



Housing Cooperatives in Rome: Navigating the Housing Regime

Bernharður Magnusson McComish

Department of Human Geography
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Examiner: Mads Barbesgaard
Supervisor: Henrik Gutzon Larsen

Abstract

This thesis interrogates Rome's housing cooperative sector, focusing on the challenges and opportunities housing cooperatives face in providing affordable housing for their members. It analyses Rome's housing regime to present the housing context in which housing cooperatives operate. The thesis explores what housing affordability means within the eternal city, moving beyond a simple income ratio to address the multidimensional variables of housing affordability itself. By putting five illustrative examples of housing cooperatives in conversation with one another, ranging from self-recovery cooperatives to employment-based housing cooperatives, it highlights how the housing cooperatives navigate policy and use the cooperative form to house their members. It demonstrates how housing cooperatives operate within Rome and the ways they embody tensions, limits, and possibilities of housing affordability in contemporary Rome.

Key words: Rome, Housing Cooperatives, Housing Regime, Housing Affordability, Self-Recovery

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1 Introduction

It is easy to resort to clichés when discussing Rome. However, it is vital to not be seduced by the myths and romance of the eternal city. Rome is currently facing housing challenges and questions, prompting active debates about causes and potential responses. Sanchez-Bajo (2022) argues that housing and economic crises lead to the re-emergence of housing cooperatives. Emerging in Northern Italy in the 19th century in tandem with the Italian workers movement (Cafora & Ferro, 2023), housing cooperatives have had a consistent yet stratified presence in many urban centres throughout Italy. Cooperative Housing International broadly characterises housing cooperatives as legal associations which own residential properties governed by the primary purpose of meeting the economic, social, and cultural needs of their members through collectively managed and community-oriented housing provision (Cooperative Housing International, n.d).

The relationship between housing cooperatives and Rome's housing regime fundamentally shapes the forms of housing they are able to provide. In Italy, housing cooperatives are generally divided into *divisa* or divided and *indivisa* or undivided models. The central difference is who owns the unit. In divided housing cooperatives, members are owners; whereas undivided cooperatives retain ownership and members pay a monthly fee to the housing cooperative in place of 'rent' (Cafora & Ferro, 2023). A relatively recent addition to the housing cooperative landscape in Lazio, the region of Rome, are self-recovery housing cooperatives, or *autorecupero* (Rossini, 2020). Through organising as housing cooperatives, they are able to enter tenders and regenerate abandoned public buildings through self-recovery with the ultimate aim of providing affordable and sustainable housing for their members.

A central thread throughout this thesis is affordability. European Commission President Ursula von der Leyen in her State of the Union address in September 2025 outlined housing affordability and housing shortage as key focuses for 2026 (European Commission, 2025). Following this speech, The European Affordable Housing Plan was established based on four pillars: boosting housing supply, mobilising investment, enabling immediate support while driving reforms, and protecting the most affected (European Commission, 2025). The growing prominence of housing within EU policy discourse reflects wider concerns regarding affordability, supply shortages, and financialisation across European cities.

A commonly used phrase to characterise the housing moment in Italy is *emergenza abitativa* or housing emergency (Trane et al., 2022). While evocative, the emergency label leads to a prioritisation of short-term solutions rather than careful and deliberate long-term thinking. Grazioli (2026, p. 77) rejects the use of both ‘housing’ and ‘emergency’ as useful rhetorical devices, arguing that the notion of housing emergency frames the dysfunction as a temporary “anomaly” within an otherwise well-oiled machine. Rather, Grazioli (2026) posits ‘habitability crisis’ as a more vivid, helpful, and critical ontological and epistemological lens. This framing de-exceptionalises housing precarity by situating it within broader urban and political-economic processes. In this sense, habitability crisis re-centres people and communities by framing crisis as embodied and imbued with socio-spatial meaning beyond housing itself. Furthermore, it takes a more measured approach in identifying long-term and sustainable solutions. Although habitability crisis is not the central analytical framework of this thesis, the concept shapes how housing and housing cooperatives in Rome are interpreted and contextualized.

1.1 Aim and Research Question

As a contribution to the emerging scholarship on housing cooperatives as a means to address housing affordability challenges, this thesis examines the structural and social factors shaping how housing cooperatives in Rome operate within and navigate the city’s neoliberal housing regime, with particular attention to questions of affordability.

This thesis will seek to answer the following research questions:

1. How does the embeddedness of housing cooperatives within Rome's housing regime influence their models and housing provision?
2. In what ways do housing cooperative models shape housing outcomes for members in terms of affordability and accessibility?

Housing affordability and accessibility are vital components of the right to housing as housing costs increasingly marginalise low- and middle-income individuals and families. In this thesis, I will contribute to a nascent field of study on housing cooperatives in Italy by

using illustrative examples of current housing cooperatives in Rome in order to demonstrate how the housing cooperatives' position as third party, semi-hybrid bodies allows them to contribute to addressing an aspect of Rome's habitability crisis. Rome was selected for this thesis due to its entrenched orientation towards homeownership, unique self-recovery housing cooperative model, and stratified housing cooperative sector.

This thesis argues that, despite their embeddedness within market-oriented housing regime and the prevalence of divided member owner models, housing cooperatives in Rome are able to produce relative affordability and a viable alternative for their members. It further argues that self-recovery housing cooperatives, such as Cooperativa Inventare L'abitare, expands Rome's housing cooperative form to include bottom-up grassroots movements. Finally, this thesis argues that housing cooperatives are incisive analytical tools to 'see' housing regime and the structural mechanisms central to its realisation and reproduction.

1.2 Thesis structure

Existing English-language scholarship on housing cooperatives in Italy is focused on Northern Italy and written primarily by one key scholar, Marco Peverini (Peverini, 2021, 2022, 2025; Peverini et al., 2024). This thesis builds upon these examples from northern Italy which highlight how Italy's fragmented housing system and regional unevenness produces diffuse housing cooperative results by exploring how this has developed in Rome.

This research employs a qualitative approach and is slightly unconventional in its structure; I do not have a dedicated theory section totally separate from my empirical analysis. Rather, I have chosen to marry the theory with the empirical analysis of housing cooperatives in chapters 2, 3, and 4. I introduce theoretical elements throughout the thesis and integrate them into the analysis. This deliberate decision allows me to directly mobilise the presented theoretical frameworks into my analysis of housing cooperatives in Rome. This structure grants theoretical frameworks to emerge through empirical analysis rather than remain abstracted from it.

Utilising a qualitative approach, the theories employed in this thesis are housing regime, path dependence, and housing affordability which are useful lenses to consider these pressing issues. I demonstrate how Rome's socio-spatial characteristics influences the development of the typologies and housing processes for Romans. Path dependence theory provides the space to investigate paths or practices, policies, and political outcomes of Rome's housing regime and the ways they shape how current housing cooperatives operate. On housing affordability, I engage questions over affordability measures, add additional variables to the normative calculus, and work through how housing cooperatives in Rome operate along a spectrum of housing affordability.

The following chapter situates this thesis within a broader housing cooperative landscape by exploring how various researchers engage with housing cooperatives. It is followed by a methodology section which presents both my research design and methods. It will then marry theory and empirical analysis in sections on housing regime, path dependence, and housing affordability before a conclusion where I discuss Rome's housing cooperative's relative housing affordability.

2 Situating Housing Cooperatives

As housing continues to garner public attention, as exemplified by the von der Leyen speech referenced above, housing cooperatives are increasingly discussed as alternatives within housing regimes generally characterised by speculation and deepening inequalities (Madden and Marcuse, 2016). Definitions and empirical differences of housing cooperatives diverge depending on geography, time, and organisational objectives. However, Ganapati (2010) argues that a central factor in the diverse forms of housing cooperatives is dependent on their embeddedness within the state as well as accompanying institutional supporting structures. The benefits of housing cooperatives include: social capital and connections, housing quality, health and wellbeing skill acquisition, reduced costs to residents and government, and broader impacts beyond the cooperative itself (Guity-Zapata et al., 2025). However, these benefits do not occur in isolation and are not inherent to any projects deemed a ‘housing cooperative’.

The purpose of this chapter is to examine the literature and the housing cooperative landscape in which this thesis is situated and establish the theoretical and conceptual foundations on which this it operates. Four significant and relevant concepts and theories will be accessed: a) housing commons, b) commodification, c) decommodification and financialisation, and d) housing cooperatives and the state.

2.1 Housing commons

A concept often associated with housing cooperatives is the housing commons. Commons discourse was heavily influenced by *The Tragedy of the Commons* (Hardin, 1968), which argues that collective ownership is inherently vulnerable to exploitation and therefore requires either private ownership or regulation by the state. Hardin’s framework was then expanded by Ostrom (1990) arguing that ownership is not a binary. Rather, a third-way exists between market and state through local, collective, collaborative, and deliberative forms of resource management. Harvey (2011) critiques Ostrom’s analysis on issues of scale by demonstrating that local collaborative and deliberative solutions risk capitulation under capitalist weight, yet can be also mobilised through a wider form of collective labour for the

common good. Commons, therefore, centres around debates of the ownership of common goods, materials, or resources. It is within this theoretical tradition that housing cooperative scholars analyse cooperatives for their capacity to produce and sustain housing commons.

Ferreri and Vidal (2021) argue that housing cooperatives function as housing commons only when they enable collective ownership, self-management, and partial decommodification. Examining housing cooperatives in Brussels, Aernouts and Ryckewaert (2019) argue that supportive governmental regulation and institutional arrangements are necessary conditions for housing cooperatives to actively reproduce housing commons. Similarly, Sanchez-Bajo (2024) investigates the internal dynamics of housing cooperatives in Switzerland and shows how personal motivations, stakeholder networks, and supportive public policies create the conditions to produce and re-produce housing commons through housing cooperatives. Others, like Peverini et al. (2024) and Larsen and Hansen (2015), evaluate whether the housing cooperative sector within a city or country act as commoning or commodifying actors within a housing sector in various stages of neoliberalisation, arguing that the housing cooperative sector functions as a measuring stick both for the resistance of this neoliberalisation as well as the adoption of its logic depending on the cooperatives social orientation.

Housing cooperatives produce housing commons through the collective management of shared resources, in which housing cooperatives' differential social reproduction processes influence its continuous realisation of housing commons (Noterman, 2016). Anund Vogel et al. (2016) maintain that the collective management of a share resources is distinctly shaped by the internal governance structures and practices of housing cooperatives which then influences their long-term sustainability. The social relations within a housing cooperative are essential to the reproduction of housing commons, shaped by ability, gender, labour, and class (Noterman, 2016). As housing cooperatives operate within the capital centric housing market, financialisation and the neoliberalisation of housing policies greatly influenced some housing cooperatives to transform from forms of collective ownership and housing commons towards becoming a capital asset (Bruun, 2018) through processes of commodification and alignment with market logics (Larsen & Hansen, 2015). The following section will explore how housing cooperative literature engages with the commodification and financialisation of housing.

2.2 Commodification and Financialisation

A commodity is a material which has been produced through labour for exchange, which functions through either its use-value or exchange value — characterised by its satisfaction of a human need or value produced by a socially determined evaluation of its worth in exchange (Marx, 1976). Commodification is a process of becoming. It can be understood as based on the “relationship between use value and market value” (Hermann, 2021, p.38). Housing is an excellent vehicle to explore commodification due to the dialectical relationship between its use-value, the creation of a dwelling which is needed for normal everyday living, and the investments in its creation, maintenance, and its exchange-value for both households and investors. Within this exchange value is the housing political economy of scale. Where the provision of housing is in continuous relationship with financial actors across scales, local banks influenced by regional and national interest rates which are influenced by international financial schemes which are ultimately working on a capital-centric market logic of profit accumulation. Housing cooperatives are therefore a uniquely incisive analytical lens to explore a wider commodification of housing due to their cooperative ethos and relative and partial decommodification of housing (Fincher, 1984; Vidal, 2019; Larsen, 2025)

Furthermore, the financialisation of housing through the real estate sector and a growing trend of tying economic development and growth to housing means that analysing housing must be understood as concomitant political and economic processes (Fernandez & Aalbers, 2017). While some national and regional housing cooperative sectors work to decommodify housing, which Barenstein et al. (2022) and Ganapati (2010) argue is only possible with a relative autonomy from the state while having enabling policies, some housing cooperative sectors such as in Hungary (Czirfusz & Jelinek, 2025) actively work as tools of commodification. In their study of Inner Vesterbro in Copenhagen, Larsen and Hansen (2008, p. 2445), describe housing cooperatives as “stealthy” actors in the commodification of space within the district and entrenching gentrification in the district. Therefore, housing cooperatives should equally be scrutinised both for the internal outcomes, housing affordability and reproducing commons, as well as the ways their embeddedness within a neighbourhood and general housing regime shapes their external effects. As Vidal (2019) argues, housing cooperatives cannot be understood outside the capitalist urban regimes in

which they are embedded, as broader processes of commodification and accumulation continue to shape their possibilities and contradictions.

Financialisation, similarly to commodification, can be understood as a process in which the capitalist economy is “taken to extremes: it is not a producer or consumer market, but a market designed only to make money” (Aalbers 2008, p. 150). Bruun (2018) shows how neoliberal housing reforms and mortgage market deregulation transformed Danish housing cooperatives from collective commons into financialised assets by pulling members between solidarity and private financial interest. It is in response to these conditions of financialisation that housing cooperative movements have sought strategies of decommodification, which the following section addresses.

2.3 Decommodification

Hölzl (2025) argues that housing cooperatives and trans-local housing networks such as MOBA—a solidarity based trans-national association of housing cooperatives in Croatia, Czech Republic, Hungary, Serbia, and Slovenia—should be understood as active agents of systemic transformation, attempting to build alternative institutional, financial, and political infrastructures capable of resisting the dominance of financialised housing regimes. The article conceptualises de-financialisation as the creation of mechanisms that “decouple housing from the financialised logics of housing development,” (Hölzl, 2025, p. 117) achieved through non-speculative ownership structures, solidarity-based financing, and transnational cooperative networks that seek to embed housing within collective social relations rather than speculative markets.

If commodification is considered as a process of becoming, then decommodification is the process of un-becoming and becoming something different—a strategic withdrawal from the circuits of local and global capital. The decommodification of housing is the withdrawal of housing supply from “market-based models of exchange...through their specific way of connecting modes of urban collective life to state policies and political institutions” (Barenstein et al. 2022, pp. 955- 970).

The “grant of use” (or *cessió d’ús*) housing cooperatives in Barcelona has been widely studied and is an example of supporting regulatory infrastructure which, “challenges the

ideology of home ownership by promoting a form of housing tenure based on collective property, housing decommodification and permanent user rights” (Manzini 2021, p. 137). However, this model in Barcelona is incumbent upon municipal support and distinct provisions allowing them to access land. Yet, it is vital to note that these rights did not passively occur. They came to fruition because of steadfast activist and grassroots advocacy, political mobilisation, and clear articulation of a desire for equitable and collective housing (Larsen, 2020). Housing cooperatives with a distinct social orientation can, “allow citizens to actively create a viable and social cohesive alternative for private market-oriented housing (Ahedo et al., 2023 p. 639). However, Ferreri and Vidal (2022) argue that permanent decommodification is the central challenge for cooperative housing policy, identifying regulations on share prices, rental quotas, and restrictions on tenure change as necessary but ultimately insufficient mechanisms to protect cooperative housing from commodification over time. Therefore, decommodification of housing cooperatives must be a component of their internal statutes, objectives, and with accompanying policy support. For example, *Divisa* housing cooperatives in Italy, or housing cooperatives which build and then sell to members, do not decommodify their housing due to internal organizational orientation and external policy support. In fact, Peverini (2021) argues decommodification housing in Italy is particularly vulnerable as there are no explicit laws which prevent its commodification.

2.4 Housing Cooperative and the State

Scholars have consistently shown that housing cooperative sectors do not emerge or sustain themselves independently, but are shaped by the legal frameworks, institutional structures, and policy environments in which they are embedded. Studying how housing cooperative’s function and emerge in Latin America, Sinjinés Encinales et al. (2025) argues that three factors influence the emergence of housing cooperatives: legal frameworks allowing for sustainable state support and legitimisation, stable institutional support structures, and a politicised grassroots demand for cooperative housing from bottom-up social movements. Similarly, Ganapati (2010) compares housing cooperative policy contexts in Sweden, United States, and India and argues that the contextual relationship with the state causes diverse housing cooperative sectors — advocating for embedded autonomy and structures of support in order for the housing cooperative sector to grow. Barenstein et. al. (2022), in conversation with Ganapati (2010), argues that for housing cooperative’s socio-political agendas to

flourish, they must maintain a healthy distance from the State while also navigating supporting institutions and regulations.

Similarly, Peverini (2025) follows the trajectories of two housing cooperatives in Milan with different political orientations and organisational models, one oriented toward owner-occupation and the other based on *godimento* (use-right) tenure, to show how their development and organisational forms shifted alongside neoliberal transformations in housing policy. Charlesworth and Hyötyläinen (2025), studying housing cooperatives in Finland, demonstrate that institutional ambiguities in land and housing policy, including difficulties categorising cooperatives within existing social housing frameworks and municipal reluctance to lease land below market rate, actively constrain cooperative development despite public support. The historical residue of neoliberal housing policies in Chile during the 1970s is actively influencing the direction of the current housing cooperatives sector, which Czischke et al. (2025) argues that the internal politics of new housing cooperatives will likely dampen a radical challenge of the current housing regime due to a lack of supporting institutional support and a bifurcated grassroots movement. Sørvoll and Bengtsson (2018) argue that the ‘logic of conflicting member interests’ and the ‘logic of competition and growth’ were two interconnected mechanisms through which negotiations among cooperative members, alongside changing state housing policies and market deregulation, gradually pushed Swedish and Norwegian cooperative housing towards more market-oriented and individualised forms of ownership. Across geographical contexts, scholars have demonstrated the central role of housing policy and state relationships in shaping the housing cooperative sector. The housing cooperative sector in Rome, and throughout Italy, similarly prioritises homeownership functions and often operates on the logic of the market.

2.5 Conclusion

This chapter presents four major fields within the housing cooperative landscape: housing commons, commodification and financialisation, decommodification, and relationships with the state and policy. Housing cooperative’s ability and inability to produce housing commons, commodify or decommodify, is shaped by their embeddedness within the state structures, internal organisational dynamics, and policy and political environments. These

four fields provide the conceptual tools this thesis will employ in analysing Rome's housing cooperative sector and its position within the city's housing regime. In the next chapter, I will present the methodology used to answer the research questions and examine the socio-spatial dynamics which shape the housing cooperative sector in Rome.

3 Methodology

The purpose of this chapter is to discuss this thesis's methodology. I will present the research design, justify the methods, and contextualise this thesis's limitations and strengths.

There two research questions which guide this thesis: what role do housing cooperatives play in the provision of housing affordability for their members; and what are the housing outcomes of housing cooperatives in Rome? Furthermore, the thesis explores what housing cooperatives reveal about how Rome's housing regime operates, who it serves, and where it is systematically limited.

3.1 Research Design

This thesis adopts a critical realist position as the structural forces shaping Rome's housing cooperative sector, its housing regime, path dependencies, and housing affordability, are real yet cannot be captured purely through empirics alone. Critical realism, developed by Roy Bhaskar, is a philosophy of science which rejects positivism due to its 'epistemic fallacy' of constructing knowledge as an "ontology based on the category experience" (Bhaskar 2008, p. 30), instead asserting that scientific inquiry must be a synthesis of the empirical, the actual events people experience, and the real mechanisms which generate events. Julie Lawson (2006, p. 4), applying critical realism to housing research, writes that critical realists, "endeavour to provide empirically feasible and competitive explanations for phenomena of social relevance and concern." Critical realist ontology is simultaneously concerned with social events and perceptions as well as with the causes behind these events (Kozhevnikov & Vincent, 2019).

This thesis aligns with this position. For example, in chapter 6 on housing affordability, I critique the binary calculus of housing affordability measurements as it obscures structural mechanisms within income and cost of rent/mortgage, instead calling for a residual income approach and expanding variables in the calculation of affordable versus unaffordable to include geography, the wider economic system, and the buildings themselves.

I am motivated by Clough Marinaro and Haynes (2026) who invite readers of *Living in Rome: Space, Identity, and the Politics of Belonging* to 'see' Rome beyond its iconic heritage

and grapple with the contradictions of ‘home’ and ‘space’. In attempting to ‘see’ Rome, I am anchored by Haraway (1998) where vision is understood as situated, embodied, and partial. I am from the United States and speak Italian at a very low level. Therefore, I have a relative distance from Romans and their experiences within Rome’s housing regime.

I do not aim to be universal or deterministic in my research or analysis. This thesis does not test a hypothesis, conduct a case study on particular housing cooperatives in Rome, or a holistic analysis of the housing cooperative form in Rome. Rather, it seeks to analyse how Rome’s housing cooperative sector is situated within Rome’s housing regime and the ways its embeddedness structures their ability to provide housing that is affordable to their members. While I do present illustrative examples in chapter 8, these should not be considered case studies or comparative case studies. They are presented as illustrative as they are used to demonstrate how housing cooperatives are embedded within Rome’s housing regime. The aim is to characterise Rome’s housing cooperative sector as a whole rather than conducting an in-depth case study of a few housing cooperatives. This approach is employed as it highlights the tensions within housing in Rome and the ways in which housing cooperatives navigate these contradictions.

With a critical realist position, this thesis employs a qualitative approach. I marry semi-structured interviews with housing cooperative presidents and a member in tandem with theory, allowing me to examine how these structures operate and shape cooperative housing in Rome. Qualitative methods are advantageous for examining the structural mechanisms and causal processes shaping Rome’s housing cooperative sector as it allows for the exploration of how actors navigate, reproduce, and struggle with structural conditions which quantitative measurements alone cannot capture. Semi-structured interviews with housing cooperative presidents and a member provide insights into how these structural forces and regimes are experienced and operationalised in practice. My selection of illustrative examples was both practical, as these housing cooperatives had the most available information, and strategic as their diverse organisational forms represent the full spectrum of housing cooperative types: divided, mixed, undivided, self-recovery, and consortium based. They highlight a stratified and diverse housing cooperative sector in Rome.

3.2 Methods

This methods section will present the materials drawn on to answer my research questions and discuss how and why semi-structured interviews were used. In the materials section, I outline and justify the empirical sources analysed and the ways they are employed throughout this thesis. In the semi-structured interview section, I provide context for the choices in interviewee and the ways this thesis navigates language barriers.

3.3 Materials

For the empirical analysis of housing cooperatives in Rome, I studied housing cooperative websites and social media of Cooperative Case Tranvieri, Gruppo AIC, Rinascita del Tranviere, Cooperativa Inventare L'abitare, and Cooperativa Nazario Sauro, national federation websites of Legacoop Abitanti and AGCI Lazio. Rinascita del Tranviere and Cooperativa Nazario were identified through a national list of housing cooperatives seeking public funding with the *Ministero delle Imprese e del Made in Italy*, or Ministry of Enterprise and Made in Italy. This list with the housing cooperatives in Lazio, the region of Rome, can be found in the appendix. In Chapter 8, I engage with all five housing cooperatives, however, conducted semi-structured interview with two: Cooperativa Case Tranvieri and Cooperativa Inventare L'abitare.

I also sourced data from Istituto Nazionale di Statistica (ISTAT), or the National Statistics Institute of Italy, for data on taxpayers in Rome and dwellings occupied. While I am satisfied quality of the empirical work of this thesis, its quality and depth is limited by Italian language skills.

To engage Italian language sources, I employed Google Translate and notebooklm.google to assist with translations of housing cooperative websites, news sources, publications by housing cooperative national federation, and to translate interviews. However, engaging with promotional materials on the housing cooperative websites was insightful to view how housing cooperatives project their cooperative model and the information that is selectively presented, and omitted. For example, I analyse Gruppo AIC's website's promotion of one of their projects to study where and how much the members will live and pay. The translated sources are never directly quoted as I cannot independently verify the accuracy of the

translations. Rather, translated materials is used in reference and is never directly quoted. Similarly, I could not engage with data from organisations such as *Osservatorio del Mercato*, or Real Estate Market Observatory, in order to source data on the specific real estate market in Rome. Nevertheless, despite these limitations, I was able to find data and sources available in English.

In order to understand the housing cooperative landscape, I analysed secondary literature on the housing cooperative sector in Switzerland, Uruguay, Finland, Spain, Sweden, Denmark, Australia, South Africa, Hungary, United States, Canada, South Korea, and Chile. This literature was consulted to characterise the variants of housing cooperativism and their diverse operational forms and objectives. All literature is written in English, which means that there is a significant language bias and reduces opportunities to include grassroots analysis of housing cooperatives in the language of origin. The reliance on secondary resources, in English, means that most sources come from institutional and academic perspectives. This reliance on ‘experts’ means that more grassroots or bottom-up research and practices were not accurately represented in the analysis. Activist-ethnographic research (Grazioli, 2026) in English was only incorporated during the discussion on *autorecupero* or self-recovery.

3.4 Semi-Structured Interviews

To supplement the review of promotional materials on the housing cooperatives websites, I also conducted three semi-structured interviews and one informal conversation with a housing researcher in Rome. The semi-structured interviews were conducted with the president of Cooperativa Inventare L’abitare, the President of the Board of Cooperativa Case Tranvieri Roma, and a member of a housing cooperative in north-east Rome. These semi-structured interviews provide insights into how housing cooperatives operationalise their legal form to provide housing to their members and to understand their position within the Roman housing regime and socio-political landscape. The semi-structured interviews with Cooperativa Inventare L’Abitare and Cooperativa Case Tranvieri were conducted by an interlocutor fluent in both Italian and English.

This interlocutor recently finished a PhD at Luiss University in Rome, is experienced in social science interviews, and is professionally proficient in Italian and English. This meant that it was necessary to structure my thesis in a way which allowed me to engage with the data, while respecting the language barrier. For example, I do not analyse their quotes, rather I incorporate their answers into my general analysis to illustrate how path dependence, housing regime, and housing affordability influenced their models and the provision of housing. In order to ensure relevance to this thesis, I prepared the questionnaire and conducted a pre-interview run through with my interlocutor where I explained the purpose of the interview, how it fits into my thesis, and the questionnaire. I also sent interview questions to the interviewees before the date of the interview to ensure they were able to review the purpose and questions. Both interviews were recorded, transcribed, and translated from Italian to English using notebooklm.google's transcription tool.

The lack of Italian language skills also influenced an interview with a member of a housing cooperative. This interview was sourced through snowballing. I currently work at a non-profit focusing on urban regeneration and my supervisor is a leader of a small European political party. This interviewee is a member of my supervisor's small political party. While we conducted the interview in English, the interviewee requested for interview to not be recorded. Therefore, I only have written notes from our interview

Through these interviews, I was able to glean how they view the housing cooperative sector in Rome, the ways in which their housing cooperatives operationalise regulations and funding mechanisms in the provision of housing to their members, and how they view the housing cooperative sectors embeddedness within Rome's housing regime. These two housing cooperatives were selected as they reflect distinct organisational forms within Rome's housing cooperative sector. Cooperativa Inventare L'abitare is a self-recovery housing cooperative, *autorecupero*, while Cooperativa Case Tranvieri Roma is a mixed housing cooperative where a majority of members are homeowners.

The value of semi-structured interviews is that they “offer a route to partial insights into what people do and think” (Longhurst & Johnson, 2023, p. 178). Semi-structured interviews is most advantageous available option as I needed an interlocutor to assist with two of the interviews. While this limits the validity of the results of the interview (Kapborg & Berterö, 2002) however, I made sure to prepare the interlocutor and made the interviewee aware of

this arrangement prior to the interview. Although this practice created distance between myself and the interviewee, it was necessary in order to gather information with key stakeholders. The content and transcripts from the semi-structured interviews can be reviewed in the appendix. The following chapter will present the theory of housing regime, apply the theory to Italy, and then empirically use the framework of housing regime to study Rome.

4 Housing Regime

Housing and homes are simultaneously places (Massey, 1994) and investment assets (Madden & Marcuse, 2016). A “home” is place specific yet is also an abstract variable in an investment portfolio. It is a site of contradictions and complex inter-weaving matrices of relationships. Housing is experienced and influenced on a variety of scales in which the fundamental need of housing is influenced and complicated by local prices, regional regulations, and global financial systems. This chapter will present housing regime theory and then empirically work through Italy and Rome’s housing regime. The purpose is to examine the context in which Rome’s housing cooperatives operate and the mechanisms which influence the housing cooperative sector.

4.1 Definitions of housing regime

Hannu Ruonavaara (2020, p. 10) defines a housing regime as “the set of fundamental principles according to which housing provision is operating in some defined area (municipality, region, state) at a particular point in time.” Ruonavaara’s place sensitivity within his definition is key as it clearly demarcates housing regimes as not a universal principle or truth or constant across space and time. Housing regimes are the products of spatio-temporal machinations established in tandem with national regulations and international market dynamics. Furthermore, as Ruonavaara notes, scale is an essential element as we aim to grapple with a housing regime at a specific moment in time. There are distinct differences in housing regimes on the national scale versus within a region.

Initially emerging, emanating, and grounding itself from welfare-regime studies (Esping-Andersen 1990 & Kemeny 2006), recent studies on housing regimes have responded to the hollowing of the state’s involvement in housing provision (Hoekstra, 2020) to advocate for a nuanced historically informed analyses which bring into the fold the dynamic processes influencing housing regimes (Blackwell & Kohl, 2017). Additional calls for an expanded scope of scholarship calls for a rescaling from the national level to multiple levels of governance in order to comprehend the nuances of a decentralisation of public policy and its implications (Seo & Kim, 2024).

Current critiques of the housing welfare regime scholarship emphasise that housing systems are no longer shaped solely by rental structures, but by an interplay of broader welfare reforms, financial market integration, and institutional path dependencies (Stephens, 2020).

Italy's housing regime should therefore be understood as the outcome of historically embedded institutional arrangements, shaped through interactions between state policy, market actors, and social practices. As we maneuver to wrestle with Italy, it is vital to understand the socio-political processes in which housing policies and systems are situated.

4.2 Housing Regime: Italy

The latest EuroStat data (2025) shows that Italy has around 77.1% of homeownership, while the rest of the EU countries are around 68.5%. Italy's high homeownership rates are not the result of circumstance, rather it is the result of an accumulation of housing policies and socio-political processes which led to the reverence and entrenchment of homeownership as the *modus operandi*. Baldini and Poggio (2014) argue that the Italian housing system has three main features: (1) High rates of homeownership combined with a relatively underdeveloped mortgage market (2) Weak social protection within the rental sector (3) A significant role of family support in facilitating access to homeownership.

These are insightful contributions which highlight essential characteristics of Italy's housing regime. However, these features or generalisations neglect to grapple with the contradictions within Italy's housing regime, or what Simone Tulumello (2014, p. 102) calls "regional asymmetries" and "regionally-specific housing regimes." Italy's decentralisation of the state's responsibilities began the late 1980s, causing regional authorities to assume greater responsibility in public planning, housing development, regulatory mechanisms (Pogliani, 2024). This, in part, led to the entrenchment of a financialised and speculative real estate sector. Financialisation, in the context of Italy and Rome, will be explored further in the section on affordability. However, it is important to note that financialisation is often criticised for being an amorphous concept that risks becoming a 'nebulous signifier' when stretched across disparate scales (Christophers, 2015).

The decentralisation noted by Pogliani (2024) led to the expansion of an already widespread uneven geographical development throughout Italy (Loperfido & Pusceddu, 2019). This led to economic development and housing affordability to be unevenly experienced. This unevenness exacerbated the widening North-South divide in post-World War II Italy (González, 2011). This unevenness, in part, led to two dynamics emerging: a widening of the portion of the population living in poverty and an expansion of with medium and low-incomes households facing increasing difficulties accessing housing that is affordable, increasing the population of Italy's *gray band* (Maggio, 2025). Currently, many point to touristification and short-term rentals as a key component of this dynamic (Semi & Tonetta, 2021; Salerno & Russo, 2022; Tonetta, 2020). Touristification can be understood as a process where space is produced for tourist purposes, involving a conversion of residential housing, public spaces, and retail facilities into tourist uses that dismantles the services needed by the permanent population for their everyday lives (Staniscia et al., 2025). This commodification of place and heritage has created for tourists, both secular and religious, a city in which tourists consume Rome's past through various heritage experiences (Hom, 2010). However, the proliferation of short-term rentals does not occur in isolation and is an extension of the entrenchment of the commodification of housing and expansion of housing as an investment tool (Pettas et al., 2024).

Investment into housing and the real estate sector in Italy is often perceived and put forth, by actors such as President Berlusconi, as a boon to economic growth and to combat instability (Bertolini et al., 2011). Construction was and is an excellent way to mobilise finances and is an explicit visual signaling of action and progress. Housing construction has historically been framed as a driver of economic development, reinforcing policies that prioritise real-estate investment over long-term housing affordability. In fact, this approach represents the traditional Italian attempt to support the real estate and building sector as an anchor and catalyst for the national economy (OECD/Triennale de Milan, 2023). Furthermore, since the early twentieth century, housing policies in Italy have been unevenly directed towards ownership and the middle layers of the population (Bonomo, 2022).

In Italy, neoliberal welfare retrenchment has increased reliance on private actors and market-based housing solutions (Peverini, 2021) reinforcing regional inequalities while prioritising the real-estate and construction sectors as engines of economic growth rather than directly addressing affordable housing needs (Baldini & Poggio, 2014). Similarly, the neoliberal

approach within the city of Rome led to the peripheries of Rome being neglected in the development of services and allowing the tourism industry to freely exploit the cities resources (Gemmiti, 2019). Similarly, this spatial concentration of tourism in the historical city, and the mobilisation of funds for tourism in this ‘central area’, further magnifies the socio-economic disparities between ‘cities’ and economic opportunities in the centre-periphery nexus (Salvati, 2015).

4.3 Housing Regime: Rome

Returning to Rounavaara’s argument that housing regime is context specific, this section will discuss Rome’s housing regime. Far from static, Rome since Italy’s unification in 1870 has gone through a series of demographic transformations and political regimes. Pierpaolo Mudu (2014, p. 64) argues that “ ‘Free’ market and neoliberal policies largely oriented the development of the city after 1870.” In fact, the sedimentation of neoliberal housing policies is argued to be traced in Italy’s fascist period and its prehistory — in which the construction sector and homeownership were conscripted as catalysts for the fascist imagined future (Di Felicianantonio & Aalbers, 2018). Neoliberalism can be understood as a decentralisation of state apparatus into the private market and the pointed demonisation of state intervention in daily life. It is a distinct transition or retrenchment of the welfare state and a distinct turn to an “explicit” commodification and financialisation of housing (Jacobs, 2019).

Marco Brazzaduro’s article “Housing in Rome: A critical situation” article begins, “Housing problems, even in the present day, constitute one of the—not rare—unsolved problems of life in the metropolis that is Rome” (Brazzaduro, 1997, p. 417). Almost thirty years later, these problems remain stubbornly unresolved. In fact, a significant amount of housing scholarship focusing on Rome centres around squats (Grazioli, 2019, 2021; Cacciotti 2024), right to housing movements (Caciagli, 2021) or challenges faced by Roma (Clough Marinaro, 2003; Marinaro & Solimene, 2020).

Within Rome, there are, for all intents and purposes, seven cities. This spatial fragmentation is not incidental but structural, the product of a housing regime that has consistently concentrated investment and stability in the centre while displacing precarity outward. An often-overlooked city in Rome is the ‘Invisible City’ of homeless or squatters and others

operating in liminal spaces (Clough Marinaro, 2021) who are living in conditions of social and spatial marginalisation (Lelo et al., 2024). Understanding how this regime operates, and for whom, requires examining the tenure structures, affordability pressures, and policy trajectories that produced it.

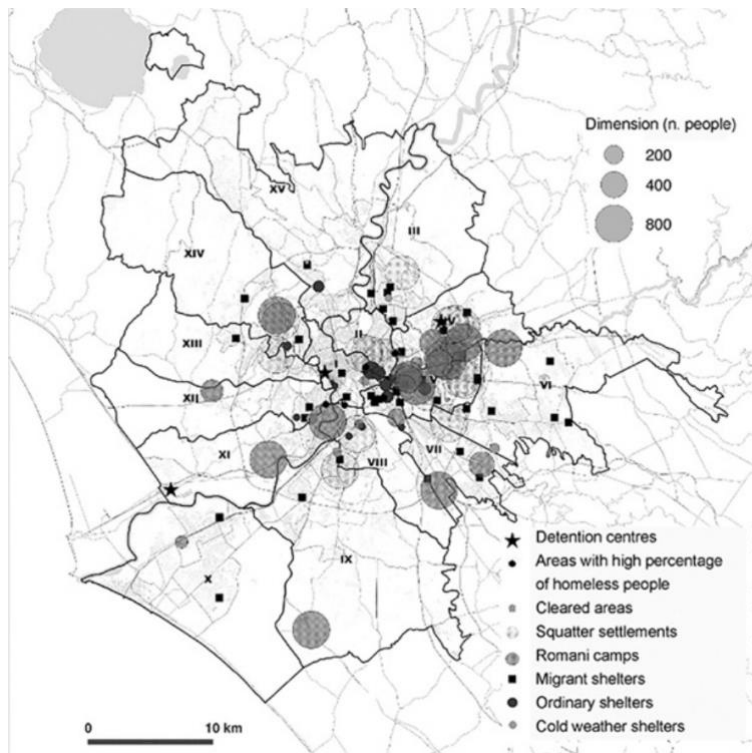


Figure 1. Rome's invisible city. Source: *Lelo et al., 2024*

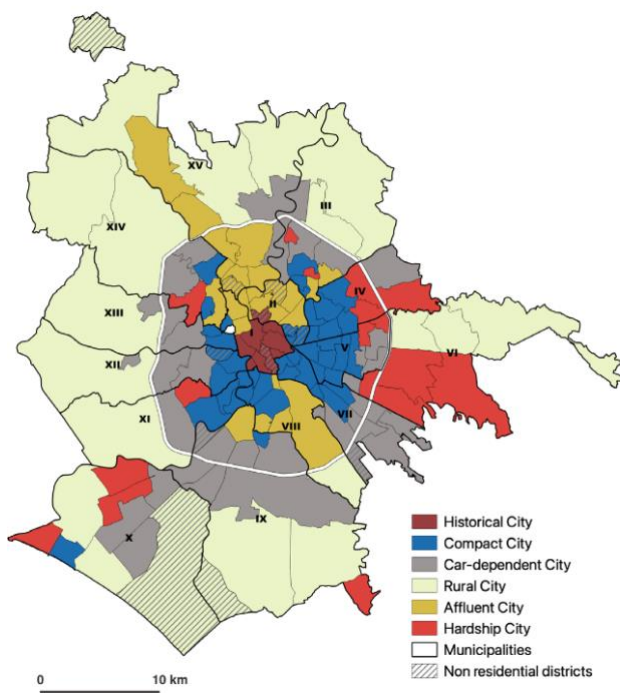


Figure 2. Socio-spatial characteristics of Rome. *Reprinted from Charidia (2024). Originally published in Lelo (2021)*

Throughout Rome's six other cities, (Historic City, Compact City, Car-dependent City, Rural City, Affluent City, Hardship City) the population from the latest census in 2023 has decreased in the historical, affluent, and compact cities, while the population has increased in the car-dependent city and rural city (Lelo et al., 2024). The largest metropolitan area in Italy by population and area, as well as one of the largest in Europe, Rome's 15 *Municipi* or administrative subdivisions vary in population and demographics. A recent publication on Rome's population change highlights that the peripheral subdivisions XV, IX, VII of and one of the densely settled sectors in the inner urban belt only are the administrative subdivisions to experience population gain from 2015-2025 (Reynaud, 2026). See Figure 2 for map of the administrative subdivisions. However, population change is not a new phenomenon in the eternal city. These changes in spatial distribution of the population led to housing precarity and significantly influenced housing affordability (see chapter 6).

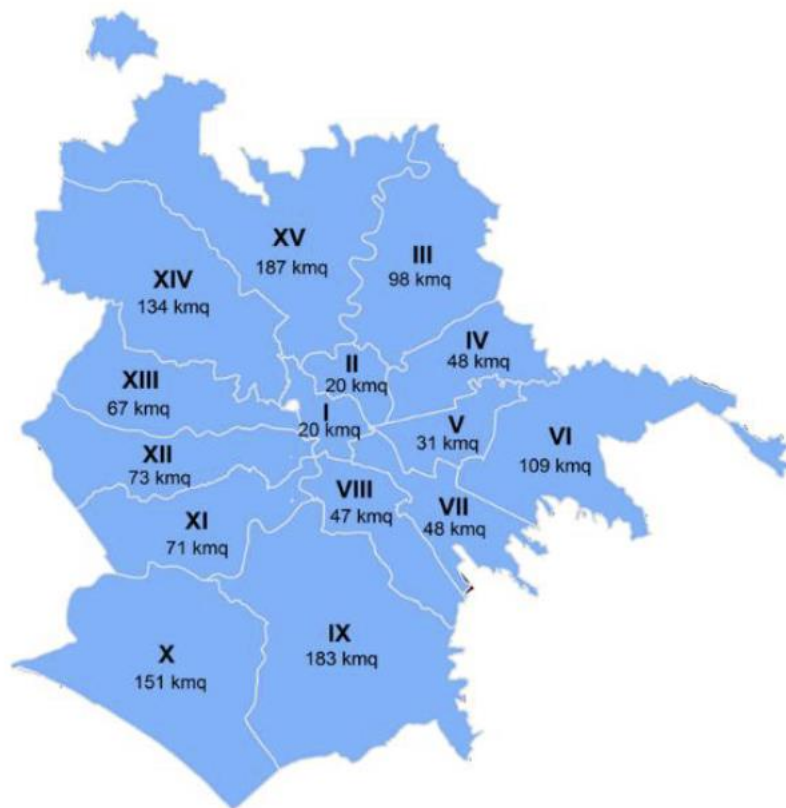


Figure 3. Municipi or Administrative Subdivisions of Rome. *Source: Roma Capitale, Statistical Yearbook 2025 in Reynaud (2026).*

While it would be irresponsible to state that housing affordability was the sole driving factor in this demographic and population change, it can be argued that the cost of living, housing precarity, and housing affordability played a part. Changes in property values influences the likelihood of suburbanisation for both foreign born and Italian born Romans (Crisci et al, 2025), and the expansion of the suburbanisation of poverty (Hochstenbach & Musterd, 2018). More broadly, this uneven urban development has been described as the coexistence of ‘two cities’ within Rome: one concentrated in central and well-connected areas able to benefit from the knowledge economy and access to services, and another located largely in peripheral districts characterised by lower social mobility, weaker public infrastructure, and heightened forms of social exclusion (Lelo et al., 2019). Suburbanisation in Rome is therefore less a matter of residential preference than of displacement, as property value dynamics actively sort households across the two cities by income and vulnerability (Crisci et al., 2025). Furthermore, property value should not merely be understood as a causal mechanism for displacement, but as a phenomenon operating across scales — shaped simultaneously by neighbourhood dynamics, the Roman housing market, and broader national and international financial pressures. These tensions result in a habitability crisis. Grazioli (2026) reframes the normative housing emergency to both signal the deliberate, structural character of urban uninhabitability under rentier capitalism, and to expand the analytical lens beyond housing to the broader infrastructures of everyday social reproduction that are becoming increasingly unaffordable for growing segments of Rome's population.

The fundamental tension within housing is that is both a lived, social place while being a central node for profit extraction driving contemporary global capitalism and urban development (Madden & Marcuse, 2016). The housing question in Rome, as with many cities and countries, lies within these very contradictions. Central to this question, for both the types of policy interventions constructed to address the housing issue (Ruonavaara, 2020) as well as actors within the influential housing activist landscape, is “what ‘adequate’ housing looks like” (Davoli & Portelli, 2023, p. 101).

The proliferation of squatting and informal housing occupation in Rome, documented extensively by Grazioli (2017, 2018, 2019, 2021, 2023, 2026) and Cacciotti (2024), is not incidental but symptomatic of a housing provision architecture that has systematically contracted since the 1990s. The near disappearance of new social housing construction, the

deterioration of existing public housing stock, and the withdrawal of the state from active housing provision have left significant portions of Rome's population outside formal housing markets entirely.

Homeownership is a foundational component of Rome's housing regime, in which the ontological security of homeownership (Gentili & Hoekstra, 2021) is often mediated through intergenerational transfers of ownership (Baldini & Poggio, 2014; Bernardi & Poggio, 2002). When speaking to a member of a housing cooperative, he was helped by his family to purchase his unit and added that people in Italy and Rome, “like to be owners because we don’t trust the public administration” (Interview 3). Despite this, access to homeownership for young adults in Rome is becoming increasingly difficult, with prolonged co-residence now more common than intergenerational wealth transfers, and inaccessible homeownership increasingly affecting class identity for lower-middle class young adults (Crisci et al., 2021). The mortgage sector in Italy is relatively underdeveloped (Baldini & Poggio, 2014), however in recent years it is a growing practice amongst young homeowners in Rome (di Felicianantonio, 2017). To address this accessibility issue, the National Mortgage Guarantee Fund was established in 2013 to guide young households toward homeownership; however, this was largely ineffective due to insufficient funding, limited awareness, income requirements, and inconsistent bank involvement (Gentili, 2020). Here is where housing cooperatives in Rome are able to be most effective. Divided housing cooperatives in Rome, where cooperatives often build and then sell unit to members, are on average able to offer ownership with an estimated savings of around 11% compared to market rate ownership (Marrone, 2015).

Yet for those without access to either family assets or mortgage credit, the question of provision becomes more acute — directing attention toward the social housing sector and its capacity, or failure, to absorb those excluded from Rome's dominant homeownership pathway. Social housing, or *edilizia residenziale social* (ERS), seeks to meet the housing needs of those who can afford moderate rents or reduces purchase prices, where their socio-economic profile, vulnerability, or discomfort should ideally qualify households for social housing interventions (Napoli et al., 2022). Social housing in its current form was established by the Ministerial Decree 22/2008 (Maggio, 2025) (further discussed in Chapter 7), however, its definition and operational form has evolved from a welfare perspective to a neo-liberal mix of public and private practices and funds (Caruso, 2017). A system of real estate

investment funds, *Sistema Integrato di Fondi*, was quickly established in 2009; however, this fund has largely failed to sponsor the full construction of a social housing project solely to be kept as social rent, meaning that household finances severely limit accessing projects through this real estate fund (Gentili, 2020). The Global Financial Crisis of 2008 greatly influenced all of Italian housing, however, social housing felt considerable pressure — leading Baldini & Poggio (2013) to declare that the social housing sector throughout Italy to be collapsed. From 2008-2013, only 750 social housing units were built as 30,000 people sat eligible on official waitlists (Di Felicianantonio & O’Callaghan, 2020).

The inadequacy of formal provision has been compounded by punitive legislative measures directed at those outside the formal housing market. The 2014 *Legge Lupi* introduced financial instruments nominally aimed at producing new social housing units, while simultaneously, through Article 5, stripping illegal occupants of the right to residence permits, utilities, and school enrollment for their children — effectively criminalising those who respond to the housing crisis through informal means (Mudu & Rossini, 2018; Grazioli, 2017). Similarly, this same law overturned the regional law of self-recovery cooperatives in Lazio and Rome (Olsen et al, 2018). Rather than addressing the structural failures of provision, such measures deepened the precarity of thousands of squatting households and widened the gap between formal housing access and those excluded from it. This collapse did not go uncontested. The inadequacy of formal provision became the central political grievance of Rome's housing rights movement, whose mobilisation around the right to housing and the occupation of vacant public stock created the conditions for an alternative provision model to emerge.

In the Lazio Region, where Rome is the largest metropolitan area, two bodies administer public housing (*Edilizia Residenziale Pubblica* or ERP): the Region of Lazio’s *ATER* and the Municipality of Rome. Figure 4 displays where each organisation operates throughout Rome as well as how many units each organisation has in each urban planning area. Figure 5 presents a marketing graphic produced by ATER which highlights their mission, finances, and real estate assets. Public housing in Italy can be understood as a direct rental supply that is publicly own and manage in order to administer housing tenure where the property is owned by a governmental authority and the housing stock is allocated by prioritising poorer household who will pay non-market long-term rent (Peverini et al., 2023).

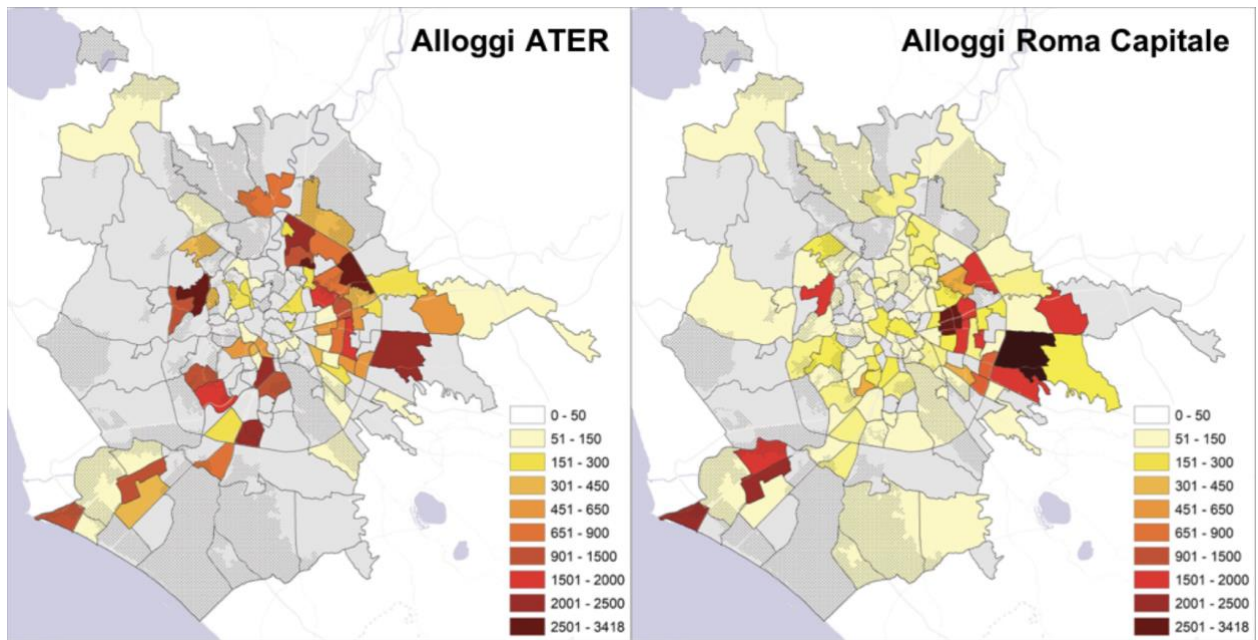


Figure 4. Rome’s Public housing geographical distribution and unit numbers. *Source: MappaRoma, 2021.*

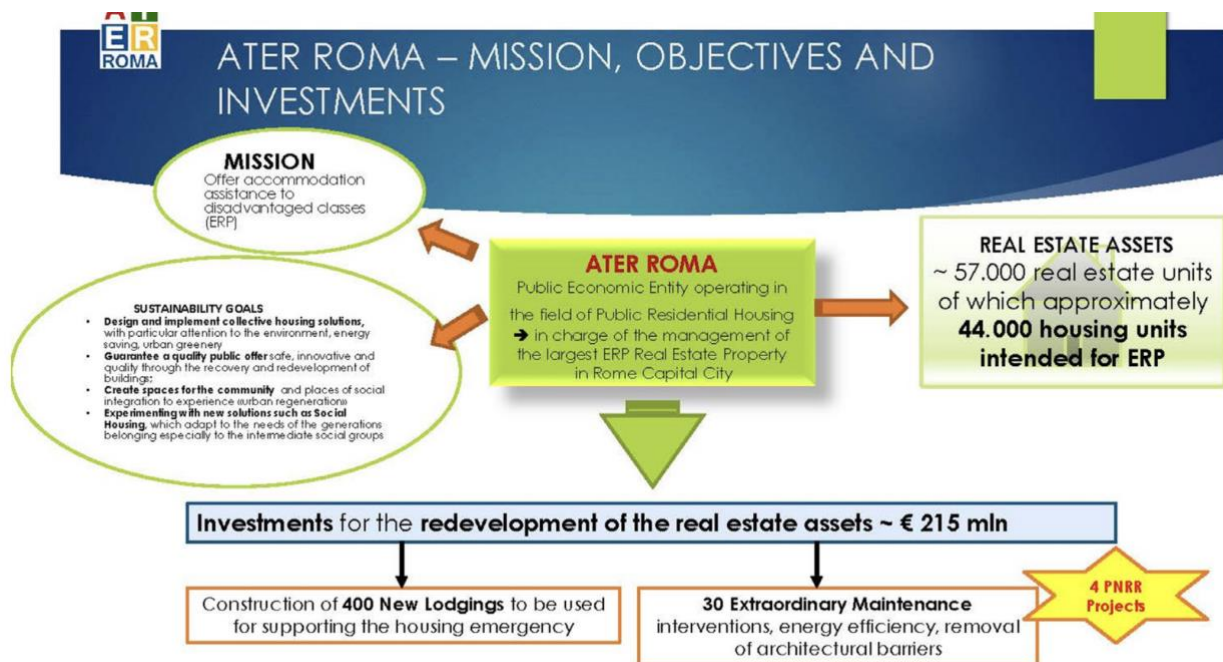


Figure 5. ATER Roma Marketing tool. *Source: Federcasa, 2023*

Of around 71,000 of Rome’s public housing units, around 9000 are illegally occupied — where “squatting is simultaneously cause and effect of institutional failure to expand public housing provision and ensure that eligibility criteria are respected” (Clough Marinaro, 2021, p. 205). Squatting and occupations are both political and pragmatic responses to Rome’s housing regime. As the average waiting time to receive public housing is around ten years

(Grazioli, 2026), many occupying abandoned buildings do so out of necessity. Ten years is a long time to remain on a list for public housing. It signifies a continuous ten years of socio-economic vulnerability. Rome has the most demand for public housing in Italy, and around 13,000 households remain on the waitlist (Gentili, 2020). The average Roman household is 2.0 persons (Roma Capitale, Ufficio di Statistica, 2022), meaning approximately 26,000 people experience the effects of waiting for public housing. The space-time geography of housing policy and inequality (Nelson et al., 2024) offers a productive lens for understanding Rome's public housing waitlist as not merely administrative delay but as a structural experience of temporal dispossession. Clough Marinaro (2021) argues for an understanding the evictions of a Roma camp during the Covid-19 pandemic in 2020/2021 through the lens of violence of timing. This analytical lens, where time is operational as a “technology” used to exert psychological and material violence (Clough Marinaro 2021, p. 59), is directly applicable to understand public housing in Rome.

Those occupying in response to the political abandonment by the Roman municipality, by members of the Movements for the Right to Inhabit (*Movimenti per il diritto all'abitare*), target not only vacant public properties but also privately owned buildings left empty through speculative operations, reconceptualising housing squats as a faster and more sustainable solution to the housing crisis than traditional public housing provision (Grazioli, 2021). Although Rome's housing regime is structured around access to homeownership, the erosion of affordability, the weakness of social/public housing provision, and punitive governance toward informality have produced a system where housing occupations emerge as necessary and political responses to the housing regime

4.4 Conclusion

Rome's housing regime, as this chapter has demonstrated, does not produce a single habitability crisis but a layered one, operating across scales from national policy retrenchment to the local experience of navigating time on public housing waitlists. This chapter has presented and worked through housing regime theory in order to then engage with Italy and Rome's housing regime. In doing so, this chapter shows how Rome's housing regime's structural and social mechanisms that centralise homeownership and neglect the social and public housing sector actively shape the typologies of housing and the ability to access them. It is within this housing regime that housing cooperatives in Rome are situated, shaped by the same structural and affordability tensions this chapter has outlined. In their

current form throughout Italy, housing cooperatives are embedded, yet occupy an oscillating hybrid position, within Italy's housing regime (Peverini, 2022). The following chapter on path dependence will explore path dependence processes for housing cooperatives in Italy and Rome in order to contextualise their position within Rome's housing regime.

5 Path Dependence

This section will present a path dependence analysis of housing in Italy and in Rome to create a baseline to conceptualise the role of housing cooperatives and their activities within Rome's housing regime. Path dependence is primarily a historically oriented endeavor used by diverse disciplines to highlight historical trajectories which impact the trajectory of a process, policy, or institution. As policies and historical moments do not occur in a vacuum or in isolation, path dependence offers an opportunity to assert that history matters while providing additional nuance. It will begin by providing a theoretical base of path dependence and then employ the theory towards housing cooperatives in Italy and Rome. This chapter builds upon the work of Peverini (2021, 2025), who finds that housing cooperatives in Milan can be understood through the framework of missed hybridity — housing cooperatives were integrated into the housing regime through supportive housing policies and instruments until this hybridisation was abruptly reversed. Rome's housing cooperative followed a similar process. In response to its loss of hybridity, the housing cooperative sector experienced a gradual drift toward market alignment while *autorecupero* emerged as a partial but constrained exception.

5.1 Definitions of Path Dependence and Critical Junctures

Bengtsson and Ruonavaara (2010) argue that there are two types of path dependence: strong and weak. In strong path dependence, contingent events produce deterministic results, where previous historical events determine the conditions for future events. This contrasts with weak path dependence that sees historical events as influencing the probability of alternative events or outcomes, which shepherds events in a certain direction rather than determining their outcome (Bengtsson, 2025). A weak path dependence allows for a more fluid articulation of the creation of the conditions within Rome's housing regime.

The utility of path dependence in housing studies has been subject to debate (Kay, 2005; Malpass, 2011; Sørvoll, 2021), with critics arguing that, as a theory of continuity, it struggles to account for observable incremental change over time. Similarly, its tendency to over-emphasise critical junctures risks neglecting the cumulative incremental changes often present in housing development (Bengtsson & Kohl, 2020). Analysing a moment in historical

isolation, while connecting it to previous moments, can oversimplify — reducing what is a dynamic interdependency to little more than a list of events. Lawson (2010) argues that moving beyond a chronology of events, towards an understanding of emergent social and material relations, allows for a more dynamic account of the interdependencies which constitute path development. In this case, interdependencies can be understood as the relationships between policies, historical actors, institutions, and political landscapes which uniquely build upon and through one another.

In developing a path dependence analysis, critical junctures are employed to signal moments in which the trajectory of a path is subject to change or become cemented within a system. To understand their interplay, Choi et al. (2019, p. 198) provides a definition of the two: writing that “path dependence is a tendency in which the effects of a historical decision or policy in a relatively short period are reinforced and last for a comparatively long period, and critical juncture is the short period in which a political power in contingent situations makes an important decision.” Therefore, path dependence can be understood as a process which entrenches practice and critical juncture as an incisive moment.

Perhaps more broadly and with a focus on institutions, rather than housing regimes or socio-political landscapes, others depict institutional critical junctures as capacities that reshapes the trajectory of development and incisive moments in which new arrangements manifest (Sorrensen, 2015; Sorrensen & Hess, 2015). These are moments in which decisions are made which change and/or entrench path dependence. Within a weak path dependence, critical junctures are not deterministic but rather are influenced by the socio-political climate in which they emerge and come to fruition.

For path dependence to be employed as a means of analysing the historical development of housing policies within a country, the analysis needs to be constructed so that it is equally effective in understanding both change and continuity (Malpass, 2011). This essential tension between change and continuity will be explored throughout this thesis. Furthermore, it is vital to note that path dependence goes beyond a simple statement of ‘history matters’. Yes, history matters, however, path dependence does not imply strict historical determinism; rather, it highlights how earlier institutional arrangements shape and constrain the range of future possibilities. Instead, these moments and processes should be understood as embedded within the broader socio-political conditions and power relations of their historical context.

Similarly, critical junctures offer an opportunity to engage with the periods which preceded and follow the juncture (Soifer, 2012). This creates the analytical space to delve into the political effects of the juncture as well as the ways in which those decisions reflect both the prevailing political ideologies in that moment and the material results of this union.

Returning to Choi (2019), contingent situations in which political power is exercised can be influenced by a myriad of factors, movements, and characters. As seen in the example of the right-to-inhabit movement in Rome, the housing rights movement as well as the historical residues of Rome's housing rights movement played a role in influencing the political power to respond to the political development and politician movement brewing in the streets and abandoned buildings of Rome (Gillespie et al., 2026). Power and the ability to induce contingent situations can come from both top-down and bottom-up pressures.

In the following section, I have chosen a quartet of critical junctures which influenced the path dependence of Rome's housing regime and housing cooperatives. These moments were influential for the housing cooperative sector and its expansion, compression, and, what some consider as lock-ins. Lock-in refers to the sedimentation of a practice, sector, or institution due to the historical weight of path dependence processes and produced critical junctures. However, lock-in's rather strong rhetorical weight does not provide the space for change to occur. Malpass (2011) argues against the rigidity of strong path dependence and its emphasis on lock-ins and puts forth that path dependence is valuable when theoretical space is provided for gradual and incremental change. Therefore, the following path dependence discussion, and the selection of critical junctures should be understood as gradual processes shaped by the prevailing social and political conditions and regional political environments.

5.2 Path Dependence and Critical Junctures in Italy and Rome

Housing Cooperatives, throughout Italy and in various geographical contexts, occupy a vulnerable hybridised position (Peverini, 2021, 2025). Ganapati (2010) argues that a certain embedded relationship with the state is necessary for their growth as well as having favourable supportive institutional structures enabling their functioning. Therefore, this section will engage with processes of embeddedness and discuss institutional structures which enable the practical functioning of housing cooperatives.

Peverini (2021) and Cafora and Ferro (2023) provide extensive historical and path dependence analyses of the Italian housing cooperative sector. Focusing on three major policy transformations — postwar developmental housing policy and the PEEP programmes, the decentralisation of housing governance in the 1990s, and post-2008 market-led housing partnerships — alongside the emergence of *autorecupero* as a distinctive model of negotiated building reuse — this chapter analyses how shifting state priorities and governance innovations reshaped the organisational capacities, tenure structures, and operational models of housing cooperatives. In doing so, housing cooperatives are understood not merely as ‘alternative’ housing providers, but as institutionally embedded actors and policy entrepreneurs (Peverini, 2021) involved in operationalising housing policy across changing political-economic contexts.

The following section traces four critical junctures which shaped the path dependence of housing cooperatives in Italy and Rome: the PEEP programme, the subsidisation of homeownership through the 1978 laws, the Botta Ferrarini Law, and Law 431/98. This analytical approach draws closely on Peverini's (2021) path dependence analysis of housing cooperatives in Milan, adapting his framework to the Roman context. Together, these moments reveal a recurring tension within Italian housing policy — one in which the state simultaneously created the regulatory conditions for cooperative housing while orienting its support toward homeownership, gradually eroding the viability of the undivided model. This dynamic did not unfold as a series of discrete breaks, but rather as a cumulative drift in which each juncture built upon and deepened the conditions established by the previous one. Autorecupero, which emerges from this trajectory, is therefore understood not as a clean policy innovation but as a response to a housing regime which had become broadly unaffordable for the lower-middle class and below. However, as this thesis argues, the existence of a regulatory framework enabling autorecupero has not translated into widespread implementation — a reflection of the structural constraints which continue to shape the cooperative housing sector in Rome.

5.3 PEEP

The availability of funding for housing, and the economic miracle of the 1960s and 1970s, resulted in housing cooperatives expanding their involvement in Italy's housing system and

influence within the local housing market. Law 167/1962 or *Piani di Edilizia Economica e Popolare (PEEP)* or Plan for economic and popular housing, allowed municipalities to expropriate land below market value and convert it into serviced plots for social housing (Pogliani, 2009). PEEP was amended and integrated with laws No. 904 of July 21, 1965, and No. 865 of October 22, 1971, in which the latter provided the regulatory space for land to be granted under surface rights from 60 to 99 years while the municipality retained ownership of the ground land (Locurcio et al., 2026). Housing cooperatives in Italy, and Rome, were able to be assigned land granted under the surface rights, in which the right to the housing built was transferred to members at subsidised prices (Locurcio et al., 2026). This dynamic is explored in Chapter 7 by housing cooperatives in Rome.

For some, PEEP program shepherded the golden age of Italian housing cooperatives as they were able to access land and subsidies for both divided and undivided housing through adhering to statutory rules and revenue limits (Peverini, 2025). Italian political contexts, particularly at the municipal and regional level in the postwar period, were relatively amenable to housing cooperatives, due in part to the influence of leftist administrations, especially those linked to the Italian Communist Party, alongside parallel support from Catholic-oriented cooperative traditions. However, the end of the 1970s marked a turning point in the feasibility of the undivided cooperative model.

5.4 Private Ownership

In the 1970s, the state made a concerted effort to regulate the housing market and pursued redistribution (Caruso, 2016). Italian housing policy shifted from strong public intervention, marked by rent control and a major public housing plan, to declining investment and a growing emphasis on subsidised homeownership over social rental housing. Through the Law 392/78 Fair Rent Law, which introduced a system of controlled rents, and Law 457/78, Ten-Year Public Housing Plan subsidising homeownership, political and social interest in housing generally subsisted with the changing prioritisation of the central state (Governa & Saccomani, 2009). This focalisation of homeownership distinctly impacted the types of housing cooperatives being realised during this moment: “between 1978 and 1982, the aspiration to private ownership spread with the expansion of housing cooperative production for the middle classes with a prevalence of split-ownership companies (divided ownership)”

(Cafora & Ferro, 2023 p. 9). This marked a shift in the class that public funding was aiming to support, from popular social housing to the middle class. Many have identified this as Italy's period of neoliberalisation. Public investment in housing shifted towards the subsidisation of homeownership (Caruso, 2016) and *edilizia libera* or free market housing activity increased, leading to a stagnant housing cooperative sector (Peverini, 2025).

5.5 Botta Ferrarini Law

In 1992, the Botta–Ferrarini law provided the regulatory framework that enabled undivided housing cooperatives to convert part of their assets into individual ownership through sale to members (Cafora & Ferro, 2023). While not a formal Right-to-Buy scheme, it operated in practice as a mechanism facilitating ownership conversion within an already evolving cooperative landscape. Cooperatives were able to change ownership to members at the original construction value, however, half of the housing cooperatives earnings from the sale should be spent on constructing new housing (OECD & Triennale de Milan, 2023). This process unfolded in a context of a shrinking undivided cooperative sector, where many organisations increasingly struggled to finance maintenance and renovation of housing stock built earlier in the century (Peverini, 2025). As a result, many undivided cooperatives and 'red' collective ownership structures were either fractured, dissolved, or restructured into *multiprogramma* cooperatives, or housing cooperatives with a mix of divided and undivided units, in order to remain financially viable (Peverini, 2025). The trajectory of Cooperativa Case Tranvieri illustrates this process. As the president notes, although the cooperative was originally founded as an undivided cooperative, legislative change combined with member demand for individual ownership gradually shifted its organisational direction (Interview 2). Today, approximately 90% of members own their units while 10% remain within undivided cooperative ownership (Interview 2). This transformation was also accompanied by a change in the socio-economic composition of members, from tram workers to white-collar households (Interview 2). These proportions broadly reflect national figures reported by Legacoop Abitanti, with around 400,000 divided units compared to approximately 40,000 undivided units (Legacoop Abitanti, n.d.).

5.6 Autorecupero

In 1998, *autorecupero*, or self-recovery, was established by the Lazio regional law of 55/1998 “stating citizens’ rights to propose rehabilitating a building by a shared cost agreement between a municipality and an association of future inhabitants” (Olsen et.al., 2018 pp. 36). Members of the housing rights movement, *Coordinamento Cittadino Lotta per la Casa*, were key in establishing this law through advocacy and mobilised occupation campaigns of public buildings which could be rehabilitated into homes or cultural spaces (Interview 1). *Coordinamento* was established as a political organisation in 1988 whose actions evolved from occupying empty public housing apartments towards occupying abandoned public buildings, signaling the contradictions in an increasing population in housing precarity and hundreds of abandoned or unused public buildings (Grazioli & Caciagli, 2018). This change in occupancy context highlights a distinct political change and vision for *Coordinamento*. By occupying the very buildings 55/1998 would allow to be rehabilitated and recovered, *Coordinamento* compelled public administrations to account for a growing band of Romans unable to afford market rents and available abandoned public buildings.

Operating within the framework this law created, *autorecupero* housing cooperatives win public tenders to rehabilitate abandoned municipal buildings, financing the works through member-contributed solidarity funds and non-profit mortgages, and after 20 years of collectively managing the process, families become municipal tenants (Interview 1). In their recovery of abandoned public property, the cooperatives rescue the properties from possible speculation at minimal cost, and expanding rather than privatising the public housing stock (Interview 1). However, despite its unique redistributive orientation, *autorecupero* and the housing cooperatives operating in this cooperative form face major hurdles in realising their projects. The president of Cooperativa Inventare L’abitare reports that bureaucratic hurdles, and hostility from the municipality, has meant that some families have been waiting for 26 years (Interview 1). Cooperativa Inventare L’abitare’s *autorecupero* project at Porto Fluviale, discussed further in Chapter 8, exemplifies this trajectory — after 20 years of occupation, advocacy, and negotiation with the municipality, the cooperative secured €13.2 million in PNRR funding to rehabilitate the building (Mayors4Housing, 2025; Interview 1; Olsen et al, 2018). Porto Fluviale’s success took 20 years, an active cooperative, and a regulatory mechanism established through the nexus of advocacy and public support.

5.7 Conclusion

In this chapter, I have worked through the theory of path dependence and applied it to housing cooperatives in Italy and Rome. Housing cooperatives were historically enabled through embedded institutional regulations and supportive public policy interventions. However, successive policy interventions and transformations oriented the sector towards divided, member-owner models. Therefore, undivided and cooperative ownerships models became gradually marginalised and unfeasible within Rome's housing regime.

Through weak path dependence, I have explored the historical moments and structural mechanisms which influenced the direction of the housing cooperative sector. These critical junctures should not be understood as abrupt ruptures, but rather as politically and socially contingent moments whose decisions and outcomes cumulatively built upon and reinforced one another over time.

The emergence of self-recovery and *autorecupero* within Rome's housing cooperative landscape offers moments to reflect on the social and political struggles and contradictions within Rome's housing regime. Due to their precarious position, they demonstrate the possibilities and structural limits of the housing cooperative sectors in Rome to function without consistent state support and enabling infrastructures. Furthermore, as they emerged from the nexus of activist and public responses to issues with habitability and affordability, self-recovery housing cooperatives aim to provide housing that is affordable to those excluded from the market or unable to access social or public housing. The next chapter will examine housing affordability and inequality in Italy and Rome.

6 Affordability and Inequality in Rome

Produced by CORRECTIV.Europe, the maps in figures 6 and 7 analyse and visually communicate housing affordability throughout the European Union (EU) using mid-level nursing salaries as a metric to analyse affordability and unaffordability (Correctiv, 2026). Using averages for the listed price to rent and buy a 45m² flat, salary, monthly mortgage, the authors calculate and determine the share of net salary required to rent or buy — ultimately stating if a city or town is affordable or unaffordable for nurses. Rome for nurses, is unaffordable to rent or buy.

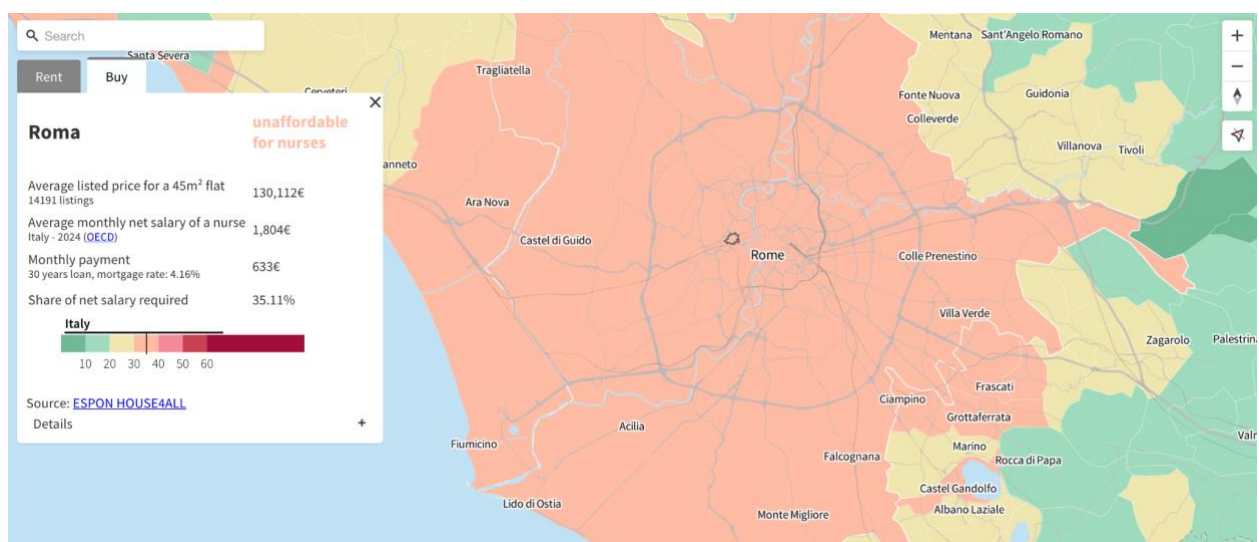


Figure 6. Buying housing affordability in Rome. *Source: CORRECTIV.Europe*

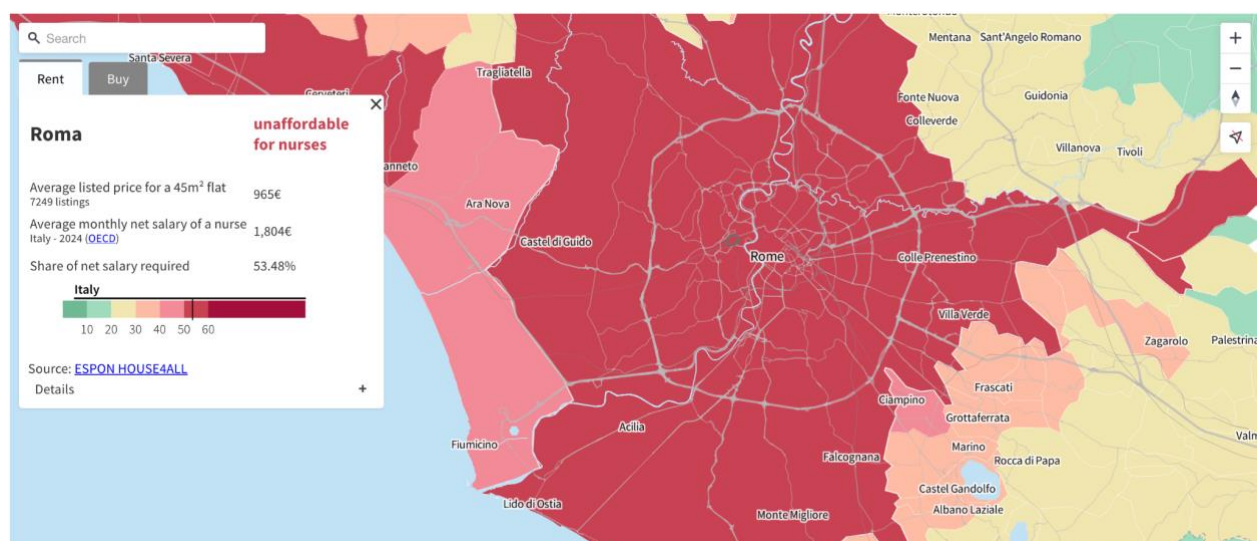


Figure 7. Renting housing affordability in Rome. *Source: CORRECTIV.Europe*

Within this map, and the accompanying article, is an argument of what housing affordability means. Their determination, unaffordable versus affordable, ultimately comes down to the

percentage of net salary needed to pay each month to maintain housing. This section will use this map and CORRECTIV's choice in variables to analyse housing affordability in Rome. Affordability has become a bit of a buzzword; therefore, this section will begin by defining affordability, engage with literature on how affordability is determined, and analyse the spatio-temporal components of housing affordability. It will then discuss housing affordability in Italy and then specifically in Rome, in order to understand how and why housing cooperatives fit within the matrix of housing affordability. This chapter therefore moves beyond the binary calculus of affordable and unaffordable, instead engaging with the structural mechanisms and socio-spatial conditions which shape what housing costs mean for Romans, and what their ability to meet those costs reveals about Rome's housing regime. In doing so, this section will add to the growing discourse of housing affordability and highlight how housing cooperatives and their contradictions are influencing housing affordability.

6.1 Defining affordability

Affordability is often treated as a binary condition, obscuring lived complexity and assuming that the variables used to calculate affordability remain constant. Similarly, affordability has become a token for political agendas and platforms. See, for example, the United States Progressive Democrats pitch to widen mid-term appeal through the development of a “New Affordability Agenda” (Karni, 2026). Therefore, we need to understand what affordability means and how housing affordability is understood and employed in analyses. However, due to housing affordability's almost widespread application and utilisation, a tight and universal definition is both difficult and perhaps, unadvisable. As with much within housing studies, it depends on history, geography, and both macro and micro socio-economics.

Definitions of housing affordability generally contain three variables: prices of housing and non-housing goods, a household's financial resources available to pay for housing goods, and some normative standard articulating minimally acceptable quantities of housing and non-housing goods that a household should consume (Galster & Lee, 2021). Succinctly, housing affordability is “a matter of *what* housing is provided *where* and at *what* cost” in which the *where* and spatiality of both affordability and unaffordability is a fundamental principle (Peverini & Cavicchia, 2021 p. 10).

Returning to the map in Figures 6 and 7, CORRECTIV's argument is that housing affordability moves from 'being in the red' around 30% of a household's income. This 30% rule comes from a 19th century calculation based on one week's salary, which ultimately resulted in 30% becoming the standard in the 1980s to broadly measure housing affordability (Herbert et al., 2018). Although it may be a functional starting point and benchmark, this rule's rigidity may overlook additional variables such as residual income, local cost-of-living variations, and the specific financial burdens faced by low-income households (Eurofound, 2025). Residual income, or the amount of income a household has after all costs associated with living costs have been paid, was developed by Stone (2006) and Jewkes Delgadillo (2010) and is widely considered an incisive contribution to the housing affordability matrix. This means that income and a household's ability to activate their finances when needed is central to housing affordability. Furthermore, a fundamental indicator of housing affordability is whether incomes increase with rents; when rent growth outpaces wage growth, low-income households are pushed into financial precariousness (Dewilde, 2018).

Additional expansions to the types of variables used in the housing affordability calculation include social and life quality variables as well as environmental and sustainability factors in order to create a more holistic model that balances housing costs against the total "cost of living" and the household's *quality of life* (Mulliner & Maliene, 2012). This additional contribution of quality of life highlights an often overlooked component within housing studies, the lived experiences of households. Such measurements tend to fall into three categories: "ratio measures, distributional measures, and housing stress measures." (Czerniak & Kroszka, 2026 p. 2). Through these measurements, researchers are ultimately aiming to determine affordability or unaffordability.

Measurements aiming to determine affordability provide an insight into what is considered unaffordable. The factors which drive housing unaffordability in advanced economies such as Italy include 1) welfare state retrenchment 2) Land, construction, and other development costs 3) demographic shifts 4) race and inequality 5) income and inequality 6) financialisation of housing and NIMBYism (Lee et al., 2022). Unlike housing affordability, these factors appear to generally be external influences and concomitant with wider socio-political processes.

In contexts with high incomes and high costs, a leading cause of unaffordability is high-rents — where households become rent-burdened by the market (Furth, 2021). Therefore, both affordability and unaffordability have distinctive spatial dimensions. An oft overlooked component of the critiqued 30% ratio is *where*. As geographers, we must then extend *where* to include all the historical residues, both personal and societal, within the geographical context in which affordability is being experienced by the households behind the calculations and measurements.

6.2 Housing Affordability in Italy

Housing affordability problems in Italy are strongly shaped by income level, with in-work poor households facing significant difficulties in both urban and rural areas, while spatial differences become more pronounced for low- and middle-income groups, for whom living in cities entails substantially higher affordability risks (Colombarolli, 2025). In Italy, homeownership is woven into the fabric of both the social and governance structures. For example, the average monthly expenditure on housing for rent in 2025 was €632 while the average for ‘property’, or payments towards property that is owned, is €293 —where each payment for an average monthly income comes out to around 26.4% and 8.4% of monthly income (ISTAT, n.d.). Housing affordability and its institutional measurement therefore play a great role in the households abilities to achieve homeownership or access housing available according to their income. For instance, research conducted in the region of Sicily demonstrates that affordability is not a vague concept but a rigid calculation whose institutional measurements act as the gatekeepers to stable housing; when these thresholds do not align with the economic reality of citizens, the result is the insufficient and unsustainable housing system that forces many into the cycle of repeated displacement and rising rents identified in earlier observations (Napoli et al. 2016). However, there must, of course, be an instrument in which to calculate where a household fits within the housing regime. Income indicates the type of mortgage, or whether households qualify for private rentals, public housing, or social housing. Therefore, as incomes are often geographically dependent, household affordability calculations differ per the city or village. This is why the nurse’s salaries in CORRECTIV’s map change within each geographical context.

The purpose of analysing housing affordability, in the context of this thesis, is to ascertain how and why there is widespread call to address the housing affordability crisis. This issue with affordability, although present before the Global Financial Crisis (GFC) of 2008, was exacerbated by the GFC which heightened the existing contradictions and tensions within the Italian housing system and increased political and economic uncertainty (Baldini & Poggio 2014). Housing affordability, therefore, cannot be understood without the context of scale. While Italian households may increase their income within their geographical contexts, *where* a household calls home can become (un)affordable due to external forces or circumstances. Peverini (2023, p. 26) argues that housing affordability should be understood as an “outcome indicator of a housing system and shall be intended not only as an assessment of the ability of an individual or a household to access and maintain housing but also as a determinant toward a broader set of living condition”. Therefore, housing affordability is simultaneously an outcome of a housing system within a broader calculus of living conditions.

The following section explores housing affordability in Rome and will then move to analyse the ways in which housing cooperatives address housing affordability. It will show that housing cooperatives are able to take advantage of existing policies and provide some form of housing affordability to their members.

6.3 Housing Affordability Rome



Figure 8. Photo of house listing in Rome metro station Ponte Longo in Appio Latino. *Source: Author.*

Understanding housing affordability in Rome requires more than a calculation, it demands an engagement with the spatial, economic, and social conditions that shape what housing costs mean for the households behind the numbers. Building on the approach of Bricocoli and Peverini (2024), who trace affordability in Milan through the tension between economic capacity and housing costs, this section applies a similar lens to Rome. In doing so, it explores where housing cooperatives sit within the city's affordability landscape, and whether they offer a meaningful response to the conditions that make housing in Rome increasingly difficult to access.

This section does not, however, attempt to replicate the quantitative affordability measurements of Bricocoli and Peverini (2024), that would require a level of precision beyond the scope of this thesis. Instead, drawing on the residual income approach (Stone, 2006; Jewkes & Delgadillo, 2010), I qualitatively characterise Rome's economy, real estate sector, and socio-spatial conditions which shape the variables behind affordability in practice. I do not aim to be exhaustive. Rather, I aim to trace the contradictions between what conventional measures suggest about Rome and what its structural conditions reveal.

6.3.1 Income, Labour, and Residual Affordability

Clough Marinaro (2021) reports that in Corviale, a 1-km long public housing project further explored in Chapter 8, although many residents paying around €10 per month based on their income, high utility bills up to €300 make their housing unaffordable. Although this is not a representative example, as those who are able to successfully access public housing typically have very low-incomes and experience general unaffordability throughout the city, it highlights how housing affordability is influenced by factors outside of rent, enjoyment, or a mortgage. Furthermore, in this example, their income from a social pension is around €500. This person is paying 2% of their income towards their rent, way below the normative 30-35% affordability matrix. Here is where the residual income (Stone, 2006; Jewkes & Delgadillo, 2010) is a valuable metric to analyse housing affordability. For this person, their residual income after covering housing living expenses is €190.

With touristification increasingly becoming a factor in Rome's economy and housing market (Baudry, 2017; Staniscia et al., 2025), the local economy's shift towards precarious tourism

employment is closely tied to a decrease in substantive employment opportunities and decreasing housing affordability (Brollo et al., 2026). This precarity also bleeds into over 73,579 eviction requests made by various landlords in Rome in the past decade, which is similar to the population of Ragusa in Naples (Esposito, 2024) or around double the population of Dubrovnik.

Table 1 displays the distribution of taxpayers in Rome from the most recent available data from ISTAT. In 2023, around 56% of tax reporting Romans make below €26,000. Returning to CORRECTIV’s map, nurses on average in Italy make €1,804 per month or €21,648. Rome’s economic model is characterised by a post-Fordist, service-led economy centred on state functions, tourism, culture, and real-estate development, in which neoliberal urban restructuring has produced increasing socio-spatial inequality between affluent central areas and marginalised peripheries (De Muro et al., 2011). This socio-spatial polarisation is reflected in the spatial structure of housing prices in Rome, where socio-demographic and territorial factors, shaped by economic cycles, reinforce a persistent centre–periphery gradient and consolidate price gaps between affluent and disadvantaged neighbourhoods (Salvati et al., 2018). Therefore, there is a geography to housing affordability which demonstrates that those who seek housing that is affordable must move towards peripheral areas of Rome. This spatiality also has its own macro and micro socio-economic politics, or a politics of scale. On a micro-scale, where one lives is often influential on the types of communities formed and the social relationships maintained. On a more macro-scale, the centrality of homeownership in the psychological and socio-political frameworks constricts processes of decommodification and a “reproduction of class disadvantages” (Esposito, 2024, p. 2).

Taxpayers by Amount Class	Number of Romans in 2023
Lower than or equal to 0 EUR	232
0 - 10,000 EUR	460,750
10,000 - 15,000 EUR	192,190
15,000 - 26,000 EUR	419,155
26,000 – 55,000 EUR	616,335
55,000 – 75,000	96,850
75,000 – 120,000 EUR	80,995
120,000 EUR and over	47,549

Table 1 Table of taxpayers in Rome 2023. *Source: prepared by author using data from ISTAT, n.d. elaborated by author.*

6.4 Housing Supply, Vacancy, and Financialisation

Gentili and Hoekstra (2019, p. 442) demonstrate one factor leading to Rome having some of the worst housing problems throughout Italy is that its “vacancy rates have remained high overtime”. Figure 8 highlights the number of occupied and unoccupied dwellings in Rome in 2023. This comes out to around 11.7% of dwellings as vacant, which some argue is above the 10% threshold to be considered as problematic (Huuhka, 2016). Vacancy presents a unique challenge and opportunity for Rome, and in particular self-recovery cooperatives. Self-recovery cooperatives are able to enter public calls to rehabilitate vacant public buildings, by forming a cooperative, in order for the members recover the building themselves (Interview 1). This regenerative model, further discussed in chapter 8, is emblematic of a public urbanism as both negotiated and contested. Gillespie et al. (2026) argues that one of the main motivations for interventions in affordable housing by the municipality is the result of aiming to avoid public backlash after an aggressive response to squatting. However, the effectiveness of these interventions by the state often lacks continuous support and neglects self-recovery cooperatives, such as Cooperativa Inventare L’abitare (Interview 1).

Occupancy Status of conventional dwellings	Number of conventional dwellings in 2023
Occupied	1,301,659
Unoccupied	152,851

Table 2. Table of occupied and unoccupied dwellings in Rome 2023. *Source: ISTAT, n.d elaborated by author.*

For those attempting to enter the housing market, change dwellings, or are forced to move, available listing options are highly uneven. There are more sale listings than rental listings in Rome, around 65,000 versus 14,000 in 2020, results in a competitive rental market and increases the likelihood of economically disadvantaged households seeking accommodation in the black, illegal rental market (Gentili, 2020). Figure 9 presents a rents to sales listing ratio which shows that all but one urban planning region of Rome has more sales than rental listings. Despite the prevalence of sale listings and homeownership in Rome, “housing demand is steadily moving towards rental” (Gentili & Hoekstra, 2019, p. 442).

Further exacerbating this competitive environment is the proliferation of short-term rentals targeting tourists, where there are over 35,247 Airbnb listings — half of which are located in the historical centre (Brollo et al., 2026). Cooperativa Case Tranvieri offers an instructive example of how cooperatives respond to these dynamics. Founded in 1908 and originally established to house tram workers, the cooperative today manages 676 residential units and 75 commercial properties in the Appio Latino neighbourhood, and a further 266 residential units and 39 commercial properties in the Prenestino neighbourhood (Cooperativa Case Tranvieri, n.d.). The rental income from these 114 commercial properties cross-subsidises member housing costs — a transparency of management the president describes as a key advantage (Interview 2). Rather than prohibiting members from operating short-term rentals, the cooperative charges an additional €150 per month to those who do, explicitly to cover costs and discourage the touristification of the neighbourhood (Interview 2). During a recent period of economic crisis in Rome, the cooperative reduced commercial rents and allowed tenants to pay debts in instalments, protecting local businesses from the wave of closures affecting the rest of Rome (Interview 2). Together, these practices illustrate a cooperative logic that actively works against the financialised dynamics driving unaffordability in Rome — not by standing outside the market, but by deploying its assets in ways that prioritise collective welfare over profit extraction.

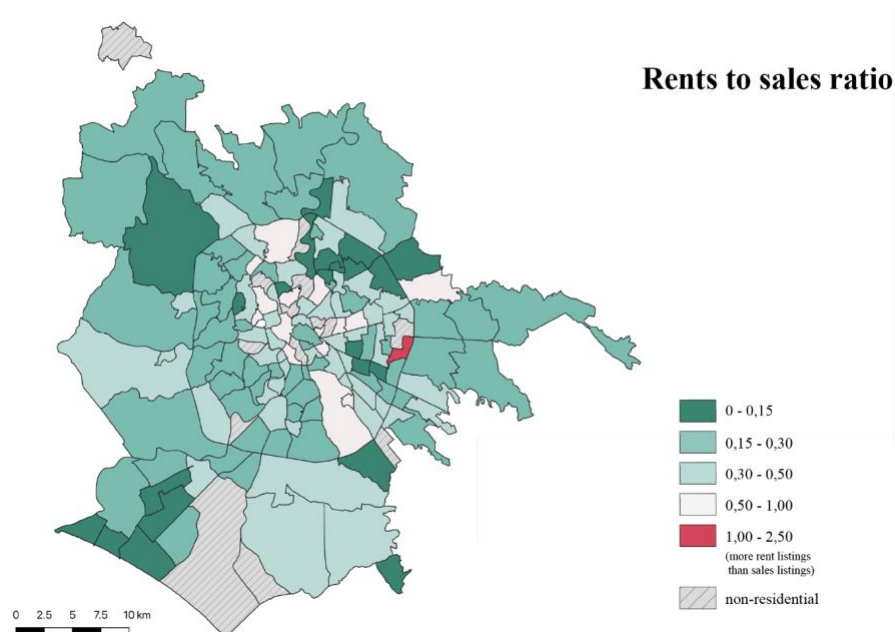


Figure 9. Ratio of rental to sale listings in Rome. *Source: Gentili (2020).*

If we use the raw 30% calculation for the average nurses salary from CORRECTIV, then this nurse should be able to afford a rent of around €541. Figure 10 shows the number of listings for rents around 2020 which are €500 or less, around the normative budget of our nurse. This map from Gentili (2020) shows that this nurse's options are both severely limited and spatially distributed generally outside the GRA, or the ring road around Rome. Essential component of a city's infrastructures, nurses must be able to live in the city they serve.

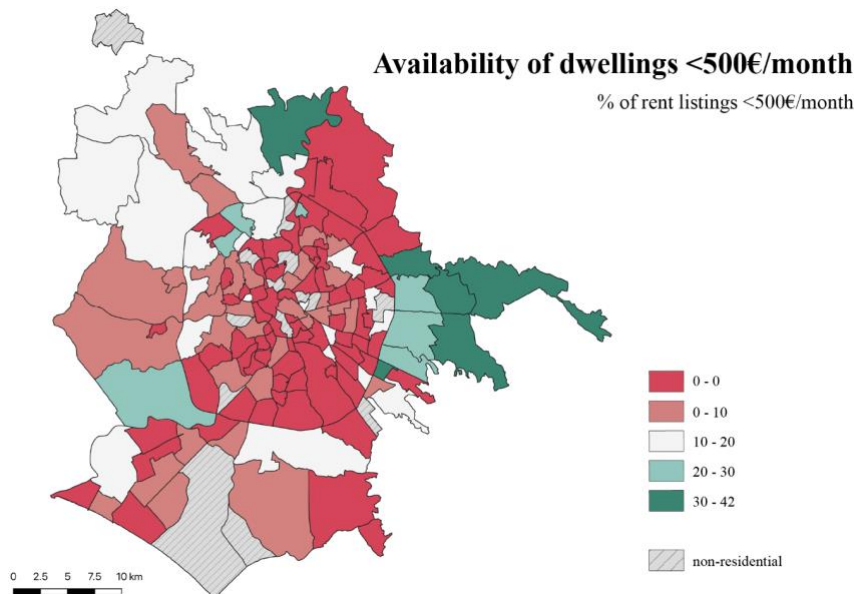


Figure 10. Available dwelling listings in Rome for €500 or less. *Source: Gentili (2020)*

6.5 Conclusion

Housing affordability in Rome should not be reduced to a clean calculation. For the nurses in CORRECTIV's map, housing affordability is not abstract. It is an acute process which is not the result of market failure, but rather a function of the structural conditions of Rome's housing regime. The structural conditions explored in this chapter, such as precarious incomes, a spatially uneven housing market, the withdrawal of social housing, and financialisation of the rental sector, constitute the context in which housing cooperatives operate. As the following chapters demonstrate, housing cooperatives in Rome navigate these conditions in divergent ways, providing relative affordability from within a regime which reproduces housing unaffordability.

7 Housing Cooperative Forms and Institutional Frameworks

This chapter will situate the housing cooperative landscape of Rome through working through definitions, national federations, and regulatory mechanisms. It begins by defining the types of housing cooperatives present in Italy and Rome, before discussing the national federations which represent them and the regulatory frameworks which enable their proliferation. It then situates housing cooperatives within Rome's socio-spatial landscape, examining how the city's centre-periphery dynamics shape where and how cooperatives operate and for whom. The illustrative examples which follow in Chapter 8 are understood through this regulatory and spatial context.

The most recent data published by the Ministry of Business in Italy shows that there are 148 housing cooperatives in Rome (Ministero delle Imprese e del Made in Italy, 2025). This list, titled *Albo Nazionale delle Società Cooperative Edilizie di Abitazione*, contains the names, *codice fiscale* (tax code), location, name of their membership association, registration number, and the date they were created. This national registry contains all the housing cooperatives which intend to obtain public funds for their purpose, which is to provide housing to their members. Understanding who these cooperatives are, how they are organised, and the regulatory frameworks which shape their operation requires first working through the forms, traditions, and institutional structures of housing cooperatives in Italy and Rome.

04116891005	AMBIENTE 3 - SOCIETA COOPERATIVA EDILIZIA A R.L.	Lazio RM ROMA	LEGA	12/058/091/5474	30/09/2003
09237021002	AMIATA SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	UNCI	12/058/091/7131	18/11/2008
08525620582	ANNA PATRIZIA - SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA LIMIT	Lazio RM ROMA	NON AD	12/058/007/3940	21/04/1998
05385530588	SOCIETA COOPERATIVA EDILIZIA AQUILA REALE	Lazio RM ROMA	AGCI	12/058/091/4950	13/02/2001
07977930580	SOCIETA COOPERATIVA EDILIZIA - ARISTEA 87	Lazio RM ROMA	NON AD	12/058/091/7100	18/11/2008
00483950580	CONSORZIO COOPERATIVE DI ABITAZIONE ASSOCIAZIONE ITALIANA CASA - A.I	Lazio RM ROMA	LEGA	12/058/091/6346	03/04/2006
05386110588	SOCIETA COOPERATIVA EDILIZIA ASTORE	Lazio RM ROMA	AGCI	12/058/091/3276	19/03/1997
06926130581	ASTRANOVA SOCIETA COOPERATIVA EDILIZIA A MUTUALITA PREVALENTE	Lazio RM ROMA	NON AD	12/058/091/7044	18/11/2008
03902131006	COOPERATIVA EDILIZIA AURELIA 12 1/2 VILLAGGIO GIORNALISTI TEL	Lazio RM ROMA	CCI	12/058/091/212	25/01/1994
80138810587	AURICA - SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	AGCI	12/058/091/564	06/04/1994
06977580585	AUTOCOSTRUTTORI ROMA-SUD - SOCIETA COOPERATIVA EDILIZIA A R.L.	Lazio RM ROMA	LEGA	12/058/091/6341	03/04/2006
07308680581	BEL POGGIO - SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	CCI	12/058/091/3437	16/04/1997
07656181000	BERNA - SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	NON AD	12/058/091/5817	29/07/2004
06532061006	BORGHETTO DEI PESCATORI - SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	LEGA	12/058/091/6349	03/04/2006
07701791001	BRATISLAVA - SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	NON AD	12/058/091/5809	29/07/2004
04652790587	C.R.A.R. 80 CENTRO ROMANO ALLOGGI RESIDENZIALI SOCIETA COOPERATIA ED	Lazio RM ROMA	LEGA	12/058/091/2495	11/10/1995
02711920583	C.R.A.R. 2000 SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	LEGA	12/058/091/5402	14/05/2003
03550021004	COOPERATIVA CASA BELLA - SOCIETA COOPERATIVA EDILIZIA A RESPONSABILI	Lazio RM ROMA	AGCI	12/058/091/6392	07/06/2006
03550041002	COOPERATIVA CASA LUMINOSA - SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA	Lazio RM ROMA	AGCI	12/058/091/177	24/11/1993
03599640582	CASA MARZO 1979 N.2 SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	NON AD	12/058/091/2760	06/05/1996
03599590589	CASA MARZO 1979 N.4 COOPERATIVA EDILIZIA	Lazio RM ROMA	NON AD	12/058/091/856	14/09/1994
07190150586	CASA NUOVA I - SOCIETA COOPERATIVA A RESPONSABILITA LIMITATA	Lazio RM CIAMPINO	CCI	12/058/091/5830	29/07/2004
03549991002	COOPERATIVA CASA SERENA - SOCIETA COOPERATIVA EDILIZIA A RES	Lazio RM ROMA	AGCI	12/058/091/6506	19/09/2006
07936301006	CASTELPORZIANO 2004 - SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA	Lazio RM ROMA	NON AD	12/058/091/7303	15/09/2010
00127680577	CENTAURIO - SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA LIMITATA	Lazio RM ROMA	CCI	12/057/059/312	16/02/1994
02476640582	CONSORZIO EDILIZIA SOCIALE FILIPPO TURATI A R.L.	Lazio RM ROMA	LEGA	12/058/091/3489	11/06/1997
80137590586	SOCIETA COOPERATIVA EDILIZIA CIDALCASE	Lazio RM ROMA	NON AD	12/058/091/3392	16/04/1997
02307200580	CONSORZIO COOPERATIVE EDILIZIE LAZIALI (CO.C.E.L.) SOC.COOP.A.R.L.	Lazio RM ROMA	UNCI	12/058/091/3414	16/04/1997
80097010583	COLLI DI ANIENE - SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA LIM	Lazio RM ROMA	LEGA	12/058/091/6348	03/04/2006

Figure 11. Housing cooperatives in seeking public funding. *Source: Ministero delle Imprese e del Made in Italy, 2025*

7.1 Housing Cooperative Definitions in Italy

Housing Europe’s 2015 report on the state of housing in the EU, the single page dedicated to Italy notes that “housing cooperatives historically play an important role in a number of Italian regions mainly in the provision of access to home ownership at cost price.” (Pittini et al., 2015, p. 62). As previously outlined, home ownership is a central component of Italy’s housing regime. Critics view Italian housing cooperatives as emblematic of the failings of national housing policy, arguing that the leveraging of large-scale state funds has primarily benefited middle-class Italians (Brazzoduro, 1997). This is an essential tension central to housing cooperativism.

Housing cooperatives in Italy, traditionally, are generally supported by two types of organisations. The first are ‘red’ housing cooperatives associated with socialist and communist organisations and the second are ‘white’ housing cooperatives associated with Catholic social organisations (Peverini, 2025).

In practice, there are around five types of housing cooperatives: Four are national legal categories (Euroconference Centro Studi Tributari. 2020) and one is a regional law from Lazio (Guarini, 2016).

National categories

- *Indivisa* or undivided
 - The cooperative retains ownership of the property while members pay a use fee to the cooperative
- *Divisa* or divided
 - Cooperative assigns full ownership of the unit directly to members
- *Edilizia Libera* or free housing
 - Does not receive public funding or subsidies
- *Multiprogramma* or mixed program/property
 - Single cooperative manages multiple buildings with different typologies

Regional Law

- *cooperative di autorecupero* or self-recovery cooperative
 - A group of individuals forms a cooperative to renovate abandoned or underused buildings, often publicly owned, through a combination of self-managed labour and external support, in exchange for access to housing at below-market cost.

As described in the chapters 4 and 5 on housing regime and path dependence, homeownership is the *modus operandi*. Therefore, divided housing cooperatives are much more common. This is reflected by data from Italian housing cooperative federation data in which divided properties make up more than 70% of their dwellings (Rossini, 2020).

7.2 Italian Housing Cooperative Federations

Many housing cooperatives in Italy are represented by national federations. These major federations include, Legacoop Abitanti, AGCI Abitazione, and Confcooperative Habitat. In 2011, they collectively created *Alleanza Cooperative Italiane* or Alliance of Italian Cooperatives Housing, with its own housing cooperative wing (Confcooperative Habitat.

n.d.). Each organisation represents housing cooperatives, promotes the sector, and operates as a network to shepherd knowledge exchanges.

Legacoop abitanti, for example, is a branch of Legacoop. Legacoop celebrates their 100-year anniversary in 2026 and brings together over 10,000 cooperative enterprises, including housing cooperatives (Legacoop, n.d.). These bureaucratic bodies, for housing cooperatives, are central to the future direction of the sector as they advocate for supportive public policies potential funding opportunities (Bodini et al., 2025).

The national federation's socio-political weight is able to shape types of housing cooperatives which can be established. Furthermore, their experience with supporting other cooperative sectors and institutional knowledge provides essential stability within a variable political and housing landscape. Legacoop Abitanti's founding in the 1960s (Legacoop, n.d) was emblematic of the change from housing cooperatives ties to labour and its "legitimization within the market (Cafora & Ferro, 2023, p. 8). While formalisation comes with standardisation and tested methodology, it may also come with a rigid hierarchical and top-down orientation which may neglect to take into account local needs and expectations. However, this professionalisation and formalisation harbors opportunity for scaling of the local (Lang & Novy 2014) and providing space for amplification of voices which otherwise would be silenced by the hum of regional and national bureaucracies.

7.3 National and Regional Regulations and Funding

AGCI Lazio, the regional division of Associazione Generale Cooperative Italiane which operates as a regional network for various cooperatives through Lazio, writes on their website that housing cooperatives under their umbrella have built over 3,000 accommodations under the law 167/62 (AGCI Lazio. n.d.). Under the national *Piani di Edilizia Economica e Popolare* (PEEP) framework, municipalities with populations exceeding 50,000 were required to develop *Piani di Zona* for urban expansion, and in Rome the first plan, launched in 1964, sought to accommodate 700,000 people but ultimately delivered only 270,000 rooms (Annese & Del Brocco, 2013). This first period, which lasted until the mid 1980s, was characterised by a coalition of the Italian Socialist Party (PSI) and the Italian Communist Party (PCI) in the political arena of Rome (d'Albergo & Moini, 2013). Although only

representing around 24% of the housing stock produced during this period, PEEP I is often characterised by the construction of megastructures “designed for affordable housing, with the target of hosting all the functions of the whole city in unique buildings” (Diana, 2018, p. 80). Similarly, “it envisaged the purchase of areas intended for low-cost social housing (PEEP) and it connected low-cost social housing plans and town development plans” (Rita Emili, 2019, p. 26). This law, alongside the mobilisation of public funding for housing projects, created opportunities for the large-scale provision of new housing, combining responses to social need with the municipality’s attempt to materially and symbolically demonstrate its capacity to address housing needs.

Di Giovanni (2020, p. 41) highlights how PEEP I did not provide funding, but rather “it was aimed at identifying the areas for which the municipalities could allocate public housing and allow for land expropriation.” The areas identified often were peripheral, in which the failures to complete the projects further subjugated and isolated the working-class people supposed to enjoy new housing in a new supported neighbourhood. The failure of these state-led megastructures, exemplified by the unfinished Corviale, effectively shifted the responsibility of urban development from the municipality to cooperative actors who, as Peverini (2022) suggests, were left to navigate the institutional void of a retreating welfare state.

Despite the political conditions that enabled PEEP to mobilise resources for working-class housing, the program often failed to meet its redistributive potential; critics frequently cite the disconnect between its ambitious planning and the reality of unfinished estates and inconsistent services. In cases such as Corviale, these dynamics have also been associated with longer-term processes of institutional ambiguity and informal adaptation of planned spaces (Clough Marinaro, 2021). Corviale (Figure 12), a 1 km long housing project which remains unfinished and has become emblematic of the fragmented housing regime in Rome. PEEP I was a response to the habitability crisis of the 1960s and wider political rebounding processes from the Fascist period, as well as positioning the municipality to create new neighbourhoods with housing and social services (Emili, 2019). The idea of Corviale was to integrate social and commercial services — XI Rome Municipality, Municipal Police Command, nursery, elementary and middle school, municipal library, cultural centre, and shopping centre — in the 1km housing project into a free floor whose partial implementation and led to an influx of informal housing and squatting (Di Giovanni, 2020).



Figure 12. Corviale informal housing. *Source Clough Marinaro (2021)*

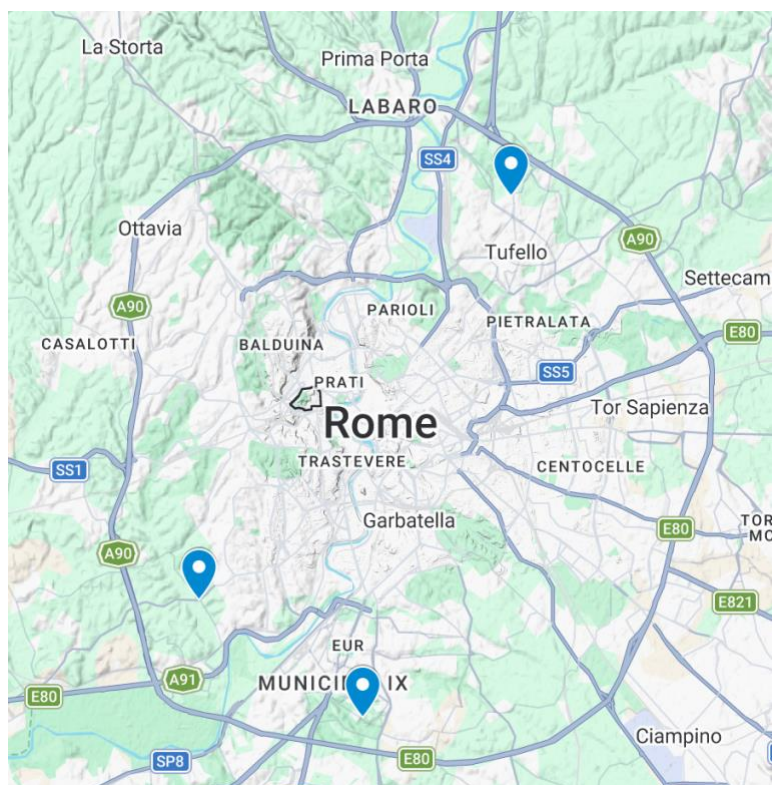


Figure 13. Pin on major PEEP megastructures Corviale, Vigne Nuove, and Laurentino 38. *Source: Rita Emili, 2019 Google Maps elaborated by author.*

PEEP I represented a regulatory opportunity for housing cooperatives to enter the housing market, as they were able to gain access to land from the municipality to build social and public housing (Cafora & Ferro, 2023). Social housing (ERS) was formally defined by Ministerial Decree of 22 April 2008 as:

Social housing is a real estate unit used for residential use on a permanent lease that fulfills the function of general interest, in safeguarding social cohesion, of reducing the housing hardship of disadvantaged individuals and households who are unable to access rental housing on the open market. Social housing is an essential element of the social housing system made up of the set of housing services aimed at satisfying primary needs. (Paragraph 2; Cited in Maggio, 2025, p. 27)

Social housing is typically identified as a space for people in the dubious grey zone or area of housing in Italy and in Rome, where their incomes are simultaneously too low and too high. Too low to afford purchasing their own homes on the open housing market and too high to access public housing (Borzaga & Fazzi, 2011). Similarly, social housing is referred to as *Edilizia Residenziale Pubblica* or housing built by or with the financial support of the state typically including two forms:

Edilizia sovvenzionata : direct state provided housing, with costs covered totally by the state and state ownership of the houses built (public housing)

Edilizia agevolata : support (mainly financial, traditionally in the form of interest subsidies on loans) for the construction of housing for rental and for owner-occupier housing, or grant of subsidised loans to private individuals.

(Cremaschi 1999, p. 13)

Housing cooperatives generally operate within the zone. For example, Corsorzi Midicoop's website explicitly aligns themselves as a *Edilizia Residenziale Agevolata* (Corsorzi Midicoop, n.d). However, they write that their legal form is a *cooperativa edilizia* or housing cooperative (Corsorzi Midicoop, n.d.). Housing cooperatives engaging with *edilizia agevolata* funds are generally aligned with “white” cooperatives and catholic social

organisations and work to subsidise owner-occupied housing (Peverini, 2025). Housing cooperatives can therefore be understood as key institutional actors within the framework of *edilizia agevolata*, functioning as intermediaries that translate public subsidy mechanisms into pathways to owner-occupied housing. In contrast to these models, self-recovery cooperatives, such as *Cooperativa Inventare L'abitare*, operate outside this framework entirely, reclaiming abandoned public buildings rather than pursuing new construction. This alternative is further explored in Chapter 8.

These regulatory frameworks did not operate in a spatial vacuum. The land identified under PEEP and the housing cooperatives which emerged within it were predominantly located in Rome's periphery, a spatial reality with distinct social and political consequences. In the film *La Dolce Vita* (Fellini, 1960), the protagonist goes from the centre of the city to its periphery to the home of a prostitute. This home is a disconnected structure, flooded and surrounded by newly excavated earth. On the horizon and background, uniform apartment buildings. The sex-worker states that she lives in Cessati Spiriti, a street in Appio Latino. The setting was not coincidental signaling the periphery, far from the lavish, trendy downtown area of Rome. In conversations with Romans, many have expressed that their perception of the peripheries of Rome means that they are physically adjacent to the Grande Raccordo Anulare or the ring road system surrounding Rome as seen in Figure 14 and Figure 15. Peripheral neighbourhoods are largely disconnected from wider metropolitan frameworks and residents experience spatial exclusion and marginalisation from accessing housing, services, and economic opportunities as a result of market-driven urban expansion (Tomassi & Winther, 2025). Similarly, residents in the periphery of Rome “perceive themselves as not only economically disadvantaged but also socially marginalised, politically sidelined, and overlooked by central institutions” (Chiaradia et al., 2024, p. 14). Once the ring road is eclipsed, residents are car-dependent and in a rural context. It is within this socio-spatial context — where centre and periphery are defined by unequal access to housing, services, and political recognition — that the housing cooperatives examined in the following chapter operate, each navigating Rome's housing regime in divergent ways

8 Illustrative Examples

This chapter works through illustrative examples of housing cooperatives in Rome. The aim is to not only present the housing cooperatives by synthesising their operational objectives and members, but to also put them in conversation with one another to demonstrate the variety in housing cooperatives in Rome. In section 8.2, I present two other housing cooperatives which target specific populations within Rome. Other sections provide three in-depth discussions of housing cooperatives which represent the three typologies: housing cooperatives as commercial developers, housing cooperative as member focused, and self-recovery housing cooperatives.

8.1 Consorzio AIC

Consorzio AIC (AIC) falls within Rome and Italy's housing cooperatives legal form, yet they hardly work within the “cooperative alternative” framework identified by Ferreri and Vidal (2021, p. 156) in which there is a semblance of resident collective control of the management and/or ownership of their housing. Perhaps analogously to Hungarian housing cooperatives where “the institutional framework of the time ultimately catalysed commodification and created barriers that continue to hinder a new, more progressive wave of cooperative housing today” (Czirfusz & Jelinek 2025, p. 10), AIC generally produce *divisa* cooperatives where the cooperative constructs and then sells to members. Beginning in 1964, their website boasts that they have produced 6,574 accommodations (Consorzio AIC, n.d). Figure 14 maps the buildings constructed by AIC using the available data from their website. Staying to the East of the Tiber, the major river dividing Rome, the spatial distribution of AIC's housing highlights how Rome's urban development is spatially uneven.

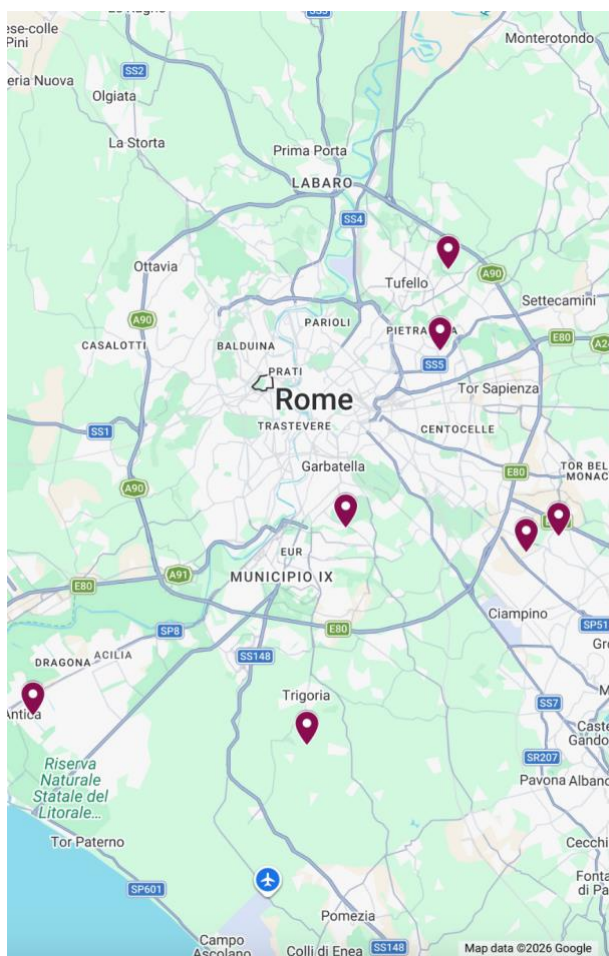


Figure 14. Housing Built by Gruppo AIC. *Source: Elaborated by author in google maps from Gruppo AIC.*

AIC belongs to the Legacoop Abitanti federation. Featured on the Legacoop Abitanti (see Chapter 7) website under the tab of *Progetti abitativi* or housing projects, a typical AIC housing project is advertised. Building in Tor Vergata, in southeastern Rome, AIC built 16 apartments in collaboration with the housing cooperative Colli di Aniene. Both appear on the 2023 Albo list for public funds (Ministero delle Imprese e del Made in Italy, 2023).

Project specifications

Type format of the intervention:	Divided-owned cooperative
Project Categorization:	in purchase
Main destination of the intervention:	Residential / generic to members
Number of accommodation:	16
Services: proximity, residence and related to living within the management model	Present proximity services

Figure 15. Tor Vergata Advertisement on Legacoop Abitanti's website. *Source: Legacoop Abitanti translated using Google Translate.*

On AIC's website, Tor Vergata is advertised and highlights different dimensions of the project, showing the 'green' infrastructure or services in the neighbourhood. In Figure 16, AIC presents the price per square meter, how they reached this number, and law 167/1962 or PEEP I. The maximum assigned price is calculated through ISAT, the Italian National Institute of Statistics, and the Municipality of Rome. Therefore, the price point is not explicitly a speculative calculus. Any future changes in price are not primarily driven by market speculation or capital appreciation, but are instead determined through administrative and regulatory updates. The starting price per square meter for Tor Vergata 2 is €2,650.

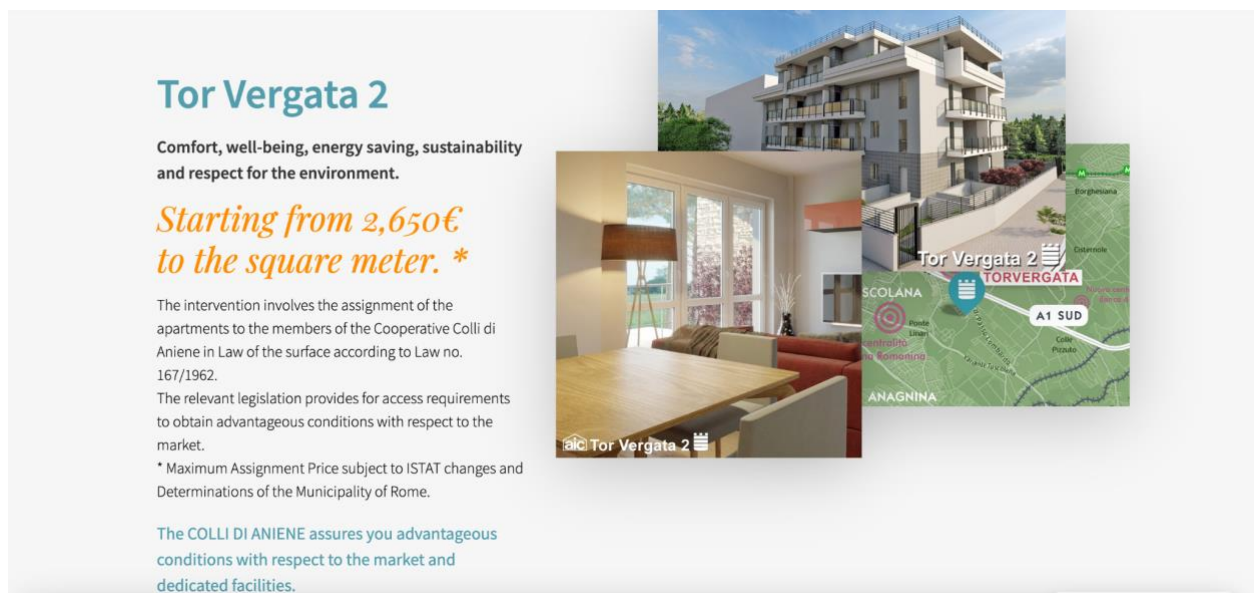


Figure 16. Tor Vergata 2 Advertisement. *Source: Consorzio AIC translated to English using Google Translate.*

8.2 Other Housing Cooperatives

Two additional housing cooperatives operating in Rome include Rinascita del Tranviere and Cooperativa Nazario Sauro. Cooperativa Nazario Sauro was founded in 1919 and operates solely in the provision of cooperative housing to the Navy or other armed forces or law enforcement. Cooperativa Case Tranvieri is analysed in section 8.3. Although Rinascita del Tranviere was founded by tram workers in 1961, hence the name *del Tranviere* or of the tram worker, it is not an actively exclusive organisation by occupation. Figures 17 and 18 map the

distribution of Cooperativa Nazario Sauro and Rinascita del Tranviere. In Figure 17 of Cooperativa Nazario Sauro, the red marks divided, member-owner properties whereas the blue marks undivided, or cooperative owned properties.

Cooperativa Nazario Sauro and Rinascita del Tranviere are excellent illustrative examples of the types of housing cooperatives present in Rome and their role in the provision of affordable housing to their members. Since 1961, Rinascita del Tranviere has completed 26 buildings and assigned 2,289 apartments to its members. To maintain this productivity and its mutualistic mission, the cooperative requires applicants to meet specific legal criteria: members must not own other property, must hold residency or work in the municipality where the housing is located, and must fall within specific income brackets. For those pursuing either divided or undivided within the most subsidised categories, the adjusted annual family income may not exceed €19,050.00 (Cooperativa Rinascita del Tranviere, n.d.). Therefore, Rinascita del Tranviere is explicitly targeting members of Rome's growing "grey band", those who do not own homes and do not have incomes which neither qualify them to buy housing on the public market nor to access public housing. Similarly, although more exclusive due to the need to belong to a occupational community, Cooperativa Nazario Sauro articulates that they offer housing to their members 10 to 15% lower than the market price (Cooperativa Nazario Sauro, n.d.). For their members, these two housing cooperatives aim to provide housing that is affordable for the incomes of their members. For additional analysis on housing affordability and housing cooperatives in Rome, see chapter 6.

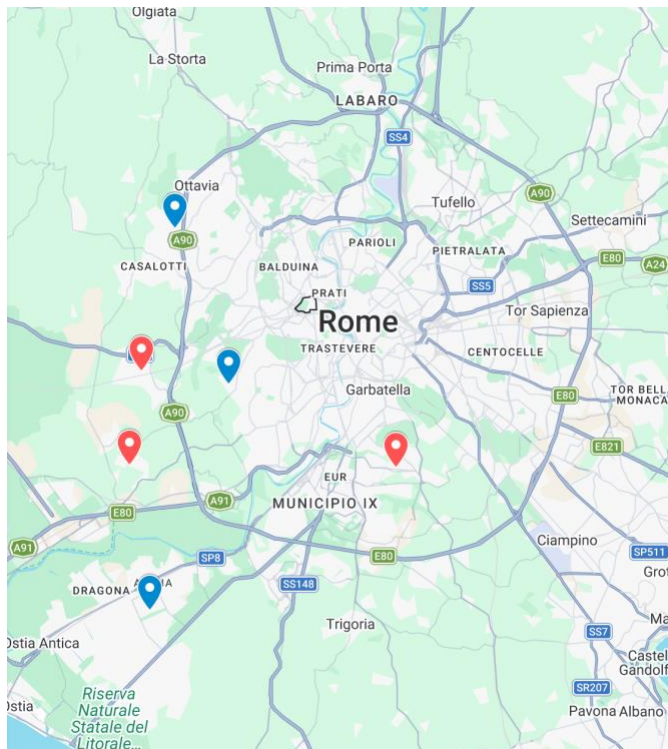


Figure 17. Map of Cooperativa Nazario Sauro buildings. *Source: Elaborated by author from Cooperativa Nazario Sauro.*

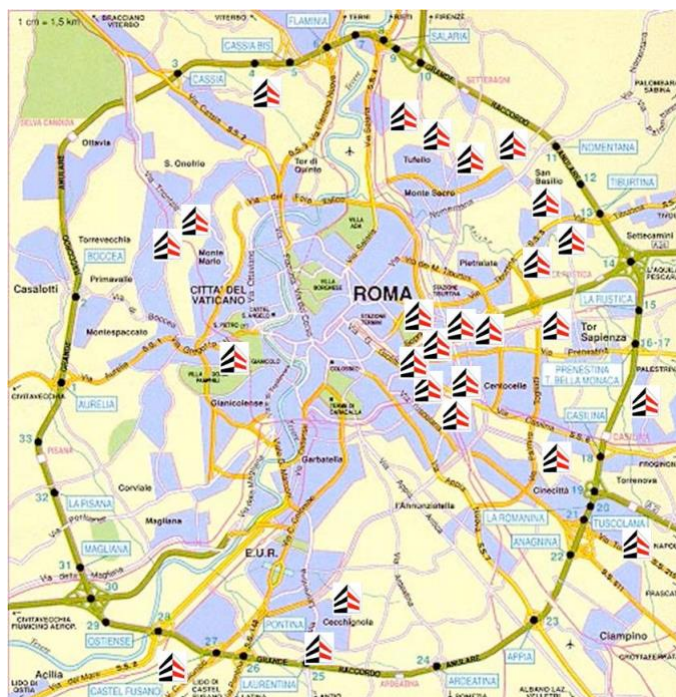


Figure 18. Distribution of buildings of Rinascita del Tranviere. *Source: Rinascita del Tranviere*

8.3 Cooperativa Case Tranvieri Roma

Cooperativa Case Tranvieri Roma was founded in 1908 by tram workers searching for housing after moving to Rome during a period of urbanisation, when many were moving to

Rome from the surrounding towns and villages (Cooperativa Case Tranvieri Roma, n.d.) Surviving two world wars and fascism, Cooperativa Case Tranvieri is a staple in their neighbourhood through actively working to maintain and up-keep their neighbourhood through preserving and improving local markets and providing favourable rents to local businesses and shops in their commercial units (Interview 2).

Of their 950 members, around 90% of them live in divided or member-owner units while 10% live in apartments owned by the cooperative or in undivided units (Interview 2). This dynamic reflects broader shifts in the cooperatives occupational and class composition since its founding. While they were founded as an undivided housing cooperative by tram workers, now a majority of members are white-collar Romans where the profession most represented on the board are lawyers (Interview 2). This change in ownership structure occurred after a legislative change allowed members to become member-owners (Interview 2), as discussed in chapter 5 on path dependence.

This mirrors what Sørvoll and Bengtsson (2018) posit as both ‘logic of conflicting member interests’ and the ‘logic of competition and growth’, as Cooperativa Case Tranvieri deliberated on the decision to change from an undivided to a cooperative with mostly divided, member owners, as a result of changes to legislation. The average value of an apartment within the cooperative is around 3,500 – €4,000 per m² (Interview 2). Cooperativa Case Tranvieri spans across two neighbourhoods, Pigneto and Appio Latino (Cooperativa Case Tranvieri Roma, n.d.). According to Immobiliare.it, a major real estate website in Italy, the average listing price for residential properties for sale the area of Pigneto is €3,857 per m² while Appio Latino is around €4,374 per m² (Immobiliare.it, 2026). Cooperativa Case Tranvier’s cooperative ethos extends beyond housing provision itself, such as providing favourable rents to local businesses and operating nurseries within their buildings (Interview 2). Their housing affordability extends beyond the housing itself and can be understood alongside Peverini’s (2023) definition of housing affordability, in which he calls to extend the definition to include broader living conditions. This definition captures Case Tranvieri’s model well, where commercial cross-subsidies, nurseries, and favourable business rents collectively reduce the cost of living for members beyond housing itself.

8.4 Cooperativa Inventare L’Abitare

In addition to traditional housing cooperatives, Cooperativa Inventare L’Abitare (CIL) is a housing cooperative which works under the typology of *autorecupero* or self-recovery. Born out of right-to-inhabit movement in the late 1990s in Rome, *autorecupero* sought to be a formalising process of occupying abandoned buildings in Rome in order to prevent further speculation and is an expression of a sustainable ethos that “neither a need for further cement nor further construction beyond the city centre, given existing unused and underused urban buildings” (Olsen et al., 2018). As described in chapter 5, *autorecupero* was established by the Regional Law 55/1998 on self-recovery cooperatives allowing them to turn abandoned buildings into housing (Rossini, 2020). *Autorecupero* emerged in a moment when Law n. 431 on rent control was abolished leading many in the middle class to enter organised squats as they could not afford the new dynamics of market rate rents (Cacciotti, 2024).

While PEEP was about expansion into the periphery, *autorecupero* centres reclaiming the existing city center and compact city. Due to its politicised ethos, CIL is in stark contrast to AIC and the other previously mentioned examples of housing cooperatives in Rome. Although a relatively new formal dynamic in Rome’s housing regime, *autorecupero* remains to be substantially investigated through the perspective of cooperativism. This is, perhaps, due to the depoliticised position of many housing cooperatives in Rome and their perception for some (Pogliani, 2009) as working as commercial developers.

For CIL, becoming a cooperative is an operational form. It is the formal body which realises the self-recovery process of “public heritage for the creation of more environmentally sustainable housing” (Grazioli & Caciagli, 2018, p. 700). Furthermore, forming a housing cooperative allows CIL to compete for public tenders to complete the self-recovery of the abandoned public buildings (interview 1). In La Dinamo Funació’s 2020 publication on international policies to promote cooperative housing, *autorecupero* is highlighted by the author as an example of a public policy that “promotes zero-equity housing cooperatives through the self-recovery of public or private buildings in poor conditions” (Rossini, 2020. pp. 60-61). Zero-equity typically refers to housing in which the share value does not increase (Guity-Zapata et al., 2025).

The inclusion of 55/1998 and *autorecupero* by the author, Laura Rossini, articulates a distinct critical juncture in the housing cooperative path development process. It highlights a unique policy intervention in which the housing movement during this period won a momentary concession from the state. However, this law has not become an “everyday tool in Rome’s urban planning” (Grazioli & Caciagli, 2018. p. 700), suffering from what critics of institutionalisation of the occupation movement as a neutralisation by hegemonic cultures and acceptable forms of organising (Mudu & Rossini, 2018). Seeking to “regularize situations of illegal occupation” (Rossini, 2020, p. 61), the formation of a cooperative is essential in order to access the subsidised loans and become eligible for the regional and municipal tenders (Rossini, 2020). Furthermore, CIL can provide housing to their members for around €200 to €350 (Interview 1).

Without CIL, the members will not be able to access housing that is affordable and the buildings will continue to sit abandoned. Perhaps open to occupation. Unlike AIC, CIL is explicitly a politically oriented organisation which seeks to address the commodification of housing. It is an evocative representation of the municipality of Rome’s retrenchment in the provision of affordable housing. The president of *Cooperativa Inventare L’abitare* says that this tension stems from a lack of consistent interest from the municipality and resistance because they complicate the rental market by offering a housing outcome lower than the market is willing to offer (Interview 1). They have completed six projects and won a 20-year battle with the municipality which resulted in €13.2 million in PNRR funding to recover Porto Fluviale for 59 families (Mayors4Housing, 2025; Interview 1; Olsen et al, 2018). However, they continue to face structural hurdles, including a new regulation necessary for project completion that remains unfinished (Interview 1).

Housing cooperatives such as CIL and *autorecupero* projects in Rome can be understood as hybrid institutional forms that mediate between housing movements and municipal governance. They translate the claims of the housing rights movements into formalised mechanisms of access to housing, while simultaneously embedding these practices within regulatory and financial frameworks that reflect a broader shift toward the responsibilities of residents in the provision of social housing. However, despite nearly 30 years since the movement's success in achieving 55/1998, some are still waiting to access their housing won in a public tender 26 years ago (Interview 1).

8.5 Conclusion

The five housing cooperatives examined in this chapter illustrate Rome's diverse housing cooperative sector. From AIC's market-oriented production to Cooperativa Inventare L'abitare's politically aligned self-recovery model, these housing cooperatives are representative of the divergent ways housing cooperatives in Rome navigate its housing regime. Some target the 'gray band' and others have members made up of white-collar Romans. Together, they demonstrate that the housing cooperative sector and form in Rome operates along a spectrum, operating in various areas of Rome and with distinct members.

9 Conclusion

This thesis has explored Rome's housing cooperative sector through using the habitability crisis analytical lens to investigate the structural mechanisms which shape how Rome's housing regime operates, who it serves, and who it systematically excludes. Viewing housing cooperatives in Rome through Grazioli's (2026) ontological and epistemological lens of habitability crisis, this thesis has demonstrated that unaffordability is not an anomaly but a structural outcome of Rome's neoliberal housing regime. It argues that Rome's housing cooperative sector is not merely adjacent to Rome's neoliberal housing regime; rather it is fundamentally shaped by it. The commodification of housing and structural orientation towards homeownership has led to a stratified housing cooperative sector whose actions and provision of housing are shaped, as Ganapati (2010) argues, by its embeddedness within state policies and supporting institutional structures.

The historical development of the housing cooperative sector in Rome, as demonstrated in chapter 4 on path dependence, fundamentally influences its current form and its provision of housing, the members they serve, and their social orientation. Path dependence analysis shows that Rome's housing regime and the housing cooperatives embedded within its frameworks, are deeply oriented towards homeownership and a market aligned housing cooperative form. However, the emergence of self-recovery housing cooperatives or housing cooperatives which recover abandoned public buildings for members housing, and both the success and struggles of *Cooperativa Inventare L'abitare*, are emblematic of a housing regime which is willing to concede due to popular pressure yet remains steadfast in its resistance towards grassroots housing solutions through its exploitation of time.

Housing cooperatives in Rome are able to provide housing to their members that is relatively more affordable than the open housing market. This relative affordability is possible through working within the housing regime's logic rather than against it. The only foil is *Cooperativa Inventare L'abitare*, where they are able to provide housing to their members for around €350, which is significantly lower than the average price of rental and owner-occupied housing. *Cooperativa Nazario Sauro*, although exclusionary in requiring all members to be part of the military or police, is able to offer housing at 10–15% below market rates. Similarly, *Rinascita del Tranviere*'s specific targeting of Rome's gray-band means that the

housing they offer specifically targets a group which is generally marginalised by Rome's housing regime and its withdrawal of social housing. On average, Cooperativa Case Tranvieri is also able to offer homeownership at 10% lower than the market rate. Although Cooperativa Case Tranvieri began as an undivided housing cooperative for the working-class tram workers, their shift in membership still provides relative affordability, however, to a different sector of Rome's class structure. This relative affordability is achieved within and not against Rome's housing regime, divided cooperatives provide a market-compatible pathway to homeownership that confirms rather than challenges the regime's structural orientation toward individual ownership.

The *autorecupero* or self-recovery model and Cooperativa Inventare L'abitare, however, represent both a challenge to the housing regime and an institutional scaling of housing movements' demands for affordability through the regeneration of abandoned public buildings. Their housing outcomes go beyond housing itself, they represent a re-centering of community members within the habitability crisis through efforts to both recover abandoned public buildings in the centre of the city and through recovering buildings with members squatting in buildings. However, Cooperativa Inventare L'abitare's housing outcomes are significantly restrained by the municipality. A central factor in Cooperativa Inventare L'abitare's housing outcomes is time. Are members willing to continue to contribute membership fees of €30 for 26 years? In this sense, time becomes a mediating tool for the municipality. It defines housing outcomes for Romans. Those who are able to spend time waiting in relative comfort versus those who 'spend' time waiting in relative discomfort. The municipality's exploitation of time is a significant feature of how Rome's housing regime operates to manage grassroots challenges to its logic. It functions as a governance tool mediating the politicised self-recovery cooperatives agendas.

The findings from this thesis contribute to the growing field of housing cooperative studies by making knowledge about Rome's housing cooperatives and the housing cooperative sector available in English. The theoretical framing developed through housing regime, path dependence, and housing affordability provides a foundation for more in-depth case study research into the housing cooperatives discussed in this thesis. There is ample space for research into Cooperativa Inventare L'abitare and self-recovery housing cooperatives through the explicit lens of the housing cooperativism due to its bottom-up genesis as well as its institutionalisation by the region as semi-permissible form of grassroots urban regeneration.

More broadly, the self-recovery branch of the housing rights movement in Rome could be an incisive platform to research Rome's response to grassroots occupations, housing activism, and wider activist struggles surrounding housing affordability and the right to inhabit.

Inspired and in conversation with Ferreri and Vidal (2022) on the public-cooperative nexus and Peverini (2021; 2025) on housing cooperatives hybridisation in Milan, this thesis demonstrates that the relationship between housing cooperatives and Rome's housing regime fundamentally shapes the forms of housing they are able to provide. The diverse internal objectives of housing cooperative — ranging from Cooperativa Case Tranvieri's targeting of Rome's gray band, AIC and its commercial orientation, and Cooperativa Inventare L'abitare's low income and explicitly politicised organisational orientation — highlights a housing cooperative sector which diverges in membership structure, housing outcomes, and housing affordability. The experience of Cooperativa Inventare L'abitare and its fundamental challenge to the housing regime's dominant homeownership logic and development in the periphery is emblematic of how the public-cooperative nexus enables the housing cooperative form to self-recover buildings while simultaneously constraining its proliferation and project completion. Similarly, Cooperativa Case Tranvieri is emblematic of hybridity as it altered its social orientation in response to changes in public policy which resulted in a change in its membership. The limits and possibilities of cooperative housing in Rome therefore reveal not only the constraints of the city's neoliberal housing regime, but also the contested spaces through which the habitability crisis can continue to be negotiated. Ultimately, the housing cooperatives discussed in this thesis demonstrate that alternative housing models are not external to Rome's housing regime, but are shaped through historically contingent relationships with the state, market-oriented housing structures, and social struggle.

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Appendix

Ministero delle Imprese dei Made in Italy list of housing cooperatives applying for public funding in Lazio RM ROMA.



Ministero delle Imprese
e del Made in Italy

DIPARTIMENTO PER I SERVIZI INTERNI, FINANZIARI, TERRITORIALI E DI VIGILANZA
DIREZIONE GENERALE SERVIZI DI VIGILANZA
DIVISIONE II - ALBI, CONTRIBUTI DEGLI ENTI COOPERATIVI, STUDI E ANALISI SUL SISTEMA COOPERATIVO
COMITATO PER L'ALBO NAZIONALE DELLE SOCIETÀ COOPERATIVE EDILIZIE DI ABITAZIONE E DEI LORO CONSORZI

ELENCO AGGIORNATO AL 16/10/2025

COD. FISC.	DENOMINAZIONE	SEDE	ASS	NUMERO ALBO	DATA
01334120068	CONSORZIO ALESSANDRINO FRA COOPERATIVE EDILI E DI ABITAZIONE METACAS	Piemonte AL ALESSANDRIA	AGCI	01/006/003/759	01/06/1994
01336900061	GABRIELLA - SOCIETA COOPERATIVA	Piemonte AL ALESSANDRIA	AGCI	01/006/003/708	04/05/1994
02118680061	GIULIA - SOCIETA COOPERATIVA	Piemonte AL ALESSANDRIA	AGCI	01/006/003/6875	19/06/2007
01501100067	QUADRIFOGLIO - SOCIETA COOPERATIVA	Piemonte AL ALESSANDRIA	AGCI	01/006/003/711	04/05/1994
00385040068	UNI-C.A.P.I. SOCIETA COOPERATIVA EDILIZIA A PROPRIETA INDIVISA	Piemonte AL ALESSANDRIA	LEGA	01/006/003/1885	07/06/1995
80055450102	COOPERATIVA EDILIZIA 27 LUGLIO - SOCIETA COOPERATIVA	Piemonte AL ALESSANDRIA	CCI	01/006/003/4769	03/07/2000
00774180053	IN.COOP.CASA - SOCIETA COOPERATIVA EDILIZIA A PROPRIETA INDIV	Piemonte AT ASTI	CCI	01/005/005/781	22/06/1994
00413470022	COOPERATIVA A PROPRIETA INDIVISA C.A.P.I. - BIELLA	Piemonte BI BIELLA	LEGA	01/096/004/6359	07/06/2006
05179810014	COOPERATIVA EDILIZIA MILENA - SOCIETA COOPERATIVA A PROPRIETA INDIVISA	Piemonte BI BIELLA	CCI	01/001/272/694	04/05/1994
86505340017	"LA POPOLARE" SOCIETA COOPERATIVA EDILIZIA A PROPRIETA INDIVISA	Piemonte TO BUSSOLENO	LEGA	01/001/044/6239	27/02/2006
03771460015	CASAINSIEME QUARTA SOCIETA COOPERATIVA	Piemonte TO CARMAGNOLA	CCI	01/001/272/630	06/04/1994
00584860043	COEFERS COOPERATIVA EDILIZIA	Piemonte CN CUNEO	LEGA	01/004/078/796	09/06/2020
00519230049	SOCIETA COOPERATIVA EDILIZIA FLAVIA A PROPRIETA INDIVISA	Piemonte CN CUNEO	LEGA	01/004/078/6352	03/04/2006
01864300049	LA VIA - SOCIETA COOPERATIVA EDILIZIA	Piemonte CN CUNEO	CCI	01/004/078/3805	17/03/1998
01019830049	COOPERATIVA EDILIZIA VALLI CUNEESI - SOCIETA COOPERATIVA A PR	Piemonte CN CUNEO	CCI	01/004/078/4784	18/09/2000
03191240047	CASE DEL DOI- SOCIETA COOPERATIVA	Piemonte CN FOSSANO	AGCI	01/004/078/7568	03/07/2013

00307950592	MAESTRALE - SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA LIMITATA A	Lazio LT LATINA	NON AD	12/059/018/404	09/03/1994
00935820597	SAGITTARIO - SOCIETA COOPERATIVA EDILIZIA	Lazio LT LATINA	CCI	12/059/011/288	16/02/1994
00921190591	SPAZIO VERDE SOCIETA COOPERATIVA EDILIZIA	Lazio LT LATINA	CCI	12/059/011/5888	27/09/2004
00300970597	LA NUOVA MINTURNO SOCIETA COOPERATIVA EDILIZIA	Lazio LT MINTURNO	CCI	12/059/014/3388	16/04/1997
04195361003	HESTIA SOCIETA COOPERATIVA EDILIZIA A R. L.	Lazio RM MONTEROTONDO	NON AD	12/058/065/5210	30/07/2002
08526280584	LAZIALE SOCIETA COOPERATIVA EDILIZIA	Lazio RM NETTUNO	NON AD	12/058/007/4172	09/07/1998
08597730582	LIBERTAS ROCCA DI PAPA SOCIETA COOPERATIVA EDILIZIA	Lazio RM NETTUNO	NON AD	12/058/007/4407	23/02/1999
03664250580	MIRELLA - SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA LIMIT	Lazio RM NETTUNO	NON AD	12/058/091/1146	30/11/1994
08542640589	MONTI ALPINI SOCIETA COOPERATIVA EDILIZIA	Lazio RM NETTUNO	NON AD	12/058/007/4408	23/02/1999
08526110583	NICLA SOCIETA COOPERATIVA EDILIZIA	Lazio RM NETTUNO	NON AD	12/058/007/5035	08/05/2002
02787830583	SOCIETA COOPERATIVA EDILIZIA RINASCITA NETTUNESE	Lazio RM NETTUNO	LEGA	12/058/072/547	06/04/1994
08526620581	SATURNIA SOCIETA COOPERATIVA EDILIZIA	Lazio RM NETTUNO	NON AD	12/058/007/4409	23/02/1999
00791320567	ORIOLO 85- SOCIETA COOPERATIVA EDILIZIA	Lazio VT ORIOLO ROMANO	NON AD	12/056/041/6280	03/04/2006
03004050583	GROTTAFERRATA CASA I SOC. COOP.VA	Lazio RM PALESTRINA	NON AD	12/058/074/7620	23/10/2017
04735780589	AL FICO SOCIETA COOPERATIVA EDILIZIA	Lazio RM PALESTRINA	NON AD	12/058/074/6274	03/04/2006
03004030585	FRASCATI CASA I SOCIETA COOPERATIVA EDILIZIA	Lazio RM CASTEL GANDOLFO	NON AD	12/058/074/6275	03/04/2006
05304071003	GRUPPO CASA SOCIETA COOPERATIVA EDILIZIA	Lazio RM CASTEL GANDOLFO	NON AD	12/058/074/6277	03/04/2006
04296681002	SOCIETA COOPERATIVA EDILIZIA DEL SOLE	Lazio RM POMEZIA	NON AD	12/058/079/4980	08/05/2002
00132600578	SIPARIO APERTO - SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	CCI	12/057/059/323	16/02/1994
00141850578	TIRO SOC.COOP.ED	Lazio RI RIETI	CCI	12/057/059/321	16/02/1994
00125750570	VELINIA - SOCIETA COOPERATIVA EDILIZIA	Lazio RI RIETI	CCI	12/057/059/3058	19/03/1997
02852270582	LA COMUNE SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROCCA DI PAPA	NON AD	12/058/086/3438	16/04/1997
07692141000	SOCIETA COOPERATIVA EDILIZIA ACAIA A RESPONSABILITA LIMITATA	Lazio RM ROMA	CCI	12/058/091/5863	29/07/2004
02853760581	ACLI - CASTELLI ROMANI - TERZA SOCIETA COOPERATIVA EDILIZIA A MUTU	Lazio RM ROMA	NON AD	12/058/060/3561	30/07/1997
08982651005	ACQUARIO 2006 - SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	NON AD	12/058/091/7020	18/11/2008
05021481006	AEROCOOP PRIMA - SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA LIMIT	Lazio RM ROMA	NON AD	12/058/091/5764	29/07/2004
07423981005	AIC LA NUOVA RESIDENZA - SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	LEGA	12/058/091/6415	20/07/2006
08622120585	SOCIETA COOPERATIVA EDILIZIA ALBATROS	Lazio RM ROMA	NON AD	12/058/091/5876	27/09/2004
03868131008	ALCHEMILLA SECONDA SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	NON AD	12/058/091/5520	13/10/2003
04116971005	AMBIENTE 1 - SOCIETA COOPERATIVA EDILIZIA A R.L.	Lazio RM ROMA	LEGA	12/058/091/5473	30/09/2003

08542610582	COLOR - SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA LIMITATA	Lazio RM ROMA	NON AD	12/058/007/3589	15/09/1997
02776180586	SOCIETA COOPERATIVA EDILIZIA COMUNITA VENTQUATTRESIMA IN LIQUIDAZIONE	Lazio RM ROMA	AGCI	12/058/091/440	09/03/1994
02776210581	SOCIETA COOPERATIVA EDILIZIA COMUNITA VENTUNESIMA	Lazio RM ROMA	AGCI	12/058/091/442	09/03/1994
08646270580	CONDOR 88 SOCIETA COOPERATIVA EDILIZIA A R.L.	Lazio RM ROMA	NON AD	12/058/091/6702	12/02/2007
04546771009	COOP CASA SERVICE A R.L. - CONSORZIO REGIONALE COOPERATIVE DI ABITAZ	Lazio RM ROMA	CCI	12/058/091/5429	18/06/2003
06057330588	SOCIETA COOPERATIVA A R.L. - CO.P.E.C. - CONSORZIO PROGRAMMI EDILIZI	Lazio RM ROMA	NON AD	12/058/091/6129	31/07/2018
08529980586	DALIA - SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA LIMITATA	Lazio RM ROMA	NON AD	12/058/007/3590	15/09/1997
04254541008	SOC. COOP. EDILIZIA DANI 2000 A.R.L.	Lazio RM ROMA	NON AD	12/058/091/6416	20/07/2006
07989770586	SOCIETA COOPERATIVA EDILIZIA - DIANA 87	Lazio RM ROMA	NON AD	12/058/091/7040	18/11/2008
07308670582	DELLE STATUE - SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	CCI	12/058/091/1115	26/10/1994
80204750584	DIPENDENTI SELENIA VENTESIMA SOCIETACOOOPERATIVA EDILIZIA	Lazio RM ROMA	UNCI	12/058/091/2922	25/06/1996
80204730586	DIPENDENTI SELENIA VENTUNESIMA SOCIETA COOPERATIVA EDILIZIA A RESPON	Lazio RM ROMA	UNCI	12/058/091/3357	16/04/1997
08526120582	DOLOMITI 90 - SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA LIMITATA	Lazio RM ROMA	NON AD	12/058/007/3553	30/07/1997
07680271009	DUBLINO - SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	NON AD	12/058/091/5805	29/07/2004
01713210365	ESPERIA SOCIETA COOPERATIVA EDILIZIA A R.L.	Lazio RM ROMA	LEGA	12/058/091/6343	03/04/2006
01297590562	"ETRURIA 2000 - SOCIETA COOPERATIVA EDILIZIA"	Lazio RM ROMA	NON AD	12/058/091/5909	20/09/2004
05385480586	SOCIETA COOPERATIVA EDILIZIA EURO	Lazio RM ROMA	AGCI	12/058/091/4953	13/02/2001
02831160581	COOPERATIVA EDIFICATRICE FELICE CAVALLOTTI 1888 SOCIETA COOPERATIVA	Lazio RM ROMA	AGCI	12/058/091/6391	07/06/2006
02831180589	COOPERATIVA EDIFICATRICE FELICE CAVALLOTTI 1898 SOCIETA COOPERATIVA	Lazio RM ROMA	AGCI	12/058/091/6390	07/06/2006
04203741006	COOPERATIVA EDILIZIA F.I.O.R. CASA	Lazio RM ROMA	NON AD	12/058/091/6965	08/10/2007
80137690584	FORTE AVELLANA 1974 - SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	AGCI	12/058/091/4954	13/02/2001
07694361002	SOCIETA COOPERATIVA EDILIZIA FULVIA A RESPONSABILITA LIMITATA	Lazio RM ROMA	CCI	12/058/091/5878	27/09/2004
08008480587	SOCIETA COOPERATIVA EDILIZIA - GABBIANO 87	Lazio RM ROMA	NON AD	12/058/091/7098	18/11/2008
03009750583	GIACOMO BRODOLINI - SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA L	Lazio VT RONCIGLIONE	LEGA	12/058/091/5322	12/02/2003
05958281007	GIARDINI COLOMBO 2000 - SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	NON AD	12/058/091/5734	29/07/2004
09444521000	GRUPPO AMBIENTE SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	NON AD	12/058/091/7331	15/09/2010
03463550586	HABITAT - SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA LIMITATA	Lazio RM ROMA	LEGA	12/058/091/438	09/03/1994
02686690583	"SOCIETA COOPERATIVA HABITAT 70"	Lazio RM ROMA	LEGA	12/058/091/6510	19/09/2006
07688851000	HELSINKY - SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	NON AD	12/058/091/5812	29/07/2004
04823170586	I.CO.DI.RE. - ISTITUTO COOPERATIVO DIFESA DELLA RESIDENZA - SOCIETA	Lazio RM ROMA	LEGA	12/058/091/2433	11/10/1995
01335640585	I.C.R.A.C.E. - ISTITUTO CONSORZIALE ROMANO ATTIVITA COOP	Lazio RM ROMA	LEGA	12/058/091/2935	25/06/1996
08643220588	IL GIARDINO 88 SOCIETA COOPERATIVA EDILIZIA A R.L.	Lazio RM ROMA	NON AD	12/058/091/5879	27/09/2004
08526300580	IL GIOIELLO - SOCIETA COOPERATIVA EDILIZIA A R.L.	Lazio RM ROMA	NON AD	12/058/007/3743	17/12/1997
03166910582	IL NIDO SOCIETA COOPERATIVA EDILIZIA A MUTUALITA PREVALENTE	Lazio RM ROMA	NON AD	12/058/060/3558	30/07/1997
03192890584	IL PARCO BIANCO SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	CCI	12/058/091/2471	11/10/1995
07616811001	IL TRICOLORE - SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	NON AD	12/058/091/7197	21/07/2009
01836400547	ITALIA 90 SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	NON AD	12/058/091/5752	29/07/2004
03811060585	KAREN SOCIETA COOPERATIVA EDILIZIA	Lazio RM CIAMPINO	NON AD	12/058/091/5154	08/05/2002
03568841005	LA CASA ECOLOGICA IL CILIEGIO SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	CCI	12/058/013/2241	11/10/1995
07874670586	LA CASA ECOLOGICA MERCURIO SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	NON AD	12/058/013/3567	30/07/1997
07437200582	LA CASA ECOLOGICA S.GABRIELE ARCANGELO SOCIETA COOPERATIVA EDILIIA	Lazio RM ROMA	CCI	12/058/013/1874	07/06/1995
06149500586	LA CERTEZZA - SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA LIMITATA	Lazio RM ROMA	CCI	12/058/091/6265	03/04/2006
01553780600	LA GARDENIA - SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	CCI	12/060/019/2308	11/10/1995
80055310587	LA REGIONALE 1972 - SOCIETA COOPERATIVA EDILIZIA A RESP	Lazio RM CIAMPINO	LEGA	12/058/091/5536	17/11/2003
80139190583	SOCIETA COOPERATIVA LA SPERANZA IN LIQUIDAZIONE	Lazio RM ROMA	NON AD	12/058/091/2740	06/05/1996
07172821006	LA TORRACCIA DUE - SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA LIM	Lazio RM ROMA	NON AD	12/058/091/7073	18/11/2008
07217421002	LA TORRACCIA CINQUE - SOCIETA COOPERATIVA EDILIZIA A RESP	Lazio RM ROMA	NON AD	12/058/091/7030	18/11/2008
07172781002	LA TORRACCIA UNO - SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA LIM	Lazio RM ROMA	NON AD	12/058/091/6906	19/06/2007
07701801008	LIPSIA - SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	NON AD	12/058/091/5813	29/07/2004
07656131005	LISBONA SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	NON AD	12/058/091/5804	29/07/2004
07104610584	LOREDANA - SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA LIMITATA	Lazio RM ROMA	LEGA	12/058/091/4807	18/09/2000
04711290587	MARIA TERESA 76 - SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITALIMIT	Lazio RM ROMA	CCI	12/058/091/6266	03/04/2006
05834760588	MARINO CARBONI - SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA LIM	Lazio RM ROMA	NON AD	12/058/091/6419	20/07/2006
08384140581	SOCIETA COOPERATIVA EDILIZIA MIDICOOP APRILIA	Lazio RM ROMA	NON AD	12/058/091/110	13/10/1993
03972221000	MIDICOOP AURELIA QUINTA SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	NON AD	12/058/091/105	13/10/1993
03963771005	MIDICOOP CESANO PRIMA - SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	NON AD	12/058/091/115	13/10/1997
07941150588	MIDICOOP - EUR SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	LEGA	12/058/091/5519	13/10/2003
04130471008	MIDICOOP EUROPA ALBANO PRIMA SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	NON AD	12/058/091/116	13/10/1993

04149981005	MIDICOOP EUROPA AURELIA SECONDA SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	NON AD	12/058/091/763	07/06/1994
04116941008	MIDICOOP EUROPA LAURENTINA PRIMA - SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	NON AD	12/058/091/107	13/10/1993
03921651000	MIDICOOP LADISPOLI PRIMA SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	NON AD	12/058/091/111	13/10/1993
03722881004	MIDICOOP S.ROSA 89 SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	NON AD	12/058/091/861	14/09/1994
80114810585	COOPERATIVA EDILIZIA NAZARIO SAURO TRA IL PERSONALE MILITARE DELLA M	Lazio RM ROMA	CCI	12/058/091/38	12/05/1993
07654951008	NEWCASTLE - SOCIETA COOPERATIVA EDILIZIA	Lazio RM MONTEROTONDO	NON AD	12/058/091/5799	29/07/2004
8009690587	NINO FRANCHELLUCCI - SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA L	Lazio RM ROMA	LEGA	12/058/091/6338	03/04/2006
80039170586	NUOVA CELSA - SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA LIMATA	Lazio RM ROMA	CCI	12/058/091/6267	03/04/2006
80137490589	NURAGHE MAJOR - SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	AGCI	12/058/091/559	06/04/1994
08204740586	OGADEN SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA LIMITATA	Lazio RM ROMA	NON AD	12/058/091/633	06/04/1994
03699910588	PALOCOCCO 84 - SOCIETA COOPERATIVA EDILIZIA A R.L. IN	Lazio RM ROMA	NON AD	12/058/091/172	24/11/1993
05385560585	SOCIETA COOPERATIVA EDILIZIA PANDA A R.L.	Lazio RM ROMA	NON AD	12/058/091/5684	04/05/2004
80204810586	PEM I SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA LIMITATA.	Lazio RM ROMA	UNCI	12/058/091/3364	16/04/1997
08609201002	COOPERATIVA EDILIZIA PHOBOS 88	Lazio RM ROMA	NON AD	12/058/091/6514	19/09/2006
80132430580	POMPONIA - SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	AGCI	12/058/091/3416	16/04/1997
03363220587	PRIAMO 3 SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA LIMITATA	Lazio RM ROMA	LEGA	12/058/091/2763	06/05/1996
80096870581	PRIMA ROMA EST - SOCIETA COOPERATIVA DI ABITAZIONE A R.L.	Lazio RM ROMA	LEGA	12/058/091/6347	03/04/2006
80137070589	COOPERATIVA EDILIZIA QUADRIFOGLIO IV	Lazio RM ROMA	AGCI	12/058/091/4956	13/02/2001
05386140585	SOCIETA COOPERATIVA EDILIZIA RAVELLO	Lazio RM ROMA	AGCI	12/058/091/2138	06/07/1995
08149700588	*REGGI.CAR. DUE (REGGIMENTO CARABINIERI A CAVALLO) - SOCIETA COOPERA	Lazio RM ROMA	NON AD	12/058/091/634	06/04/1994
02602530582	ROMA 76 SUD - SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	NON AD	12/058/091/3407	16/04/1997
80137370583	ROMAGNOSI SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	AGCI	12/058/091/558	06/04/1994
01999720582	RUGGERO ZANGRANDI SOCIETA COOPERATIVA EDILIZIA A RESPONSABILIT A LIM	Lazio RM ROMA	LEGA	12/058/091/6339	03/04/2006
03572641003	SAGITTARIO 89 SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA LIMITATA	Lazio RM ROMA	NON AD	12/058/091/5883	27/09/2004
07703481007	SALISBURGO - SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	NON AD	12/058/091/5801	29/07/2004
00132500570	SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA LIMITATA SAN GIUSE	Lazio RM ROMA	CCI	12/057/059/317	16/02/1994
80072230586	"SAN PAOLO V AUTO - SOCIETA COOPERATIVA EDILIZIA"	Lazio RM ROMA	LEGA	12/058/091/2149	06/07/1995
07671231004	SOFIA - SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	NON AD	12/058/091/5820	29/07/2004
03764781005	SPAZIO VERDE 2000 SOCIETA COOPERATIVA EDILIZIA A R.L.	Lazio RM ROMA	CCI	12/058/091/5428	18/06/2003
07692151009	SOCIETA COOPERATIVA EDILIZIA TERINA RESPONSABILITA LIMITATA	Lazio RM ROMA	CCI	12/058/091/5866	29/07/2004
07656191009	TIRANA - SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	NON AD	12/058/091/5822	29/07/2004
04254521000	SOC. COOP. EDILIZIA TIZIANA A R.L.	Lazio RM ROMA	NON AD	12/058/091/6421	08/03/2012
04312251004	ABITARE SOLIDALE - SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	LEGA	12/058/091/6342	03/04/2006
80438230585	TORRE MICELI - SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA LIMITATA	Lazio RM ROMA	UNCI	12/058/091/3368	16/04/1997
08526590586	TURCHESE SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA LIMITATA	Lazio RM ROMA	NON AD	12/058/007/3592	15/09/1997
80137530582	COOPERATIVA EDILIZIA TURISMO SECONDA TRA IL PERSONALE DELL'ENTE PROVI	Lazio RM ROMA	AGCI	12/058/091/566	06/04/1994
04760611006	SOCIETA COOPERATIVA EDILIZIA UNITER	Lazio RM ROMA	LEGA	12/058/091/5268	27/11/2002
07694401006	SOCIETA COOPERATIVA EDILIZIA VALERIA A RESPONSABILITA LIMITATA	Lazio RM ROMA	CCI	12/058/091/5885	27/09/2004
07677711009	VARSAVIA - SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	NON AD	12/058/091/5821	29/07/2004
80418940583	VERONESE-SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA LIMITATA	Lazio RM ROMA	NON AD	12/058/091/532	06/04/1994
03873800589	VILLA SERENA 1978 - SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	AGCI	12/058/091/4955	13/02/2001
08524950584	VOLPE ROSSA - SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA LIMIT	Lazio RM ROMA	NON AD	12/058/007/3695	26/11/1997
05834710583	COOPERATIVA EDILIZIA WALTER TOBAGI - SOCIETA COOPERATIVA A RESPONSAB	Lazio RM ROMA	NON AD	12/058/091/6422	20/07/2006
08854001008	ANGELI PRIMO C. SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	LEGA	12/058/091/7404	11/07/2011
08853961004	ARCANGELI SECONDO C. SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	LEGA	12/058/091/7405	11/07/2011
08484971000	RINASCITA DEL TRANVIERE PER LA LOCAZIONE - SOCIETA COOPERATIVA ED -	Lazio RM ROMA	NON AD	12/058/091/7553	25/10/2012
11214481001	LA ROCCA - SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	UNCI	12/058/091/7552	25/10/2012
07498720585	URANIA ROMA - SOCIETA COOPERATIVA EDILIZIA A R.L. FRA APPARTENENTI A	Lazio RM ROMA	NON AD	12/058/091/7607	30/09/2016
04084871005	LA MIMOSA - SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA LIMIT	Lazio RM ROMA	NON AD	12/058/091/7618	08/06/2017
08526260586	TRE LUGLIO - SOCIETA COOPERATIVA	Lazio RM ROMA	NON AD	12/058/091/7626	13/03/2018
80132630585	SOCIETA COOPERATIVA EDILIZIA LIVINEIA	Lazio RM ROMA	CCI	12/058/091/7641	15/10/2020
06078210587	URANO 80 SOCIETA COOPERATIVA EDILIZIA A MUTUALITA PREVALENTE	Lazio RM ROMA	NON AD	12/058/091/7642	15/10/2020
07692061000	SOCIETA COOPERATIVA EDILIZIA RUMIA A RESPONSABILITA LIMITATA	Lazio RM ROMA	NON AD	12/058/091/7645	31/03/2021
02373310586	ARGENTINA 1 SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA LIMITATA	Lazio RM ROMA	CCI	12/058/091/7652	20/12/2023
03538921002	LA MANTIDE-SOCIETA COOPERATIVA EDILIZIA A R.L.	Lazio RM ROMA	NON AD	12/058/091/7658	16/10/2024
06790951005	SOCIETA COOPERATIVA EDILIZIA EUGENIA 2001	Lazio RM ROMA	NON AD	12/058/091/7659	16/10/2024
07217471007	LA TORRACCIA QUATTRO - SOCIETA COOPERATIVA EDILIZIA A RESP	Lazio RM ROMA	NON AD	12/058/091/7662	27/02/2025
03568871002	LA CASA ECOLOGICA IL PINO SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	CCI	12/058/013/2272	11/10/1995

04116891005	AMBIENTE 3 - SOCIETA COOPERATIVA EDILIZIA A R.L.	Lazio RM ROMA	LEGA	12/058/091/5474	30/09/2003
09237021002	AMIATA SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	UNCI	12/058/091/7131	18/11/2008
08525620582	ANNA PATRIZIA - SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA LIMIT	Lazio RM ROMA	NON AD	12/058/007/3940	21/04/1998
05385530588	SOCIETA COOPERATIVA EDILIZIA AQUILA REALE	Lazio RM ROMA	AGCI	12/058/091/4950	13/02/2001
07977930580	SOCIETA COOPERATIVA EDILIZIA - ARISTEA 87	Lazio RM ROMA	NON AD	12/058/091/7100	18/11/2008
00483950580	CONSORZIO COOPERATIVE DI ABITAZIONE ASSOCIAZIONE ITALIANA CASA - A.I	Lazio RM ROMA	LEGA	12/058/091/6346	03/04/2006
05386110588	SOCIETA COOPERATIVA EDILIZIA ASTORE	Lazio RM ROMA	AGCI	12/058/091/3276	19/03/1997
06926130581	ASTRANOVA SOCIETA COOPERATIVA EDILIZIA A MUTUALITA PREVALENTE	Lazio RM ROMA	NON AD	12/058/091/7044	18/11/2008
03902131006	COOPERATIVA EDILIZIA AURELIA 12 1/2 VILLAGGIO GIORNALISTI TEL	Lazio RM ROMA	CCI	12/058/091/212	25/01/1994
80138810587	AURICA - SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	AGCI	12/058/091/564	06/04/1994
06977580585	AUTOCOSTRUTTORI ROMA-SUD - SOCIETA COOPERATIVA EDILIZIA A R.L.	Lazio RM ROMA	LEGA	12/058/091/6341	03/04/2006
07308680581	BEL POGGIO - SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	CCI	12/058/091/3437	16/04/1997
07656181000	BERNA - SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	NON AD	12/058/091/5817	29/07/2004
06532061006	BORGHETTO DEI PESCATORI - SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	LEGA	12/058/091/6349	03/04/2006
07701791001	BRATISLAVA - SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	NON AD	12/058/091/5809	29/07/2004
04652790587	C.R.A.R. 80 CENTRO ROMANO ALLOGGI RESIDENZIALI SOCIETA COOPERATIA ED	Lazio RM ROMA	LEGA	12/058/091/2495	11/10/1995
02711920583	C.R.A.R. 2000 SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	LEGA	12/058/091/5402	14/05/2003
03550021004	COOPERATIVA CASA BELLA - SOCIETA COOPERATIVA EDILIZIA A RESPONSABILI	Lazio RM ROMA	AGCI	12/058/091/6392	07/06/2006
03550041002	COOPERATIVA CASA LUMINOSA - SOCIETA COOPERATIVA EDILIZIA A RESPONSABIL	Lazio RM ROMA	AGCI	12/058/091/177	24/11/1993
03599640582	CASA MARZO 1979 N.2 SOCIETA COOPERATIVA EDILIZIA	Lazio RM ROMA	NON AD	12/058/091/2760	06/05/1996
03599590589	CASA MARZO 1979 N.4 COOPERATIVA EDILIZIA	Lazio RM ROMA	NON AD	12/058/091/856	14/09/1994
07190150586	CASA NUOVA I - SOCIETA COOPERATIVA A RESPONSABILITA LIMITATA	Lazio RM CIAMPINO	CCI	12/058/091/5830	29/07/2004
03549991002	COOPERATIVA CASA SERENA - SOCIETA COOPERATIVA EDILIZIA A RES	Lazio RM ROMA	AGCI	12/058/091/6506	19/09/2006
07936301006	CASTELPORZIANO 2004 - SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA	Lazio RM ROMA	NON AD	12/058/091/7303	15/09/2010
00127680577	CENTAURIO - SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA LIMITATA	Lazio RM ROMA	CCI	12/057/059/312	16/02/1994
02476640582	CONSORZIO EDILIZIA SOCIALE FILIPPO TURATI A R.L.	Lazio RM ROMA	LEGA	12/058/091/3489	11/06/1997
80137590586	SOCIETA COOPERATIVA EDILIZIA CIDALCASE	Lazio RM ROMA	NON AD	12/058/091/3392	16/04/1997
02307200580	CONSORZIO COOPERATIVE EDILIZIE LAZIALI (CO.C.E.L.) SOC.COOP.A.R.L.	Lazio RM ROMA	UNCI	12/058/091/3414	16/04/1997
80097010583	COLLI DI ANIENE - SOCIETA COOPERATIVA EDILIZIA A RESPONSABILITA LIM	Lazio RM ROMA	LEGA	12/058/091/6348	03/04/2006

Interview 1: Interview Guide Cooperativa Inventare L'abitare

Intervista con Inventare l'Abitare (Italian)

Scopo: L'obiettivo di questa intervista è conoscere la storia di Inventare l'Abitare, comprendere come la cooperativa e i progetti di autorecupero funzionano nella pratica, e il panorama dell'autorecupero a Roma. Con un'esperienza che risale al 1998, spero di capire come Inventare l'Abitare abbia operato nelle varie fasi del sistema abitativo romano. Allo stesso modo, vorrei comprendere il ruolo della cooperativa nei processi di autorecupero, il suo rapporto con il Comune e altri attori istituzionali, e i modi in cui questo modello fornisce alloggi accessibili ai propri soci.

Sezione 1: Informazioni introduttive

1. Chi è lei e qual è il suo ruolo presso Inventare l'Abitare?
2. Come è diventato/a coinvolto/a con Inventare l'Abitare?
3. Come descriverebbe l'autorecupero con parole sue? Come descriverebbe ciò che distingue una cooperativa di autorecupero dagli altri modelli abitativi? Dove operate?

Sezione 2: Evoluzione della cooperativa e dell'autorecupero

1. Può descrivere il contesto politico in cui è stato introdotto l'autorecupero?
2. Ci sono momenti nella storia della 90mportant90e o dell'autorecupero che ritiene particolarmente 90mportant per comprendere ciò che è oggi?
3. Come si è evoluto l'autorecupero dal 1998?
4. Come sono cambiati i vostri soci nel corso del tempo?

5. Come è cambiato nel tempo il rapporto della cooperativa con la città di Roma e le sue istituzioni?

Sezione 3: Inventare l'Abitare oggi

1. Qual è il ruolo di Inventare l'Abitare nei progetti di autorecupero?
2. Come è organizzata internamente la cooperativa?
3. Come siete finanziati? Quali leggi e fonti di finanziamento sono fondamentali per la vostra attività?
4. Qual è il vostro rapporto con il Comune e altre istituzioni di pubblica amministrazione?
5. Quali sono le principali difficoltà nel lavorare con le istituzioni pubbliche?
6. Come si relaziona l'autorecupero con lo squatting o con altre pratiche abitative dal basso?
7. Considerate l'autorecupero come una pratica sociale e politica?

Sezione 4: I soci

1. Chi sono i membri della cooperativa? Perché decidono di partecipare?
2. In cosa differisce partecipare a un progetto di autorecupero rispetto ad altre forme di abitazione?
3. Come vengono prese le decisioni tra i membri?

Sezione 5: Il processo di autorecupero

1. Come si svolge il processo in pratica, dall'inizio fino all'ingresso degli abitanti?
2. Può descrivermi un progetto specifico di autorecupero dall'inizio alla fine?
3. Cosa succede dopo che la fase di autorecupero è completata?

Sezione 6: Sfide e futuro

1. Quali sono, secondo lei, i principali punti di forza dell'autorecupero?
2. Chi beneficia maggiormente di questo modello e chi ne è escluso?
3. Quali sono le maggiori difficoltà nel realizzare questi progetti?
4. Come si colloca l'autorecupero rispetto alle cooperative abitative tradizionali?
5. Come vede evolversi il campo dell'autorecupero nei prossimi cinque anni?

Interview with Inventare l'Abitare (English)

Purpose: The aim of this interview is to learn about the history of Inventare l'Abitare, understand how the cooperative and its autorecupero projects function in practice, and the landscape of autorecupero in Rome. With experience dating back to 1998, I hope to understand how Inventare l'Abitare has operated within various phases of Rome's housing system. Similarly, I would like to understand the cooperative's role in autorecupero processes, its relationship with the municipality and other institutional actors, and the ways in which this model provides affordable housing for its members.

Section 1: Introductory Information

1. Who are you and what is your role at Inventare l'Abitare?
2. How did you become involved with Inventare l'Abitare?
3. How would you describe autorecupero in your own words?
4. How would you describe what makes an autorecupero cooperative different from other housing models?
5. Where do you operate?

Section 2: Evolution of the cooperative and of autorecupero

1. Can you describe the political environment in which autorecupero was introduced?
2. Are there moments in the cooperative's history, or in the history of autorecupero, that you think are particularly important for understanding what it is today?
3. How has autorecupero evolved since 1998?
4. How have your members changed over time?
5. How has the cooperative's relationship with the city of Rome and its institutions changed over time?

Section 3: Inventare l'Abitare now

1. What role does Inventare l'Abitare play in autorecupero projects?
2. How is the cooperative organised internally?
3. How are you financed?
4. What laws and funding sources are crucial to your efforts?
5. What is your relationship with the Comune and other public institutions?
6. What are the main challenges in working with public institutions?
7. How does autorecupero relate to squatting or other grassroots housing practices?
8. Do you view autorecupero as a social and political practice?

Section 4: Members

1. Who are the members of the cooperative?
2. Why do they join?
3. How is participating in an autorecupero project different from other types of housing?
4. How are decisions made among members?

Section 5: The autorecupero process

1. What does the process look like in practice, from the beginning to people moving in?
2. Can you walk me through a specific autorecupero project from beginning to end?
3. What happens after the self-recovery phase is completed?

Section 6: Challenges and Future

1. What do you see as the main strengths of autorecupero?
2. Who benefits most from this model and who is excluded?
3. What are the biggest difficulties in making these projects work?
4. How does autorecupero compare to traditional housing cooperatives?
5. How do you see the autorecupero field changing over the next five years?

Interview 2: Interview Guide Cooperativa Case Tranvieri

Intervista con Cooperativa Case Tranvieri

Scopo: L'obiettivo di questa intervista è conoscere la storia della Cooperativa Case Tranvieri, comprendere come la cooperativa funziona nella pratica e il panorama delle cooperative abitative a Roma. Con oltre 100 anni di esperienza nel settore delle cooperative abitative romane, spero di capire come la Cooperativa Case Tranvieri abbia operato nelle varie fasi del sistema abitativo di Roma. Allo stesso modo, vorrei sapere come la cooperativa è finanziata, il suo rapporto con il Municipio e Legacoop Abitanti, e i modi in cui fornisce alloggi accessibili ai propri soci.

Sezione 1: Informazioni introduttive

1. Chi è lei e qual è il suo ruolo presso la Cooperativa Case Tranvieri?
2. La cooperativa è stata fondata nel 1908 dai tranvieri — in che modo questa storia delle origini plasma l'identità della cooperativa oggi?
3. Come opera attualmente la Cooperativa Case Tranvieri?
4. Come descriverebbe ciò che distingue una cooperativa abitativa dagli altri modelli abitativi?
5. Dove operate?

Sezione 2: Evoluzione della cooperativa

1. Ci sono momenti nella storia della cooperativa che ritiene particolarmente importanti per comprendere ciò che è oggi?
2. Come sono cambiati i vostri soci nel corso del tempo?
3. Come è cambiato nel tempo il rapporto della cooperativa con la città di Roma e le sue istituzioni?

Sezione 3: La Cooperativa Case Tranvieri oggi

1. Qual è il vostro modello organizzativo (governance)?
2. Come siete finanziati?
3. Quali leggi e fonti di finanziamento sono fondamentali per la vostra attività?
4. Qual è il vostro rapporto con il Comune e altre istituzioni di pubblica amministrazione?
5. Qual è il vostro rapporto con le altre cooperative abitative di Roma e con Legacoop Abitanti?
6. Come è strutturata l'adesione — chi può diventare socio e ci sono ostacoli all'iscrizione?
7. Considerate le cooperative abitative come organismi sociali e politici?

Sezione 4: I soci

1. Quanti soci avete?
2. Perché si iscrivono?
3. In cosa differisce essere socio di una cooperativa abitativa rispetto ad altre forme di abitazione?
4. In che modo i soci partecipano alle decisioni di governance della cooperativa?

Sezione 5: Accessibilità economica

1. Qual è la differenza in termini di costo tra essere socio della Cooperativa Case Tranvieri e il mercato libero?
2. A suo avviso, la cooperativa svolge oggi un ruolo nell'accessibilità abitativa per i propri soci? Se sì, in che modo?
3. I costi degli affitti e delle abitazioni a Roma sono aumentati significativamente negli ultimi anni. Questo ha avuto ripercussioni sulla cooperativa o sui suoi soci?

Sezione 6: Sfide e futuro

1. Quali sono alcune delle sfide che la cooperativa deve affrontare?
2. Come le superate?
3. Definirebbe il sistema abitativo di Roma come favorevole alle cooperative?
4. Il vostro modello può essere replicato da altre organizzazioni? Se sì, in che modo?
5. Come vede il futuro della Cooperativa Case Tranvieri

Interview with Cooperativa Case Tranvieri

Purpose: The aim of this interview is to learn about the history of Cooperativa Case Tranvieri, understand how the cooperative functions in practice, and the housing cooperative landscape of Rome. With over 100 years of experience in Rome's housing cooperative sector, I hope to understand how Cooperativa Case Tranvieri operated within various phases of Rome's housing system. Similarly, I would like to understand how the cooperative is financed, its relationship with the municipality and Legacoop Abitanti, and the ways it provides housing that is affordable to its members.

Section 1: Introductory Information

1. Who are you and what is your role at Cooperativa Case Tranvieri?
2. The cooperative was founded in 1908 by tram workers. How does that origin story shape the cooperative's identity today?
3. How does Cooperativa Case Tranvieri currently operate?
4. How would you describe what makes a housing cooperative different from other housing models?
5. Where do you operate?

Section 2: Evolution of the cooperative

1. Are there moments in the cooperative's history that you think are particularly important for understanding what it is today?
2. How have your members changed over time?
3. How has the cooperative's relationship with the city of Rome and its institutions changed over time?

Section 3: Cooperativa Case Tranvieri now

1. What is your organisational model?
2. How are you financed?
3. What laws and funding sources are crucial to your efforts?
4. What is your relationship with the Comune?

5. What is your relationship with other housing cooperatives in Rome and Legacoop Abitanti?
6. How is membership structured — who can become a member, and are there barriers to membership?
7. Do you view housing cooperatives as a social and political bodies?

Section 4: Members

1. How many members do you have?
2. Why do they join?
3. How is being a member of a housing cooperative different from other types of housing?
4. How do members participate in governance decisions?

Section 5: Affordability

1. What is the difference in terms of cost between being a member of Cooperativa Case Tranvieri and the open market?
2. In your view, does the cooperative play a role in housing affordability for its members today? If so, how?
3. Rome's rental and housing costs have risen significantly in recent years. Has that affected the cooperative or its members in any way?

Section 6: Challenges and Future

1. What are some challenges the cooperative faces?
2. How do you overcome them?
3. Would you characterise Rome's housing system as supportive of cooperatives?
4. Can your model be replicated by other organisations? If so, how?
5. Where do you see the future of Cooperativa Case Tranvieri?

Interview 3: Cooperative Member

Interview with Housing Cooperative Member

Purpose: The aim of this interview is to understand the lived experience of residing in and participating in a housing cooperative in Rome. Through the perspective of a member, I hope to understand how housing cooperatives function in daily practice, their role in Rome's housing system, and the extent to which they represent an accessible and politically meaningful alternative to other forms of housing.

Section 1: Introductory Information

1. Who are you and what is your experience with housing cooperatives in Rome?
2. How many people live in your housing cooperative?
3. Is it divisa or indivisa?
4. Why do people join your housing cooperative?

Section 2: Governance and Structure

1. Can you describe the governance structure of your housing cooperative?
2. How are housing cooperatives typically financed in Rome, and how does that influence their structure or accessibility?
3. What role does the state play in shaping who can access housing cooperatives?

Section 3: Housing Cooperatives in Rome

1. What role do you see housing cooperatives playing in Rome's housing system?
2. How have housing cooperatives evolved in Rome over time?
3. What role did and do housing cooperatives play in the development of the Roman periphery?

Section 4: Affordability and the Market

1. To what extent do housing cooperatives in Rome provide genuinely affordable housing, and for whom?
2. Do cooperatives operate outside the housing market, or within it in a different form?

Section 5: Politics and Alternatives

1. Do you see housing cooperatives as political bodies, or are they additional housing tools within the system?
2. How do you see housing cooperatives or housing alternatives and their ability to navigate the complex and bureaucratic structures of Rome?

Section 6: Challenges and Future

1. What are some of the challenges facing housing cooperatives in Rome?
2. Is there anyone else I should speak with about this topic?