Albania - facts and figures

Surface: 28,748 km²
A coastline of about 476 km
75% of the territory is occupied by mountains
Population as by Jan. 2019 was 2,862,427
Albania - facts and figures

- Population as by January 2019 was 2,862,427
- Population aged between 20 and 39 - 840,476 or 29% of total (the potential demand for housing)
- Natural population increase is 7 times lower than 1990 and 1,7 times lower than 2013
Albania - facts and figures

- While the number of births is decreasing, the number of deaths is increasing.

- The number of marriages in 2017 was 22,641, or 5% lower than in 2013.

![Graph showing births and deaths from 2013 to 2017.](image.png)

![Graph showing marriages from 2013 to 2017.](image.png)
• The replacement index, (ratio of the population below 15 years old to all) has decreased from 29.0% in the 2001 Census in 21% in the 2011 Census and to 18% in 2018, which shows for the phenomenon of the ageing of the population.
Characteristics of the housing stock

- Informal housing: 75%-90%

Age of the housing stock (CENSUS 2011):
- between '01 and '11: 22%
- between '90 and '01: 21%
- before '90: 56%

Number of building permits for residential purposes:

- Number of building permits for residential purposes over the years.
Ownership: 99% private; 0.12% municipal housing

![Graph showing ownership percentages over time for Tirana and total, with categories: Owning or in process, Renting, Other/Not paying any rent.]

- 2001:
  - Owning or in process: 83%
  - Renting: 10%
  - Other/Not paying any rent: 9%

- 2011:
  - Owning or in process: 87%
  - Renting: 10%
  - Other/Not paying any rent: 3%

- 2001 Total:
  - Owning or in process: 93%
  - Renting: 3%
  - Other/Not paying any rent: 4%

- 2011 Total:
  - Owning or in process: 90%
  - Renting: 6%
  - Other/Not paying any rent: 4%
Housing programmes - Law 22/2018 “On social housing programmes”:

Programmes
• Social rental housing;
• Low-cost housing;
• Improvement of living conditions (houses and infrastructure);
• Land development for housing purposes;
• Specialised houses;
• Temporary shelters

Instruments (financial and urban)
• Interest rate subsidy for housing loans;
• Subsidy for market rental housing;
• Lump-sum subsidy;
• Land value capture
Application vs. beneficiaries

Application as by programmes (data of 2014)

- Low-cost housing, 20,854 (66.33%)
- Land with infrastructure, 394 (1.25%)
- Housing allowance, 328 (1.04%)
- Social housing, 9,864 (31.37%)

Total beneficiaries 2016-2019

- Housing allowance, 1,886 (42%)
- Low-cost housing (LCH) by NHA, 242 (5%)
- Interest rate subsidy for LCH, 250 (6%)
- Improvement of housing conditions, 1,300 (29%)
- Improvement of infrastructure, 714 (16%)
- Energy efficiency programme, 28 (1%)
- Lump-sum subsidy, 52 (1%)

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Social groups of beneficiaries

- Social (municipal) rental housing - 1,140 apartments in 8 municipalities
Social groups of beneficiaries

- Low-cost housing through NHA - 250 apartments in 5 municipalities (2014-2016)
State budget for housing over time

Disbursement of the WB loan
Disbursement of CEB loan