**Grafic 5.2.(1). Romania: Constructii de locuinte pe forme de finantare (1951-1989)**



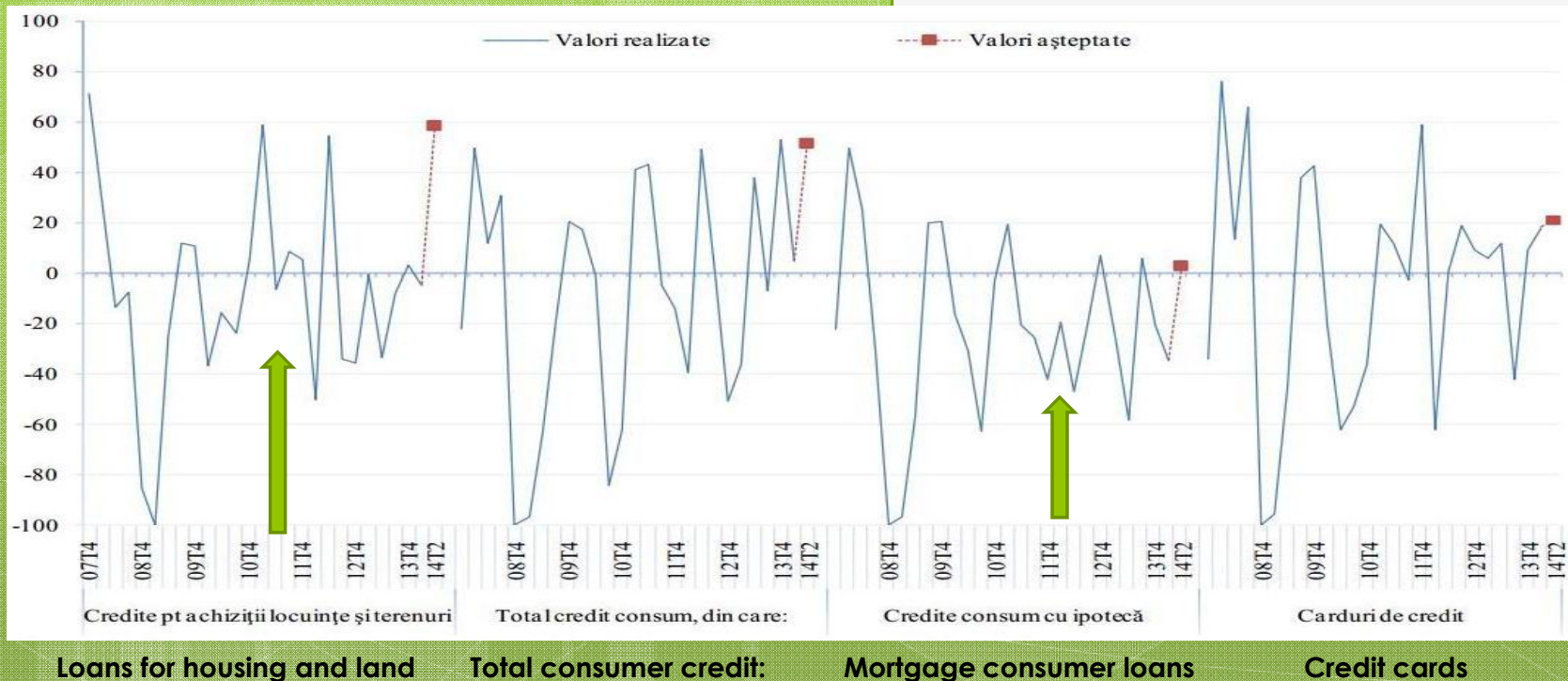
- About 15%-20% of private owned homes in the big cities are private for rent / rented (even official figure is 0.4%), but only 4% of owners pay their owed taxes. According to the Ministry of Public Finance, only 1% of owners declare incomes from rentals, situation which generates a huge tax evasion.
- About 44.4% of Romanian population is formed of young people under 35 years old. Most of them are living with their parents because of housing shortage (especially in urban area).
- 2010 Eurostat data: 41.4% of Romanian population is at risk of poverty and social exclusion, while 31% are affected by severe poverty defined as an aggregation of at least four factors, among them i) cannot pay on time rent, mortgage or utility bills, ii) cannot afford to heat their home adequately, iii) cannot handle unexpected basic expenses – situations which leads to a severe risk of housing exclusion and eviction.
- The ratio of owner-occupier with mortgage: data shows that in 2011 12% of population had loans for assets and commodities, while in 2014 this ratio decrease to 9%. Corroborating this information with the fact that in 2012 within total household loans, loans for consumption was around 37 billion ROL (~ 840 million Euro) and the housing loans totaled 35 billion lei, we can conclude that the ratio of housing loans is around 45-50% of total populations' loans.



	EU27, 2011	Romania, 2011	Romania, 2010
GDP growth (%)	1.5	2,5	-1.6
Unemployment rate (%)	9.7	7.0	7.3
Inflation (%)	3.1	5.8	6.1
% owner occupied	68.9	97.5	97.7
Residential Mortgage Loans as % GDP	51.7	5.5	5.4
Residential Mortgage Loans per capita, EUR thousand	13.01	0.35	0.32
Total value of Residential Loans, EUR million	6,534,919	7.600	6.800
Annual % house price growth	-1.1	n/a	n/a
Typical mortgage rate (euro area), %	3.49	5.61	5.23
Outstanding Covered Bonds as % outstanding Residential Lending	24.6	n/a	n/a

**National Bank of Romania :**  
the housing loans doubled in  
the total loans granted by  
the banking system – from  
2.93% in 2002 to 5.10% in  
2013.

**Changes in population demand  
for loans 2007-2014 (net %)**



# Homeless (Roofless) in Romania

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2004 Research: Questionnaire / 20 questions/ 281 Cities.

## Topics:

- **Roofless people (ETHOS)**
- Evicted families in the last 3 years due to utility arrears or retrocession of nationalized houses; what happened with them?
- Number of Social Housing units in each city
- The number of social housing applications recorded since 1990 so far and how many have been solved
- The number of households received Heating Aid in cold season 2002-2003
- the number of households with debt maintenance on more than 3 months (at the time of the study)
- The centralized heat supply system and hot water in the city stops working?
- The number of requests for disconnection and housing disconnected from centralized heat supply system - for household economic reasons
- The number of homes at risk of flooding, landslides etc.
- The number of shelters for the homeless in that city and service providers

## **Presupposition:**

*most homeless people are living in urban; "roofless" phenomenon is relatively negligible in rural or roofless in rural areas tend to "migrate" to urban areas where opportunities to find / improvise a shelter and to find daily resources are theoretically higher.*



- Questionnaires were distributed through CASPIS to all 281 local councils in urban areas:
- only 226 Local Councils completed the questionnaire (81.4% of total), the remaining 52 failing to cooperate
- Unfortunately for some counties we do not received any information, none of the towns of counties like Satu Mare, Harghita, Dolj and Hunedoara.
- Across the 226 towns analyzed, the total number of roofless was (March 2003, according to estimates by local authorities) of **4722**



## Cities which did not send any information

City	County	Population	City	County	Population
Nucet	BIHOR	2394	Aninoasa	HUNEDOARA	5119
<b>Oradea</b>	<b>BIHOR</b>	<b>206527</b>	Calan	HUNEDOARA	13099
Nasaud	BISTRITA NASAUD	10639	<b>Deva</b>	<b>HUNEDOARA</b>	<b>69390</b>
<b>Bucuresti</b>	<b>BUCURESTI</b>	<b>1921751</b>	Geoagiu	HUNEDOARA	6005
Buzau	BUZAU	133116	Hateg	HUNEDOARA	10935
Nehoiu	BUZAU	11643	<b>Hunedoara</b>	<b>HUNEDOARA</b>	<b>71380</b>
Pogoanele	BUZAU	7788	Orastie	HUNEDOARA	30852
Ramnicu Sarat	BUZAU	38805	Petrila	HUNEDOARA	21254
Budesti	CALARASI	9709	Simeria	HUNEDOARA	25908
Fundulea	CALARASI	6692	Uricani	HUNEDOARA	45447
Moreni	DAMBOVITA	20931	Vulcan	HUNEDOARA	13905
Bailesti	DOLJ	20081	Harlau	IASI	11271
Calafat	DOLJ	18890	Pascani	IASI	42172
<b>Craiova</b>	<b>DOLJ</b>	<b>302622</b>	Targu Frumos	IASI	13619
Filiasi	DOLJ	18848	Buftea	ILFOV	20328
Novaci	GORJ	6113	Vanju Mare	MEHEDINTI	6937
Baile Tusnad	HARGHITA	1728	Carei	SATU MARE	23268
Balan	HARGHITA	7902	Negresti Oas	SATU MARE	13956
Borsec	HARGHITA	2864	<b>Satu Mare</b>	<b>SATU MARE</b>	<b>115630</b>
Cristuru Secuiesc	HARGHITA	9672	Tasnad	SATU MARE	9649
Gheorgheni	HARGHITA	20018	Babadag	TULCEA	10136
Miercurea Ciuc	HARGHITA	41852	Isaccea	TULCEA	5427
Odorheiu Secuiesc	HARGHITA	36926	Sulina	TULCEA	4624
Toplita	HARGHITA	15880	Babeni	VALCEA	9518
Vlahita	HARGHITA	7043			
Total population					3.488.870
Total without Bucharest					1.567.119

Based on the analysis of various scenarios, including cluster analysis, yielded similar values:

Scenario A: 6108 + 5000 Bucharest roofless

Scenario B: 6058 + 5000 Bucharest roofless

Scenario C: 5962 + 5000 Bucharest roofless

- ➔ between 10700 și 10850 roofless
- **The number was considered underestimated because it is hard to believe that cities with over 50,000 inhabitants do not even have a homeless person**
- ☐ **the number of roofless calculated for cities with over 50,000 inhabitants 16: ~ 582 roofless**
- **First estimation: Number of roofless in urban areas in Romania is less than 10,800, and may be slightly more than 11,400.**



## Number of roofless and families evicted estimated at county level

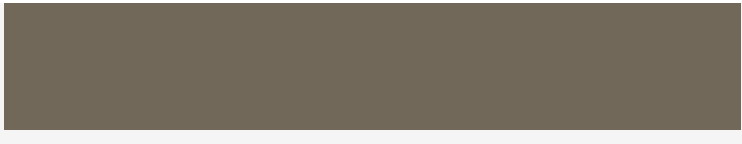
	Nr. families evicted in 2003 (estimate CJASPIS)	Roofless (estimate by CJASPIS) end 2003	Roofless (estimate AMTRANS) 2004	Nr. Roofless (rule: largest estimated number in column B or C)
	A	B	C	D
Alba	n.a.	n.a.	11	11
Arad	22	100	313	313
Argeş	n.a.	n.a.	58	58
Bacău	73	36	174	174
Bihor	3	250	161	250
Bistriţa - Năsăud	40	30	42	42
Botoşani	2	150	34	150
Braşov	n.a.	n.a.	6	6
Brăila	n.a.	n.a.	158	158
Buzău	20	0	374	374
Caraş - Severin	n.a.	763	63	763
Călăraşi	n.a.	2000	3	3
Teleorman	2	46	41	46
Timiş	15	50	50	50
Tulcea	n.a.	n.a.	43	43
Vaslui	n.a.	n.a.	168	168
Vâlcea	n.a.	n.a.	71	71
Vrancea	n.a.	15	32	32
Bucureşti	n.a.	5000	5000	5000
<b>TOTAL</b>	<b>633</b>	<b>9742</b>	<b>11023</b>	<b>13035</b>

**Families evicted between 2001 and March 2004 in the 226 cities included in the sample**

		2001	2002	2003	March 2004	Total
Families evicted for failure to pay maintenance costs	No. of towns	n.a.	42	52	16	
	Evicted families	n.a.	357	470	54	881
Families evacuated due restitution (house nationalized)	No. of towns	37	40	57	28	
	Evicted families	340	546	602	273	1761
Other reasons for eviction*	No. of towns	15	18	22	12	
	Evicted families	248	202	207	184	841
Total evicted families		588	1105	1279	511	<b>3483</b>

Of the **3483** families evicted between 2001 and March 2004, **only 342 remained virtually the streets**, (all of them living in 20 cities) which means about **1705 persons**.





**In conclusion,** considering  
our scenarios, we  
estimated in 2004 with a  
satisfactory degree of  
accuracy that the  
number of homeless  
people in Romania is  
between **11,000 and**  
**14,000.**

Between June 2008 - December 2008, the Ministry of Regional Development and Housing, in collaboration with Ministry of Interior has initiated a comprehensive study documenting the topic of coverage issues urban development, management buildings and utilities and housing within the administrative structures local authorities in the cities. Data collection tool was questionnaire Urban Planning, Housing and Real Estate Management. Note that responded to the questionnaire 2224 from the 2861 communes and 249 of the 319 cities and towns and 3 of the 6 districts of Bucharest.

**2004: 7879 homeless;  
2005: 6401 homeless;  
2006: 6748 homeless;  
2007: 7018 homeless;  
2008: 5554 homeless.**



According to data from MDRL number of homeless people is lower by approx. 50% than estimated in the two national surveys (ICCV / CASPIS, 2004; Dan, Serban & Grigoraş, 2007). Moreover, MDRL estimate refers also to minors (not specified whether street children in the streets or with family).

**2004: 5691 Adult roofless;**

**2005: 4084 roofless;**

**2006: 4452 roofless;**

**2007: 4677 roofless;**

**2008: 3610 roofless.**

## The population living in collective / multi-family buildings as well as the homeless population (2011 Census), by county/ region

Region	County	A. People living in collective / multi-family buildings or are homeless *		B. Total population by county / region		A / B * 100
South-Muntenia	Arges	14415 (0.48%)	2,093	2998679	591,353	0.35%
	Calarasi		763		285,107	0.27%
	Dambovita		2,079		501,996	0.41%
	Giurgiu		1,999		265,493	0.75%
	Ialomita		1,123		258,669	0.43%
	Prahova		6,300		735,883	0.86%
	Teleorman		58		360,178	0.02%
Bucharest-Ilfov	<b>Bucharest</b>	27124	<b>23105</b>	2042226	<b>1677985</b>	<b>1.38%</b>
	Ilfov	(1.33%)	4019		364241	1.10%
South-West Oltenia	Dolj	10852 (0.55%)	6226	1977986	618335	1.01%
	Gorj		1393		334231	0.42%
	Mehedinti		1298		254570	0.51%
	Olt		767		415530	0.18%
	Valcea		1168		355320	0.33%
West	Arad	26425 (1.53%)	2159	1730146	409072	0.53%
	Caras-Severin		15		274277	0.01%
	Hunedoara		2566		396253	0.65%
	<b>Timis</b>		<b>21685</b>		<b>650544</b>	<b>3.33%</b>
<b>Total</b>			<b>170,623</b>		<b>1,904,767</b>	<b>0.90%</b>

Within 2011 Census there is a specific category of buildings / housing population labeled as "People living in collective / multi-family buildings". This category of buildings is defined as "Buildings for collective living that include housing – residential buildings of dormitory type (students camps, residential centers for elderly, convents, etc.), hotel type (tourist lodges, hospitals, etc.), or a camp (displaced camps, refugee centers, holiday camps etc.) where there is at least one home. In this category were included buildings with collective living spaces that were under construction, in which some houses were occupied by the population. The living collectively space was understood as one or more distinct buildings at the same address, intended to be occupied, for periods different times by relatively large groups of people, generally unrelated to one another by the family, which were combined, generally, purposes and common interests and shared some areas could use and facilities (bathrooms, kitchens, dining rooms, etc.)." [Methodological Note of 2011 Census [http://www.murc.inse.ro/ro/files/RPI2011\\_Nota\\_metodologica.pdf](http://www.murc.inse.ro/ro/files/RPI2011_Nota_metodologica.pdf)]. Paradoxically, in the synthetic "County Statistic Reports" issued by each of 41 counties, to this category was added indistinctly the homeless population.



## The population living in collective / multi-family buildings as well as the homeless population (2011 Census), by county/ region

Region	County	A. People living in collective / multi-family buildings or are homeless *		B. Total population by county / region		A / B * 100
North-West	Bihor	27330 (1.10%)	3,858	2495247	549,752	0.70%
	Bistrita-Nasaud		1,328		277,861	0.48%
	<b>Cluj</b>		<b>18,345</b>		<b>659,370</b>	<b>2.78%</b>
	Maramures		1,417		461,290	0.31%
	Satu-Mare		1,278		329,079	0.39%
	Salaj		1,104		217,895	0.51%
Center	Alba	16942 (0.75%)	2,963	2251302	327,258	0.91%
	Brasov		5,030		505,442	1.00%
	Covasna		238		206,261	0.12%
	Harghita		1,742		304,969	0.57%
	Mures		3,595		531,380	0.68%
	Sibiu		3,374		375,992	0.90%
North-East	Bacau	33386 (1.06%)	3,983	3148577	583,590	0.68%
	Botosani		2,230		398,932	0.56%
	<b>Iasi</b>		<b>18,664</b>		<b>723,553</b>	<b>2.58%</b>
	Neamt		2,465		452,900	0.54%
	Suceava		4,447		614,451	0.72%
	Vaslui		1,597		375,151	0.43%
South-East	Braila	14149 (0.59%)	1,906	2399604	304,925	0.63%
	Buzau		824		432,050	0.19%
	Constanta		3,575		630,679	0.57%
	Galati		4,358		507,402	0.86%
	Tulcea		1,992		201,468	0.99%
	Meghelen		1,404		222,000	0.63%

B. Voicu, 2005

The first of the seven categories of analysis results have named a conventional as the **totally poor/ precariousness**. They have the lowest averages on all three dimensions used in the analysis. They have therefore fewer assets, living overcrowded, and they have much less access to public utilities. The people included in this category are located mainly in Muntenia (22%), Moldova, Oltenia, Crisana.

Small towns incorporates most households' "totally poor "(44% total). Total precarious housing are significantly associated with the individual home, in rented accommodation from the state or free homes.

## Distribution urban households, depending on the quality of housing

Household type according to the quality of housing	Share of total urban households
Total precarious	11%
Precarious with big house	3%
Precarious with utilities	33%
Quality housing, but no assets	12%
Average but crowded	24%
With utilities but crowded	11%
Living happily	5%
Total	100%

Households facing housing insecurity are concentrated in lower income deciles. Housing precarious are significantly associated with high and very high average age, and a low level of education of household adults.

Total precariousness thus affecting approximately 11% of identified urban households. Other 36% of households can be defined as having also relatively poor conditions for at least two of the three indicators used.



### Questions on unauthorised occupancy

Unauthorized occupancy by a) squatting, self-build without (planning) permission and b) unauthorized encampments it is perhaps the most extensive phenomena among all types of evictions in Romania.

Even if there are no official/ centralized data about this type of evictions, due to its high emotional impact on mass-media and potential to attract readers & viewers is the best documented across internet. Most of the population do not empathise with the families which abusively occupied land and buildings, supporting the Local Councils action against the ones who are in the situation of unauthorised occupancy and in this way granting legitimacy to these actions.

Forced eviction against people who abusively occupied (urban) public land by improvising shacks is done by local authorities very simply by demolishing the shacks but not providing any housing alternatives. For example, in Bucharest the local authorities demolished in 2007, in full winter, around 40 shacks built at Vacaresti Lake, Bucharest periphery. Prior to this action the people living in those cottages were warned to leave that area. Most of them were Bucharest residents, but became homeless due to restitution of nationalized housing or were ousted by their families. All those people are spread out for a couple of days but after that they come back, built again another shacks and the process is circular.

April 14<sup>th</sup> 2011, Bucharest, Pache Protopoescu Boulevard: 82 persons (among them 38 children) were evicted from two dilapidated buildings they abusively occupied. The City Hall issued a press-communicate arguing the eviction action: *"Too many times local residents reported scandals, robberies and drunkenness, especially as they are indulge in theft and threatening local residents who were terrified and frightened for their lives. The illegalities committed were fraudulent branching to electric networks through crafted installations, with a high danger of fire for neighbors"*. The two buildings were closed and the evicted people who had identity papers attesting their domicile in Bucharest were directed to City Hall Shelter (which was already overwhelmed).

August 19<sup>th</sup> 2011, Bucharest, Sector 2: 100 adults evacuated (because of bad behavior) from an entire block of flats abusively occupied. It seems that none of the adults were Bucharest residents and as a consequence they were expedited to the home origins and the block was demolished.

Currently (September 2014) 100 people from Vulturilor Street in Bucharest are evicted due to unauthorized occupancy (see 2.2, p. 8).

As we can see, the problem of unauthorized occupancy (buildings) it is a significant one. Perhaps in a much more difficult situation are the people living in urban informal settlements ("slums"). As Mathema & Dan (2014, p. 240) underlined that:

*"Most slums in Romania have little or no infrastructure – at most a shared tap and 1-2 pit latrines for the entire community. In others, the infrastructure may be developed along a main street but is not available in the rest of the area. Many are located in hazardous areas, for example, on or near landfills, in flood prone areas, and so on. [...] Most residents of these areas do not possess identity papers or own any property. [...] Post-1989 many of these households either lost their homes (evicted former-tenants) or gave up their dwellings (because they could not afford the rent). These families, being poorer and larger in size, likely did not get past the long waitlist for social housing, and housed themselves in makeshift shelter in these precarious locations."* (p. 240-241)

Evictions against people living in blocks of flats who accumulated debts (non-payment for public utilities & services) should follow a legal/ court route similar to cases described in previous chapters. Usually the accumulated debt is over one year of non-payment and / or when it exceeds 1.000 Euro.

Evictions against people living in camps / shacks are not following a legal procedure most of the times. In fact there is no legal procedure, but the local authorities are warning them to leave the place in a couple of days and after that they demolish the improvised shack and spread around the households. It was often the case of "Vacaresti Lake" in Bucharest (described above).