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strategies, policies, dwellings, and governance

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# 1. THE PROJECT AND ITS CONTEXT

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## 1.1 “COCON MERGING” IN A NUTSHELL

As described in its logical framework, the pilot project in Lyon aims to create a “*mixed village of tiny houses and others*”<sup>1</sup>, composed of seven tiny houses, a common yurt, and an outdoor space.

The name “Cocon” is coming from a contraction of a French expression: “**co-construire ensemble**”; it refers to a cocoon, which is a transformational space what the tiny houses should be for the people who live in it. It also refers to the place where butterflies appear, and to the silk and the history of silk in Lyon. This name comes from the feasibility study undertaken by Quatorze and the FNDSA for the Metropolis of the greater Lyon in 2019 about the dissemination of co-conception and co-construction tools as well as the replication of IMBY<sup>2</sup> in the Lyon area. As we will see later, the name of Cocon refers to 3 different sites of tiny houses ruled by Foyer Notre Dame des Sans Abri (FNDSA) in Lyon. For that reason, we will call the pilot project “Cocon Merging” all along this report. We can mention here that these sites came out from a demand of the Lyon Metropole, which wanted to, open this kind of sites but didn’t want to manage them.

Indeed, the Cocon’s dynamic started before Merging, since it is carried out FNDSA not only on the site of the pilot, but on 2 other sites in the Lyon area. The Cocon Merging project has really started in 2021, after the fundamental phase of the research. Initially, the site was expected to open in the middle of 2023, but it didn’t happen for several reasons:

- The first site identified for the project has been blocked by the municipality of Vaulx-en-Velin.
- The initial planning didn’t contain dedicated periods to cover the study of the urbanism demands addressed to the municipality, which has led to some delays.
- Some electrical verifications that must be done before beneficiaries move in, which take a too long period to be realized.

To achieve this, Cocon Merging is designed as follows:

- Individual accommodation in tiny houses that preserve the person's privacy.
- A comprehensive policy of individualized support.
- An inside and outside space opened to the neighborhood and neighbors
- A coordinator to bring the site to life, create a common project, open the site to the neighborhood and bring in neighbors.
- A certain social mix with 2 tiny houses designed to accommodate non-refugees (Caracol and La Manufacturette)

The beneficiaries targeted by this pilot are refugees and people benefiting from an international protection, notably because these statuses allow them to work. The holistic approach developed in each Merging’s pilot project justifies this choice: the aim isn’t only to provide housing to people in exile, but to offer them, through housing, the opportunity to develop their own integration process.

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<sup>1</sup> See the logical framework of the project.

<sup>2</sup> IMBY stands for In My BackYard. Since 2015, it is a program carried out by Quatorze to place tiny houses in the garden of voluntary citizens to host refugees.

That's why there is a “third place” animation in the project and a certain form of mix that should enable beneficiaries to create bonds (with other refugees), bridges (with volunteers, neighborhood...) and links (with Institutions), as modeled in the Integration model in WP2.

## 1.2 MIGRATION AND HOUSING: TWO CENTRAL TOPICS TO DEAL WITH

So far, migration, and integration of migrants in the French society is an important topic in France. Migration is the 4<sup>th</sup> concerns of French citizens (behind purchasing power, environment, and pensions/health, but above security) and since 1980, 21 laws have been elaborated in France on this topic<sup>3</sup>. The increased politicization of the reception and accommodation of refugees in recent years constitutes an obstacle, and many public speeches favors restrictive asylum policies.

Since 2015, we observe a local turning point in the governance of integration, through the increased role played by municipalities and local and national NGOs, which try to compensate for the failures of the central state. Furthermore, the role of citizens in refugee housing initiatives is significant. But some limitations arise: for instance, NGOs depend on either philanthropy or public funding and in both cases, this limits their ability to design long-term programs.

Their projects or actions are often oriented towards obtaining rapid but short-term results, even if they know that integration takes place over time. Yet, these often informal and small-scale initiatives can offer broader perspectives on the link between housing and integration. Housing is more than a space to stay, it is also about being part of a community and therefore, living with or near members of the host society can be very useful in terms of language learning, culture familiarization and social network building.

The work done within the work packages 2 and 3 highlighted the main context elements in which the pilots grew up, such as:

- Housing shortage and saturation of accommodation facilities in metropolitan areas.
- High rents.
- Legal and financial obstacles (ex: inability to open a bank account and provide financial guarantees to owners).
- Racial discrimination against migrants.
- Fragmentation and lack of coherence of public policies (ex: access to many social services and housing is conditional on possession of identity papers. However, to receive these papers, migrants must have an address. These mutually exclusive conditions leave people precarious (Aida, 2019).
- The wait for an administrative regulation is generally long and takes place in poor conditions, which has negative effects on integration and overall health (Picum & Ecre, 2020).

Today, more than 3000 people are hosted by the Lyon Metropole, and a third of them are under the competency of the French state. 2600 young people waiting for an administrative decision arrived in the Lyon Metropole in 2023, much more than in 2022 (they were 1200). Some representatives of the neighbor departments already declared they cannot host people anymore, like the department of Ain, which has stopped for at least 3 months the hosting of isolated young people, because they are not able anymore to provide them housing and social support.<sup>4</sup>

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<sup>3</sup> Desinfox migration, Memento migration : les vrais chiffres, 2023.

<sup>4</sup> <https://www.lefigaro.fr/lyon/lyon-une-eglise-occupee-par-des-jeunes-migrant-a-la-rue-20231211>

### 1.3 CHALLENGES AND DIFFICULTIES TO OVERCOME

For this project, the first challenge was to find the site. The partners experienced a strong disappointment due to political issues, in July 2022, after 5 months of work and a building permit application ready to be lodged, concerning a plot initially spotted for the project in Vaulx-en-Velin.

The social operator, FNDSA, was in negotiation with the landlord, but the municipality, especially the mayor, was not in favor of the project, which has been validated by several people, and notably the Director of the urbanism service. We can notice here that the mayor refused because of the specific situation of Vaulx-en-Velin: the city is quite poor, with a high rate of social housing, and she didn't want to accept the project without a bigger involvement of the French state in the city to create more social housing. This had a strong impact on the project schedule, since Cocon Merging had to find another location. An alternative was finally found on a plot belonging to FNDSA, better located geographically, but this involved renewing the technical and legal steps already taken.

The positive point in this story is that the plot is secured for five years, according to a decision resulting of a discussion between Quatorze and FNDSA, which owns the land. One of the negative points is that the preliminary study of the area (feasibility study), which has been done for the site in Vaulx-en-Velin, has not been carried out properly for the new site, which means Cocon Merging had to discover its ecosystem while being implemented. Quatorze nuances this point, saying that *"we have worked on the maps and the identification of the relevant actors as we did in Vaulx-en-Velin. However, we didn't share it with through the deliverable D4-2 but with the FNDSA and in other places such as the exhibition set on the plot during the egg hunt"*.

The table below has been elaborated by FNDSA and shows in detail what have been the difficulties to overcome during the year 2023, and how they had an impact on the project.

MONTH	EVENT	CONTEXT	CONSEQUENCES
<b>APRIL 2023</b>	Contract between the FNDSA and B'Ingénierie	Undertaken by the innovation manager to compensate the departure of the Technical Director and Works Department of the FNDSA early December 2022	New period of adaptation/appropriation of the project.
<b>MAY 2023</b>	Departure of the FNDSA Innovation Manager	The general handover was made with a new division manager (of which Cocon Merging is part of).	New period of adaptation/appropriation of the project.
<b>MAY 2023</b>	Project management by FNDSA Pole Manager Hiring of the FNDSA Heritage Works Director	The technical elements had to be refined or even circumscribed.	Data recovery to refine the Merging project request. Appropriation of the project's research framework.
<b>JUNE 2023</b>	Hiring of the Service manager for the Cocon service of which Cocon Merging is part of	First explanation of the project to the Service Manager. Inclusion in the project group to continue talking about the project to residents of the local area.	Adjustment of language elements to share an understanding of common issues.

MONTH	EVENT	CONTEXT	CONSEQUENCES
<i>At this stage, the delay appeared very important, and this has generated tension among the local partners.</i>			
<b>JULY 2023</b>	Contacting possible guides for migrants (FNDSA division manager and service manager) Launch of calls for projects for craftsmen undertaking roads and networks work	Little feedback from the usual guidance institutions: the project is innovative, but the audiences are poorly identified by them. Wish to deploy lunches on the grass for neighbors and pre-include potential candidates to come. Diversification of the referral partners to compensate for this observation. No candidates.	What seemed a godsend in terms of variety of devices came back to the partners like a brake because the public and the form of reception is not "classic". The correspondence to the need does not seem obvious. The summer period considerably slows down the technical projects but also the dynamics of activity on the site.
<b>AUGUST 2023</b>	Start of roads and networks work	The site is in "construction site" format, which continues until January 2024.	Suspension of the search for candidates. The site becomes a construction site implying a ban on reception of outside people.
<b>SEPTEMBER 2023</b>	Invocation of a meeting in the financial, technical, and operational committee FNDSA/UJML/14	Review of the consortium on technical issues and budgetary distribution. Advanced thinking for population projection: precise identification Quatorze/UJML/FNDSA, Merging criteria, social needs identified in the territory	Highlighting the limits that a public reception implies. Details of the legal framework and regulations to which the FNDSA will be subject. Shift of collaborative projects such as the yurt or the construction of the bike shelter.
<b>SEPTEMBER 2023</b>	Installing the yurt	Deployment of the participatory construction site to build the yurt.	Observation for neighbors of a first concrete step of this project. Involvement of neighbors in the construction site.
<b>SEPTEMBER 2023</b>	Second Merging public meeting at MJC Laennec-Mermoz. Arrival of the first tiny on site.	30 attendees, among whom the municipality, an association of tiny houses owners, etc.	The public meeting reinforces the notion of coherence of the project and shows the acceptance of this mode of housing in this area of high urban density. The yurt is popular, and the "environmental respect" part is appreciated, especially during the break of the first tiny, all made of wood.
<b>OCTOBER 2023</b>	The other 3 tiny houses arrive on site. (4 tiny houses installed, those from Quatorze and of the social project for which the operator FNDSA will provide support	New search for candidates in anticipation of installation in January 2024. Canvassing other associations to bring the number of tiny houses to 7: 5 included in the social support system, 2 others covering the diversity of social situations within the site.	Strong work by Quatorze to challenge partner associations carrying other tiny houses: effect of diversity of audiences on this small site. October gives terrible conditions for the arrival of the tiny houses: they get bogged down.

MONTH	EVENT	CONTEXT	CONSEQUENCES
	towards integration)		
<b>OCTOBER 2023</b>	Installation of a tiny house belonging to the Eglise Evangelique Libre de Lyon	Previous agreement between the FNDSA and EELL to take part in the project	5 tiny houses on the plot, all for people in social support scheme (direct beneficiaries)
<b>NOVEMBER 2023</b>	Lyon Metropolitan Hospitality Biennial	The Cocon Merging system is part of a local action and must present a “soup in a yurt” hospital day. This cannot take place because the site has not been finalized (electrical validation).	No electricity: a biennial of reinvented hospitality, with the actors of the consortium relaying to still present the project to customers.
<b>NOVEMBER 2023</b>	First on-site interviews of candidates Arrival of the 6th tiny house of “La manufacturette” association. End of construction	4 candidates expected to visit the tiny houses: 1 firmly refuses, 1 does not show up, 2 note their interests. The site is muddy and cold, no greenery because we are at the end of the construction site and outside the planting period.	Although the yurt and the tiny houses installed give new perspectives, the overall appearance of the site does not favor the argument for planning to live there. The dimension of reception and integration is difficult to defend. However, two candidates remain interested in the social and inclusive project.
<b>DECEMBER 2023</b>	Hiring the animator/facilitator or Arrival of the 7th tiny house	Strengthened links with all local partners involved by the animator/facilitator. Still no electricity.	The cohesion of the consortium is calming down again but the feeling of being very late is strong.
<b>JANUARY 2024</b>	Installation of a tiny house belonging to La Manufacturette	Quatorze facilitated the meeting between FNDSA and La Manufacturette in November 2023	6 tiny houses on site, including 1 for people out of social support
<b>MARCH 2024</b>	Installation of a tiny house belonging to Quatorze	Finding a solution for the plot to be completed, Quatorze met with Caracol and their new team in Lyon for the rental management.	All the tiny houses are on site, including 2 for people out of social support scheme to foster a social mix on the plot
<b>APRIL 2024</b>	Visit of the Consuel to check the electric installations	Mandatory visit leading to general connection to electricity	15 to 20 days for ENEDIS to finalize the connection

Considering all these difficulties, to secure the work process at the local level and to impulse a regular rhythm, a weekly meeting has been organized from March 2023 until the end of the Merging project. This online meeting gathers representatives of Quatorze, UJML and the innovation representative and social workers of the FNDSA, and is a relevant space to discuss the different issues related to the project, such as building issues, relationships with the neighborhoods, organization of local events, etc.

## 2. EVALUATION METHODOLOGY

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The evaluation responds to the six evaluation criteria designed by the OECD-DAC<sup>5</sup> :

RELEVANCY	Is the project responding to proven and effective needs?
COHERENCE	How is the project aligned with public policies and other interventions?
EFFICIENCY	Was the resources well used and optimized?
EFFECTIVENESS	Is the project achieving its objectives and how?
IMPACT	What differences does the project make?
SUSTAINABILITY	How will the benefits and effects last? Is the project replicable and how?

Each Merging pilot project has got its own theory of change and logical framework. To evaluate them, we rely on a questioning framework which mix some general questions, related to the six OECD-DAC evaluation criteria, and some specific questions related to each theory of change and each logical framework.

The methodology is participative, and encourages the pilot project' stakeholders to be fully part of the data collection and analysis, through interviews, focus groups, etc. In doing so, the stakeholders can analyse their practises in depth, they are encouraged to identify good practices and lessons learned, and they are supported to elaborate by themselves recommendations for a possible replication and/or scaling up.

For the evaluation of Cocon Merging, we collected data through:

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<sup>5</sup> <https://www.oecd.org/dac/evaluation/daccriteriaforevaluatingdevelopmentassistance.htm>



<b>3 PRELIMINARY INTERVIEWS</b>	Online
	August 2023
<b>2 FIELD VISITS</b>	On site in Lyon
	November 2023 and February 2024
<b>2 COLLECTIVE SESSIONS</b>	February 2024
	Animated by FNDSA, with the participation of Cota
	One with the Cocon Merging working team (13 persons)
	Another one with the inhabitants of the neighbourhood (22 persons)
<b>7 COMPLEMENTARY INTERVIEWS</b>	On site during the second field visit
	February 2024

In total, **35 persons have been met and/or interviewed** for this evaluation (including team members, institutional partners, NGOs, implementing partners, direct beneficiaries, neighbours, etc.). Their views and opinions have been crossed with the relevant documentation shared with us by the project's stakeholders.

## 3. EVALUATION ANALYSIS

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### 3.1 RELEVANCY

- ***Is the intervention responding to proven needs?***
- ***Is the project aligned with the institutional framework?***
- ***Is the design accurate and the methodology adapted to address the problematics?***

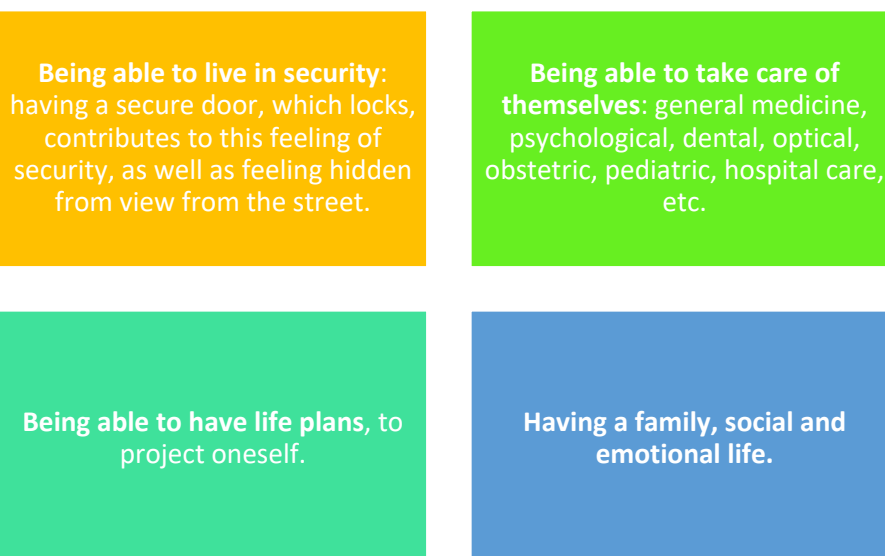
The relevance is assessed mostly by the extent to which the project is aligned with the needs of beneficiaries, and the degree to which the logic of intervention (in this case, theory of change and logical framework) is results-oriented and consistent for achieving the expected results.

*The design of Cocon, its activities, approach and content were able to join needs and priorities of stakeholders and beneficiaries. The project was built on a real knowledge of the situation, with relevant stakeholders, considering real needs and identifying relevant ways of doing to address them.*

#### 3.1.1 ADDRESSING NEEDS

Based on the proposal assumption that « *access to housing is a fundamental condition for immigrants' socio-economic inclusion* »<sup>6</sup>, Cocon Merging aims at providing migrants a holistic support that combines a temporary housing in tiny houses, the possibility to invest a collective space (the yurt), and a multidimensional social follow-up. Indeed, the case studies implemented in work package 3 have highlighted the necessity of promoting the empowerment process towards autonomy, strengthening the participatory process, providing outdoor spaces, or encouraging cohabitation by mixing audiences and proposing various activities.

As it has been highlighted by the work done within the work packages 2 and 3, some needs are mainly shared among migrants such as:



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<sup>6</sup> Merging proposal, p.12 « Overall concept »

Cocon Merging has considered all these needs, and its design and framework offers an answer to all of them.

The identification process of the beneficiaries is carried out by FNDSA. Different criteria must be considered, since several actors (Evolem, Entreprise des possibles, Merging) are funding the pilot project in a way or another. FNDSA wants to stay focus on what we call “BPI” in French (for “Bénéficiaires de protection internationale”), which refers to beneficiaries of the refugee status of from the subsidiary protection delivered by the “*Office Français de Protection des Réfugiés et Apatrides*”. The orientation of the potential beneficiaries to the device was initially intended to be done by the “*Maison de la veille sociale*”, and FNDSA was supposed to keep a possibility to validate whether a profile suits the device or not. Due to the “restrictive” criteria (administrative status), this process evolved. The FNDSA adjusted its strategy to recruit beneficiaries by going through Forum Réfugiés Cosi and their AGIR scheme, which aligns with the criteria of the research.

The tiny houses can be considered as an innovative housing solution. Living in a tiny house is not totally new but elaborating a kind of small “village” of tiny houses in a big city, with a common space, a social mixite between migrants and “non-migrants”, and a common space to make the link with the neighbourhood, all this by using mostly responsible and renewable materials, is quite innovative. Furthermore, the small number of units (7) is also relevant in order not to “scare” the inhabitants of the area, and to develop something reasonable and manageable. An interview also identified that *“there is a symbol, conscious or not, in the choice of tiny houses and yurt: we propose movable solutions for people who are in exile, so in movement themselves.”*<sup>7</sup>

The tiny houses have been designed to accommodate one to two people; they have a kitchen - living room, a bathroom with shower and toilets, a mezzanine with a double or single bed, and a winter garden. It is made available free of charge (under a certain level of revenue, and then according to a percentage of the revenue, with a maximum of 250 euros per month), with occupation contracts of 6 months, renewable without limitation. Considering FNDSA secures the site for 5 years, it is realistic to imagine that people will have enough time to find another and more sustainable housing solution, and even to access to their own accommodation. A social worker of FNDSA supposes that the average duration of stay should be around one year, or one year and a half. It is important to remind that a certain proportion of the beneficiaries will *“have spent several months in a CADA (Centre d’accueil pour demandeurs d’asiles, in French); entering a private space with quietness and autonomy is in any case something positive after that”*.<sup>8</sup> Some who did not access CADA are often hosted at third parties (families, friends), in emergency centres, hostels, other devices, or even living out in the street.

Once they will be in, a global support will be proposed to the beneficiaries, combining housing, social support, access to services and relationships with the neighbourhood, combining both the AGIR scheme carried out by *Forum Réfugié Cosi* and the FNDSA usual support. This global approach will allow to address the whole dimension of the beneficiaries’ interconnected needs, from the basic conditions of living to their well-being and personal development. This complementarity in the provided support allows the beneficiaries to face a broad range of insecurities and opens a pathway to be fully integrated in all the dimensions of the local society.

We can mention here that no specific reflection seems to have been done on the gender approach during the design phase: there is no gender-sensitive analysis of needs and responses, neither specific action to tackle gender inequalities. On this point, our interlocutors explained that in this project, they thought more in terms of diversity than in terms of gender. In other words, gender is not considered specifically, but through the lens of diversity. FNDSA has organized visits of the site with several

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<sup>7</sup> Individual interviews, February 2024.

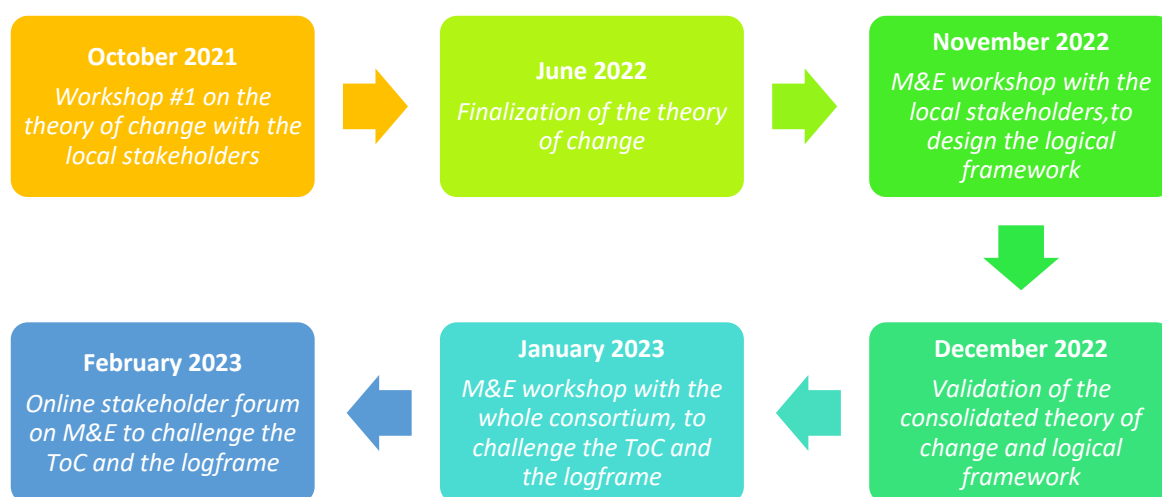
<sup>8</sup> Individual interviews, February 2024.

potential beneficiaries: two men (30 years old), a woman (28), a couple (32 and 34). For the moment, there are two women and three men among the potential beneficiaries, from 4 different nationalities (Syria, Azerbaijan, Columbia and Eritrea).

Furthermore, some interviewees have raised an interesting question about tiny houses: usually, living in such a house is a well-balanced personal or familial choice, since it carries a specific relationship to housing and environment (small house, usually made in wood, transportable, low carbon, etc.). Within the Cocon Merging project, tiny houses are proposed to people in precarity and coming from different socio-cultural backgrounds, who are maybe not aware and/or not at ease with this kind of housing concept. In this regard, we can question the relevance of this choice. Nevertheless, considering the need of housing for these people, and the other advantages of the proposed solution, all the Merging partners and local stakeholders have agreed to validate this option.

### 3.1.2 A PARTICIPATORY DESIGN PROCESS

The project has been designed through a participatory process with the local stakeholders. The implication of several entities, with different skills, knowledge, and roles, constitutes a good practice that allowed to collect various points of view, to evaluate the feasibility, to ensure the pilot's appropriation by local actors and to identify opportunities and tailor-made participation. The design process has been implemented through the following main steps:



Aside these key moments, the dialogue has been continuous between the local stakeholders involved in the pilot. As explained above, a weekly online meeting has been implemented from March 2023 with Quatorze, UJML and FNDSA, to ensure a strong and permanent follow-up, and to facilitate the decision-making process. Before that, two meetings were organized per month between Quatorze and the Head of innovation of FNDSA, to discuss on specific topics. The events and meetings organized with the inhabitants of the neighbourhood (information meeting in November 2022, creation of an email address to exchange with the neighbours, Easter party in April 2023, co-construction week in September 2023, to build the yurt, new public meeting at MJC Mermoz-Laënnec in September 2023, to present the developments of the project and visit the yurt with the neighbours, another visit of the yurt as part of the Metropole's hospitality week in November 2023, "Yurt and soup" activity planned but changed to a discovery of the site for visitors, due to a lack of electricity, information meeting in

February 2024)<sup>9</sup> were also real opportunities to catch views, ideas and to enrich the design process of the project.

The dialogue with local authorities has been complicated in some extend. In the beginning, the project was supposed to be developed in Vaulx-en-Velin, which is a municipality part of the Lyon urban area. The mayor was not supporting the project, and the pilot had to find another location to be developed; FNDSA proposed one of its lands in rue Bataille, in the 8<sup>th</sup> district of Lyon, which have been already visited at the beginning of the project with Quatorze, but not chosen because of its “history” (drugs dealing, prostitution, etc.). This solution was chosen to secure the pilot project, but it wasn’t simple to move on: both FNDSA and the inhabitants of the area were suspicious with the feasibility of the project, notably because of the history of the land (former squat with prostitution, drug dealers and users, etc.), and because of its state, which was not ready at all to host tiny houses.

The neighbours finally had several opportunities to join the process (public meetings, Easter party, neighbours’ lunch, construction of the yurt), and according to the exchanges during the last meeting, in February 2024, the trust is increasing and the perception on the project is getting more and more positive. Nevertheless, we can still feel a kind of carefulness and some concerns among the inhabitants, regarding their “*tranquillity*”, or their “*right to live in a quiet atmosphere*”.<sup>10</sup>

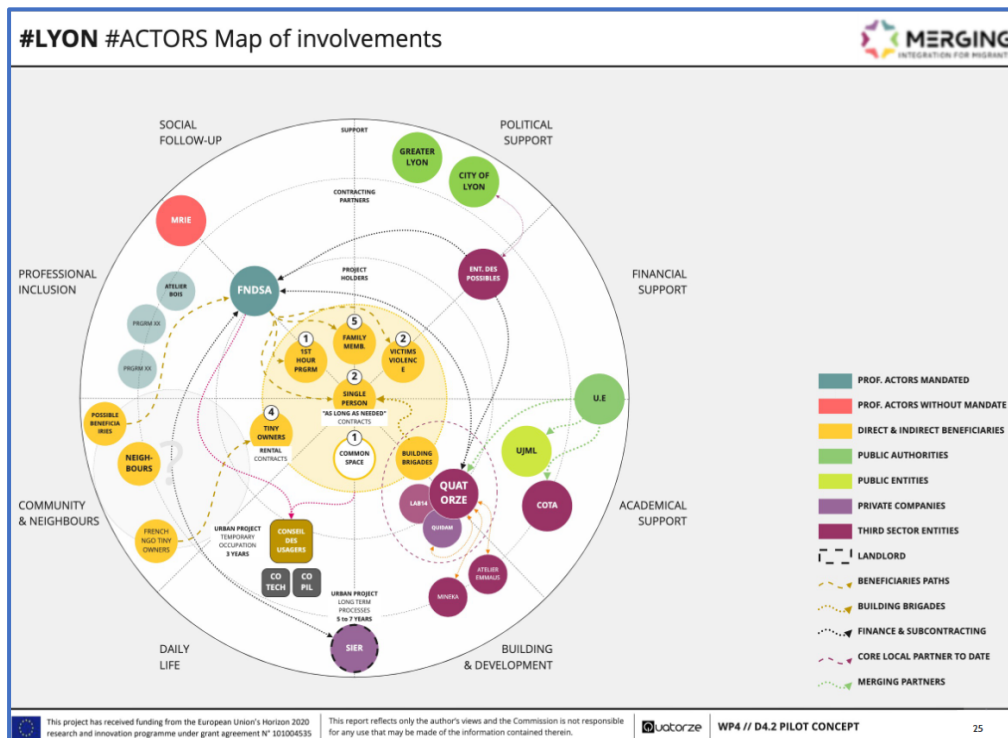
To facilitate their acceptance and involvement in the project, the site is open to them. During this evaluation, we had the opportunity to observe on the field how some of them come to visit the tiny houses and the yurt, to ask questions and share views with the team of the pilot project, or to see how the inhabitants interact with FNDSA (public meeting in February 2024). The Cocon Merging team had open a direct canal of communication with the inhabitants, through the creation of a dedicated email address in November 2022. Several interlocutors we met during the evaluation process expressed the idea that “*the people we hear the most in the neighbourhood are the ones who are not favourable to the project, but if we consider the ones who are neutral or favourable to it, and who don’t say it loud, we are probably on a positive balance.*”<sup>11</sup> According to our observations, this statement seems not far from reality.

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<sup>9</sup> See deliverable 5.4 for more details.

<sup>10</sup> Expression of a participant, public meeting in Lyon 8e, February 2024.

<sup>11</sup> Individual interviews, February 2024.



Map of involvements in Cocon Merging, realized by Quatorze.

Cocon Merging has been built through concertation and dialogue at every stage of its design, inviting stakeholders to share their best practises and points of view. However, it seems that migrants haven't been openly consulted during the inception phase; their voices have been carried out by FNDSA, UJML and Quatorze in an indirect way. The experience of FNDSA takes an important value here, thanks to its mission of welcoming, hosting, accompanying, and Integrating people in need. UJML has also a kind of expertise with its device "*Diplôme universitaire passerelle*" for students in exile, who share their concerns about housing with their teachers and referents.

We can mention that the nature of such a pilot initiative induces an on-going flexibility, adaptation, and adjustments, that can affect the clarity of the roles' repartition, leading to misunderstandings on who oversees what (see above the table of the difficulties which have been met). When it comes to building permits, to legal certificates and to road and networks tasks, the timeframes and points of view can be different from an actor to another. Nevertheless, each stakeholder has managed to deal with the others, and the project is finally a reality, even if the delay is important.

### 3.1.3 APPROACH AND METHODOLOGY

Cocon Merging adopts principles of action echoing the recommendations of the deliverable of the WP3 identified from the analysis of different "Integration Operating Models", such as:

- "**Perform an analysis of the local context**": the dialogue and concertation work led during the inception phase, with relevant stakeholders such as FNDSA, allowed to identify the major issues in the field of inclusion and housing in Lyon.
- "**Pay special attention to the governance, and the extent to which it is participatory**": as explained above, the involvement of various actors in the design conception, meetings, decision-making and management of the project has supported the appropriation and individual involvement of every actor.

- **“Engage in additional actions and activities for integration”** and **“connect with the local community”**. In addition to the social support which will be proposed to the beneficiaries, attention has been paid to develop and maintain good relationships with the neighbourhood, and to social inclusion. The construction of the yurt, which is dedicated to collective activities with both beneficiaries and inhabitants of the neighbourhood, is an example.
- Ensure a **“network of partners and stakeholders”**. Cocon Merging adopted a multi-actors dynamic that mobilized several stakeholders (such as FNDSA, *l’Entreprise des possibles*, la *Mission de Recherche sur l’intégration et l’exclusion* - MRIE, etc.), but also ensured that interrelations were created between them (see above the map of the stakeholders’ involvement). The workshop organized by FNDSA in February 2024 to reflect about the future of the collective space is a concrete example of the reality of this network, since it has involved representatives of la MRIE, UJML, Quatorze, FNDSA, and it has been organized in the *Maison de la Jeunesse et de la Culture* - MJC Laënnec-Mermoz, close to the site of the project. Furthermore, MJC partly hosts the animator of FNDSA since she has been hired. The MJC is a public equipment, which highlights a kind of indirect institutional participation.

The co-participation of the beneficiaries is also a key principle of Cocon Merging. Relying on the concept of “agent of change”, it aims to position them in the core of the process, giving them rights and facilities in exchange of duties and responsibilities. By doing so, the project intends to reinforce their empowerment, strengthen their autonomy and the capacity to provide their needs by themselves, in a sustainable approach. Since the beneficiaries will enter their houses at the very end of the project, we cannot develop a proper analysis on this point. However, we can mention here that the animator of the site will gather the 5 expected beneficiaries on the 12 April 2024, to share a convivial moment and start creating links, bridges, and bonds with each other, with her and with the responsible of the site.

#### **Focus: What is empowerment?**

*Empowerment is a trendy concept in the field of international cooperation and development, and in social follow-up as well. We can define an empowerment process as a transformative process because it acts against the factors of disempowerment that take us away, or limit our powers of action, such as gender and patriarchy, racism, the economic system, disability, age, etc., and then transforms the lives of individuals and communities. This process involves the transformation of power and domination relationships, including those we have as human beings, with all non-humans in the living and non-living world. Empowerment cannot coexist with «power over», that is, with relations of domination and/or exploitation.*

Furthermore, the implication of local administrations and authorities, such as the municipality of the 8<sup>th</sup> district of Lyon, was a key principle to ensure that the response was well-rooted and aligned with the concerns of the city and the region, as well with the appropriation and the facilitation of the project. We can mention here that a visit to the site by the mayor of the 8th district and his deputies is scheduled for the 3 May 2024.

Cocon Merging develops a multi-level approach that enhance concrete changes. Working at the institutional level with key administrations, at the community level by mobilizing local organizations and neighbourhood, allows to activate different levers for change.

## 3.2 COHERENCE

### 3.2.1 ALIGNMENT WITH THE LEGAL FRAMEWORK

The evaluation shows consistency between the project and different level-governance strategic priorities and needs. First, the project is aligned to the charter of fundamental rights of the European union<sup>12</sup>, and especially its articles 6 (*Right to liberty and security*), 14 (*Education*), 21 (*Non-discrimination*), 24 (*Rights of the child*) and 26 (*Integration of persons with disabilities*).

At a more local level, the pilot also responds to the will of the Lyon metropole to develop a hospitality policy including access to housing and transitory urbanism strategies. As of 2020, the Metropole of Lyon has chosen to show hospitality to those facing homelessness and inadequate housing. This new hospitality policy, based on shelter and support, responds to urgent social, health and human needs.

Cocon Merging represents an extension of existing tiny house facilities for a new target group: refugees. To date, tiny houses in the Lyon metropolitan area have been used to shelter migrant women with children under the age of 3, or young people in minority situations. They do not include a dedicated site coordinator or social mix. There have been no participative workcamps, either to build the tiny houses, which were bought from a tiny house manufacturer without any prior discussion about the type of public to be accommodated, or to build common spaces such as the yurt. On the existing sites, owned by the Metropole and managed at its request by FNDSA or by the association “Le Mas”, there has been no specific hiring to run the third place, nor any mix of publics on these sites. These sites target women with children under the age of three, providing them shelters, but no holistic integration approach than Cocon Merging since minors, like some foreign women, may not be able to obtain residence permits.

That's why we feel it's important to clarify these points, and to make a clear distinction between what is done in Cocon-Merging and the other sites in the Metropole that include tinys houses. It should be noted that the Metropole of Lyon supports the various Cocon's schemes carried out by the FNDSA . It was approached by the FNDSA for a grant application, which was awarded in May 2023 and dedicated to operating costs on the 3 COCONs schemes, mostly La Saulaie and Les Amazones as they enter the scope of responsibility of the Metropolis (women with kids under the age of 3)

### 3.2.2 ALIGNMENT WITH THE OTHER COCON DISPOSITIVES

Cocon is a dynamic carried out by FNDSA, with 3 implantations in Lyon. The biggest one, Les Amazones, welcome 20 single migrant mothers with children under 3 years old. On this site, the tiny houses are bigger, and they are prefabricated blocs, putted in line on a closed area. The main principles are the same than for Cocon Merging (privacy, autonomy, access to common spaces only if there is a will to, collective definition of the rules, etc.), but there are some differences. Cocon Merging is dedicated to refugees, smaller, implanted in the heart of a residential neighbourhood, on a land which evolves to become a green area, opened to the outside, with a beautiful and new common space (the yurt), etc. In this regard, Cocon Merging could seem more attractive than Les Amazones. An interviewee said that “Cocon Merging can be understood, in some extend, as an improvement of Les Amazones.”<sup>13</sup>

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<sup>12</sup>[https://www.un.org/peacebuilding/sites/www.un.org.peacebuilding/files/documents/pbf\\_irf-308\\_evaluation\\_report\\_gpi.pdf](https://www.un.org/peacebuilding/sites/www.un.org.peacebuilding/files/documents/pbf_irf-308_evaluation_report_gpi.pdf)

<sup>13</sup> Individual interviews, February 2024.



Les Amazones originally comes from a will of the metropole of Lyon, which wanted to occupy some empty slots, without having to take care of it. The need was to quickly occupy the land in a temporary way, with a movable kind of housing. In this regard, tiny houses appeared relevant. In parallel, FNDSA has developed a reflection on autonomy and privacy, which provides some other arguments for choosing this kind of device. As mentioned by an interviewee, *“to think properly about your future, you first need a quiet place to stay.”*<sup>14</sup> For Les Amazones, FNDSA has expressed its will to host isolated women with children from the beginning, and was supposed to do so, because it was hosting beneficiaries with a funding from the Lyon Metropole (sheltering these women with children is a prerogative of the Metropole). The site has opened in March 2021, with 20 tiny houses available for migrant women, mostly coming from a social accommodation in a hotel.

In Les Amazones, the women can cook in their home, they have their personal bathroom, and they don't have any obligation to participate in the collective life. Social workers on the site observed that their feeling of security improves once they are in their house, and that the women develop a kind of solidarity with each other (to take care of the children for instance). Even if the site was supposed to be temporary, most of the women are still in their tiny house, since they are stuck in complex administrative situations. However, some positive exits of the device are to mention.

The social workers also mention that Cocon Merging seems to have several added values compared to Les Amazones, such as the yurt, a smaller implantation, a more residential neighbourhood, or a greener area. A negative point could be the fragility of the tiny houses; in Les Amazones, many technical issues appeared after a couple of months, due to the intense using of the houses. Even if the tiny houses designed and built by Quatorze for Cocon Merging are made differently and are of highest quality, this is a point of attention to keep in mind. Broadly, even with a well-designed and attractive device, several interviewees had reminded us that *“this kind of tiny houses villages cannot be permanent, they are temporary housing devices.”*<sup>15</sup> Some other actors, like Quatorze, highlight the fact that the “tiny house movement” in France shows that it can be permanent housing<sup>16</sup>.

At a more local level, the pilot also responds to the will of the *Entreprise des Possibles* to get people off the streets. *L'Entreprise des Possibles* is a collective of companies committed, with their employees, alongside public actors, and associations, to help the homeless people and the most vulnerable. Their objective is to mobilize human, financial, and real estate resources to amplify the action of associations on the ground. Alain Merieux, the Head of the organization, says: *“I believe in the strength and generosity of our companies and in their ability to engage in causes of general interest. They represent nearly 600,000 employees in the Lyon Metropole, and I am convinced that together, we can mobilize to open the field of possibilities and change an unacceptable situation.”* 170 companies and 45 associations have joined *L'Entreprise des Possibles*.

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<sup>14</sup> Individual interviews, February 2024.

<sup>15</sup> Individual interviews, February 2024.

<sup>16</sup> See Hameaux Légers, Tiny house France, and the symposium *Premières Rencontres Internationales de la Tiny House (PRITH)* in Sciences Po Rennes on the 29th of March 2024.

### 3.3 EFFICENCY

- ***How the partnerships and synergies allowed to optimize the efficiency of the project?***
- ***Are the resources well adapted to the objectives?***

#### 3.3.1 LUMPSUM STRATEGY

The lumpsum fundings for the Merging project, which reflected on the pilot, ensured the flexibility needed to implement a project through an iterative approach. In this flexible framework, Quatorze and UJML have been adaptable, to react quickly to each situation and find the best solution as fast as possible.

Since the initial budget of the pilot project through Merging was too low to meet the need of gathering more tiny houses to cover up the cost of the social work, some external help has been solicited: *l'Entreprise des possibles* and Evolem have contributed with 100.000 euros to buy two tiny houses for the pilot.

The lumpsum configuration doesn't allow a global and close budget analysis, that could be useful for a capitalization process or an advocacy for replication, as well as for a proper efficiency analysis. Nevertheless, each pilot has its own financial follow-up (Quatorze had registered all the expenses), but we are not able to track the precise volume of volunteer and salaried work which has been done for each project.

A more precise visibility on the spendings could be potentially key to encourage decision-makers to implement the same kind of project on their territory.

#### 3.3.2 HUMAN RESOURCES MOBILIZATION

Interviews with project team members showed that the team is a polyvalent one, gathering different skills and field of expertise (architecture, urbanism, social follow-up, facilitation, animation, etc.). The duo composed by UJML to carry out these projects (both Merging as a whole and Cocon Merging) was particularly interesting: one of these two persons was more involved in the pilot implementation, since she's familiar with the network and stakeholders, and the other one was more involved in the relationships with the consortium (even if both were finally involved in everything).

Their work has been unanimously appreciated by the stakeholders involved in Cocon Merging; from our observations and the interviews we had, it seems that they would have need another person to be sufficiently staffed. The two people from UJML had to go above their backgrounds and specializations to lead and implement Cocon Merging.

#### 3.3.3 SYNERGIES

The multi-actor concertation and co-design of the project allowed to ensure additional physical, financial, material, and human resources that the project couldn't mobilize without this collective involvement. Each single actor involved contributes significantly, at least through its expertise:

STRUCTURE	MAIN INPUTS
<b>UJML</b>	Global coordination (articulated with Quatorze)
<b>Quatorze</b>	Global coordination (articulated with UJML), construction of 2 tiny houses through training session certified Qualiopi and dedicated to BP , coordination of the construction of the yurt with Etre Eco Lié
<b>FNDSA</b>	Providing of a land, coordination of the installation of the ground, identification of the beneficiaries, social follow-up
<b>Entreprise des possible and Evolem</b>	Funding of 2 tiny houses (100 000 euros in total, with 80 000 for the tiny houses and 20 000 euros for the implementation of the other Cocon devices and some communication activities, such as the invitation of M. Renaud Payre, Vice President in charge of housing at the Metropole, to the kick-off meeting, organization with the association E.graine of 2 editions of the festival “ <i>Identités croisées</i> ” in 2022 and 2024, organization of a conference in the University Library, organization of a photo exhibition and production of videos presenting the yurt )
<b>Municipality of the 8<sup>th</sup> district of Lyon</b>	Mediation between the inhabitants and the project
<b>Inhabitants of the neighbourhood</b>	Contribution to the construction of the yurt, sharing of propositions and ideas for the future activities, donations (plants, household linen, dishware) and volunteering

FNDSA, Quatorze and UJML work closely “by necessity”, since they carry out the fundamental dimensions of the pilot (coordination, construction, and social follow-up). FNDSA is an important and well-known actor in Lyon; its history, know-how and reputation were key in the implementation of Cocon Merging. Quatorze is specialized in participative and innovative building projects dedicated to social and environmental sustainability, and UJML is at the centre since its coordinate both the pilot project in Lyon and the whole European Merging project. The relations between the partners are good, and one interviewee has observed that “*even if some of us are more “neutral”, and some are more “activists”, we manage to find a good balance and do a professional work.*”<sup>17</sup>

Some other stakeholders have helped at some moments (*Entreprise des possibles*, neighbours, MJC Laënnec-Mermoz, etc.). The municipality of the 8<sup>th</sup> district is also a key actor since it hosts the land of rue Bataille. According to the main stakeholders of Cocon Merging, the relationship with the municipality is quite positive, and it allows the project to continue in good conditions.

To summarize the synergies developed within Cocon Merging, an interviewee said that: “*researchers are aimed to research; some others are professional activists, and some are dedicated to the collective administration. We succeed in dealing with this reality and relying on each stakeholder’s strengths.*”<sup>18</sup>

<sup>17</sup> Individual interviews, February 2024.

<sup>18</sup> Individual interviews, February 2024.

### 3.4 EFFECTIVENESS

- **How did the project ensure a proper implementation?**
- **Have all the activities been realized in the delay?**
- **Are the objectives achieved?**
- **Are there non-expected results?**

Effectiveness is assessed by the analysis of the logical framework, to determine if (and how) the project has reached its objectives and expected results. An observation shared by an interview summarizes quite well the situation of the project regarding effectiveness: *“at the beginning, we were quite in advance and in the end, we are very late. It happens with this kind of ambitious and innovative project, and fortunately, we managed to achieve something very positive.”*

A first observation is that the pilot project has been late all along its development process, for some important, and mostly external reasons such as:

- **Political obstacles** (the mayor of Vaulx-en-Velin was opposed to the project, which led to finding another location).
- **Rising of the construction material prices**, notably due to the war in Ukraine and post-Covid 19 crisis.
- **Inhabitants' concerns** (people living close to rue Bataille weren't in favour of the project at the beginning, because of the “negative past” of the land).
- **Turnover in the pilot staff**, mostly in the FNDSA's team, and to some extent in Quatorze's team.
- **Technical issues**, to bring the tiny houses on the land, to finalize their electric connection and obtain legal authorizations.
- **Administrative and regulatory permits**: building permit, delay in electric conformity assessment).

According to our observations, the project team did well to react and adapt to all these difficulties. In the end the delay is important, and the inhabitants will enter their house at the very end of the project, which doesn't allow us to fulfil the analysis as expected. However, we propose above a full analysis of effectiveness, by highlighting the positive results and explaining the delays and failures we observed, with factual and triangulated elements.

We present below a reminder of the logical framework, which is the basis to analyse effectiveness. Without the existence of a proper baseline, we root our analysis in a qualitative more than quantitative approach. After presenting the logical framework, each expected result is analysed.

### 3.4.1 ER 1 - SOCIAL FOLLOW-UP

***The proposed social follow-up is multidimensional; it promotes the expression and decision-making of the beneficiaries.***

Because of the important delay of the project, notably due to a too short timeframe of implementation, the social follow-up wasn't implemented. However, it has been designed and prepared, which is an achievement not to be neglected. We share below some observations regarding this expected result.

- **FNDSA, the local entity in charge of the social follow-up, has mobilized several professionals** in the project:
  - In the beginning, the Head of Innovation was overseeing the project, then he quitted.
  - A department manager participated in the construction, development, and evaluation of the project, ensuring its implementation and the team management.
  - The Head of the 3 Cocon devices is mobilized to oversees the development of the site.
  - A logistician oversees organizing the material conditions and stay of the residents.
  - An animator promotes the development of the common space, by supporting the development of social activities. She's the only staff member of FNDSA who dedicate 100% of her working time to Cocon Merging.
  - A social worker will be hired to ensure the social follow-up of the beneficiaries once they will be identified and oriented (in the end of March 2024, a social worker will come to reinforce the team for 3 weeks, pending final hiring).
  - We can also notice that the general direction of FNDSA as well as the board are following the Cocon Merging project with high attention.
- **Because of the turnover**, the people in place in FNDSA have changed. For Quatorze and UJML, the main interlocutors stayed the same.
- **The identification of the beneficiaries is made by FNDSA**, after a first identification process made by *la Maison de la Veille Sociale (MVS)*, and another carried out by *Forum Réfugié Cosi*. FNDSA understands that at a first glance, the dispositive could be not so attractive for potential beneficiaries since it's a specific way of living. Furthermore, as explained above, some of the people who have visited the site in winter, when it was muddy and cold, refused to live in tiny houses as they were expecting flats. The department manager resumed contact with two candidates in December 2023 and in February 2024. They each remain interested. A new meeting took place with the candidates' guidance partners and a visit to the field took place in March 2024.
- The 6th tiny house (overseed *La Manufacturette*) and the 7<sup>th</sup> tiny house (overseed by Quatorze) arrival will make it **possible to accommodate solidarity rentals** (or shared rentals), which will be managed by *La Manufacturette* and a partnership between Caracol association and Quatorze, for the benefit of students. The latter are, in part, supported by UJML, which could target a student with housing difficulties. *La Manufacturette* is seeking out young workers and modest income tenants.

### 3.4.2 ER 2 - DAILY LIFE AND COMMUNITY

***The hosted people are in contact with people outside the village of tiny houses; they propose and/or participate in various activities.***

Here again, the important delay in the project implementation didn't allow Cocon Merging to reach its target at this point of the process. However, some other achievements can be observed, related to the creation and consolidation of a local network around the site of the project.

- In November 2022, a **first public meeting** has been organized by the stakeholders of the project with the support of the municipality of the 8th arrondissement of Lyon, in relation with questions and apprehensions expressed by the inhabitants. The municipality and the partners of the pilot perceived the need to organize an official meeting to present the initiative, answer questions, and show their will to consider the inhabitants as part of the process. This meeting brought together the pilot partners (FNDSA, Quatorze and UJML) and local elected officials. About forty people were attending, showing the interest of the neighborhood for the project and local life. This first meeting was difficult, since the inhabitants of the area were still concerned by what happened before on the land targeted by the project (prostitution, drugs dealing, etc.).
- In April 2023, an **Easter event (eggs hunt)** has been organized with the inhabitants of the neighborhood. Several families enjoyed the activity, which can be considered as an important milestone on the way to trust and cooperation between the project and the inhabitants.



*Easter event on the site.*

- In July 2023, a **lunch of the grass** has been organized on the site with the neighbors. The participation was not so high; according to one of the interviewees, *“at this stage, they were observing us, the trust was not there”*.<sup>19</sup>
- In September 2023, the **yurt has been built through a participatory process** bringing together 15 people, mostly coming from the neighborhood and other backgrounds. This participative and collective process is an important success since the yurt aims to become a symbol of the link between the project and its direct environment. A second public meeting has been held at this occasion, which was more peaceful and constructive than the first one (about 35 participants), reflecting the beginning of a change in the perceptions.
- The yurt will be the **collective room for people staying in the tiny houses**; it contains a kitchen and a laundry room. It will also be a place to support the work of the social workers on site (dedicated office space) and where **local associations and collectives will be able to organize micro-events**. The surrounding outdoor space will be an extension for these events, especially in spring and summer. In total, the yurt can accommodate up to 30 people, and with its

<sup>19</sup> Individual interviews, February 2024.

outside, up to 50 people for regular events. It is certified as an accommodation able to host public (*Etablissement recevant du public* - ERP in French). Occasionally, FNDSA will be able to organize larger events. The animator of the place is currently working on its regulation, programming of use for 2024, development of its partnership network, etc. Socio-cultural programming workshops will be conducted to complete the activities that will be organized. The objective is to bring out desires and proposals from the tenants and from the neighbours of the plot.

- **A communication channel** by email was set up by the project team to maintain a permanent link with the inhabitants, collect their questions and suggestions and keep them informed of the progress made.
- **A new public meeting at MJC Mermoz-Laënnec** has been organized in September 2023 to share the developments of the project with the neighbors and to visit the yurt with them.
- **A new visit of the yurt** as part of the Metropole's hospitality week in November 2023 has been planned, with an event called "Yurt and soup", but lowered due to remaining ongoing works on site. However, people from outside the area have come and expressed their interest in the project. We can mention, for instance, that a representative of UVEG has spent a month in Lyon, has visited the site of the project and met some representatives of the local stakeholders.
- In January 2024, the animator of the common space has been hired, and in February 2024, a **focus group gathering 13 people** from la MRIE, Quatorze, UJML, FNDSA and Cota, held in the MJC Laënnec-Mermoz, to reflect collectively about the future of the yurt. On the same day, **another public meeting** has been organized with the inhabitants of the neighborhood to share fresh news about the project and to answer their pending questions. More than 20 people attended this meeting, in a positive and constructive atmosphere.
- On the 12 April 2024, **an informal meeting** has been organized with the selected beneficiaries, to initiate the contact between them and start to think collectively about the common rules of the site (daily life, shared spaces, etc.).
- **Some activities are already identified for the coming months.** Thus, participatory work sessions (23 and 27 April 2024, 1<sup>st</sup> June 2024), some open to public, will be organized to build garden furniture, a bike shelter, etc., and share a convivial moment. Some political representatives of the 8<sup>th</sup> district of Lyon will visit the site on the 3 May 2024, and the inauguration should take place on the 20 June 2024. A festive event will also be organized with the MJC on the 27 July 2024.

Despite the challenges and difficulties, the project had to face, *“Cocon Merging has managed to bring tiny houses dedicated to people in exile in a residential neighborhood.”*<sup>20</sup> An interviewee also mentioned that *“instead of hiding people in exile and/or in need, we allow them to be in the middle of the public life, and to be part of it. This is fundamental.”*<sup>21</sup>

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<sup>20</sup> Individual interviews, February 2024.

<sup>21</sup> Individual interviews, February 2024.



### 3.4.3 ER 3 - CONSTRUCTION AND HOUSING

***The village of tiny houses offers a housing environment that respects the environment, promoting collective development approaches and providing well-being to the people who live there.***

This expected result is almost fully achieved. We cannot document the well-being of people since they are not living in their houses yet, but the project has accomplished an important and qualitative work to set up a full site with 7 tiny houses, a yurt, small equipment, and a direct link with its neighborhood.



*General view of the site*



*The construction of the yurt*

- **Professional training sessions** have been organized by Quatorze to build two of the tiny houses that have been installed on the plot, including people with a BPI status<sup>22</sup>. In the initial application of Merging, future residents and neighborhood residents were to be among the participants of the construction process, yet this was not possible as both the plot and future inhabitants weren't known when the construction of the tiny houses happened.
- **The yurt has been built on site in September 2023**, through a participatory process. Before it has been prepared within participatory construction thanks to Etre Eco Lié, a partner of Quatorze on other projects. Carrying out co-construction workshops with residents enable the improvement of the living environment by drawing inspiration from the experience of users.

<sup>22</sup> See deliverable 5.4.



- Only **7 tiny houses have been installed on a 2000-meter square land**, to make people feel at ease, and to let them enjoy space. This choice is important since it's a major difference with other kinds of housings, in collective centers for instance. Thus, the kind of housing which is proposed allows people to develop their independence and autonomy. The site is quite well connected to public transportation (metro), which is positive not to let people remoted from the city.



*Some of the tiny houses on the site*

- Since January 2024, **the site is equipped with pathways**, and the earthworks coordinated by FNDSA have been finalized. A meeting took place on February 24 to assess the electrical viability; the project team is waiting for feedback to access electricity, and to formally host the first beneficiaries.
- In March 2024, **the landscaping of the land has started**, coordinated by the animator of FNDSA. The purpose is to green the land as much as possible, to make it beautiful, pleasant, and to bring some shadow and freshness during the summer. For plants, FNDSA calls on a plant protection association as suggested by UJML, which recycles plants to offer them a second location. Sodding is underway and is being done according to the growth rate in spring. At the same moment, FNDSA received a donation of 19 trees, which have been planted on the site.



*The landscaping of the site.*

### 3.5 IMPACTS

- *Did the stakeholders appropriate with the project?*
- *Which changes the project did realize on beneficiaries? Individual? Stakeholders' structures and organizations? Local ecosystem? Public policies?*

The short time dedicated to the pilot implementation doesn't allow to identify long-lasting changes induced by the project. However, the evaluation findings show that the project was catalytic and brought some transformative changes. We analyse them according to the pilot's theory of change, to see if the concrete changes are aligned or not with what was expected.

We can also notice here that some findings arising from the other sites of tiny houses ran by FNDSA, and notably the site of "Les Amazones", already gives some elements about the impact that we could observe in Cocon Merging. Thus, a study of La MRIE, dedicated to the needs of women and children hosted in temporary housing and published in 2022<sup>23</sup>, shows that the actions implemented (individual follow-up, collective animation, proposed activities) and the housing format (complete living unit: autonomous, allowing family intimacy) are the necessary supports for a transition which "repair the past and prepare for the future". Some key benefits of the housing in tiny houses are highlighted in this study:

- The collective dimension contributes to **reduce isolation and loneliness**.
- The independence of the housing contributes to **positive relationships** between people and supports solidarity.
- Even if it is temporary, benefiting of a proper housing (and even, with a tiny, of a proper "house") **is a kind of relief**.
- The smallness of the site contributes to a **feeling of security** for the beneficiaries.
- Offering a tailor-made participation in the collective activities is a good way to **respect each person pace and will**.

Below is presented the theory of change of the project, elaborated in 2022/early 2023. Since it is a long-term projection, the aim is not to evaluate its achievements, but to define if, and in which extend, Cocon Merging has contributed and/or is able to contribute to it. We focus on the four pathways to change and not on the vision, which is a quite idealistic description of the future.

The table below proposes a brief analysis of the observed effects regarding the pathways to change elaborated within the theory of change.

PATWAYS TO CHANGE	OBSERVED EFFECTS
<b>1.INCLUSION</b> People in exile are included in the host society and are fully-fledged actors. Their needs are covered, and they have access to their rights.	<i>Not relevant to analyse since the beneficiaries are not in their house yet.</i>
<b>2.INCLUSIVE GOVERNANCE</b> The actors (public authorities, civil society, private sector) act together to respond effectively to the challenges of welcoming and including people in exile. People in exile participate in decision-making.	A continuous collaboration is in place with the municipality of the 8 <sup>th</sup> district and FNDSA, and some perspectives of continuation of this collaboration are observable. A ponctual contribution has been offered by some private actors, like <i>Entreprise des possibles</i> .

<sup>23</sup>MRIE, *Les besoins des femmes et enfants hébergés en habitat transitoire (tiny houses ou studios), février 2022.*

PATWAYS TO CHANGE	OBSERVED EFFECTS
<b>3.LIVING SPACES</b> Living spaces are open, accessible, environmentally friendly and fulfilling places. They promote social interactions, improve living together and contribute to meeting the needs of the inhabitants of the territory.	The yurt has been open to the neighbours and to other actors of the area (MJC for instance) during its construction and after. In the individual perceptions, this place starts to be accepted as a part of the area. The inhabitants start to project themselves into this place.
<b>4.CAPACITY BUILDING</b> The actors concerned by the reception of people in exile have adapted capacities, they enrich each other mutually according to the different interactions. Everyone's pace is respected. Practices evolve, allowing quality support.	FNDSA express formally that this project has pushed it to go further in the evolution of its approach and practices, notably regarding housing first schemes and the way of thinking and promoting what is a home for people in needs.

### 3.6 SUSTAINABILITY

- *What will persist after the end of the project?*
- *How did the project ensure the positive effects will last after its end?*
- *Is there an exit strategy?*
- *What are the main threats that can affect the project's results?*
- *Could the project be replicable? According to which modalities?*

#### 3.6.1 SUSTAINABLE EFFECTS

The continuation of the impact assessment process, which was not possible to realize properly within the Merging timeframe, considering the short time of implementation of Cocon Merging, is ensured through a collaboration between FNDSA, Small Rivers and La MRE, to develop the observations carried out as part of MERGING's action research.

Nevertheless, we can identify some factors of sustainability, such as:

- The co-construction process is a lever for ownership.
- The elaboration of shared and common rules is a way to maintain a positive way of living together.
- The respect of the wishes and needs of all the stakeholders is key and allows all of them to feel considered and secured.

#### 3.6.2 OPPORTUNITIES

- **Implication of the neighbourhood:** the presence of the yurt and close to it, of the MJC, is a great opportunity to create and strengthen links between the migrants hosted in the tiny houses and the other inhabitants.
- **European dimension:** a network is in place around the 3 pilots; universities are in a close relationship, and the local stakeholders from the different pilots had several opportunities to

meet and to create links. Through these connections, Cocon Merging could be reinforced by inputs coming from similar initiatives developed elsewhere in Europe.

- **Cocon global dynamic:** two other sites of tiny houses are run by FNDSA, and they had already offered some interesting lessons learned. Even if they do not last for too long, these experiences represent an interesting material to strengthen the implementation of Cocon Merging.
- **A third place with a dedicated animation:** FNDSA hired an animator for taking care of the third place, in close relationship with the neighbourhood and the local actors, such as the MJC. This person has got a relevant background, specific skills, works in the area (both from the yurt and the MJC), and she is in link with other third places in the Lyon metropole area, to create connections and grabbing some useful knowledge and good practices.
- **Developing the links with the research field:** actors like la MRIE or UJML, and even UVEG, which is in direct contact with FNDSA, are already involved in Cocon Merging. Developing these connections seems crucial, and not so difficult to do, to keep a permanent possibility to evaluate and analyse the effects the device, and to ensure adaptability and reactivity to improve it continuously.
- **Quatorze and FNDSA have a 5-year agreement:** for this period, the land is secured (FNDSA) and the tiny houses will stay available (Quatorze).

### 3.6.3 THREATS

- **Political context:** some local far-right groups seem to be opposed to the project. Until now they are a relatively passive threat, but it is important to keep it in mind.
- **Intern dynamics within FNDSA:** one interviewee mentioned that *“we cannot say that FNDSA as a whole is supporting the Cocon dynamic; it would be more appropriated to say that some people within FNDSA are strongly involved in this dynamic.”*<sup>24</sup> This point is important to keep in mind, since FNDSA will run the project after the end of Merging.
- **Specific constraints:** this kind of device presents a quite high level of technical and administrative constraints, as we observed during the implementation of the project.

### 3.6.4 REPLICABILITY

This kind of initiative could be replicable considering, at least, some main points of attention:

- Choosing a relevant location, with an important preliminary work for studying the neighbourhood and make awareness-raising and mobilization activities among the inhabitants.
- Building a strong and efficient multi-actor network, ensuring a real involvement of both public, private and third sector.
- Attributing roles and responsibilities through a precise model.
- Co-designing the space and the technical solutions with beneficiaries and the local community.
- Paying attention to the attractivity of the site, the houses, and the common space.

We don't consider the site of Les Amazones as a replication of Cocon Merging since the device was already existing before.

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<sup>24</sup> Individual interviews, February 2024.

## 4. CONCLUSIONS AND PERSPECTIVES

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As said by an interviewee, a main question stays unanswered at the end of Merging: *“to strengthen integration, should we first preserve people’s social and cultural roots, by letting them stay with people coming from the same country or region, or should we first encouraging their discover and appropriation of their new environment, by pushing them into an immersive experience among locals?”*<sup>25</sup>

However, thanks to the three pilots project, we’ve got material which allow us to say that having a personal housing in a nice neighborhood, with the possibility to create links with the community of resident, is something positive which meet the needs of many migrants, and which strengthen their pathway to integration.

For some interviewees, *“Cocon Merging appears like a mix between Caliu Urbà and Anna: the kind of housing is innovative like Anna, and the collective dimension (kind of “small village in the city” and existence of a common space) sounds a bit like Caliu Urbà.”*<sup>26</sup> This analysis is not so far from reality, and this report offers some examples of what Cocon Merging did achieve in terms of technical and building solutions, as well as in terms of collective dynamics on the field. The project and its stakeholders did well, and did their maximum in the allowed time, to overcome the many difficulties they have met on the way.

After almost 40 months of reflection and action, Cocon Merging has notably produced:

- **An inclusive framework** at each stage of the project, to promote the inclusion of neighbors and various local stakeholders.
- **A strong and resilient project team**, which is multidisciplinary, relying on qualified and relevant staff, and able to deliver and find solutions even in time of troubles.
- **A small village of tiny houses and more**, which was what it aims to be from the beginning.
- **Local interest and participation**, with a network of inhabitants progressively getting involved in the project.
- **Connections with its direct ecosystem** in the 8<sup>th</sup> district of Lyon, and involvement of the public counterparts with the municipality of the 8<sup>th</sup> district and the MJC. We can also mention here the existing links with the Metropole, through a funding of 49 000 euros allocated to FND SA in May 2023<sup>27</sup>, and some public positions like a tweet of m. Bruno Bernard, President of the Metropole, mentioning Cocon Merging. This highlights once again how the project is aligned with the hospitality policy of the Metropole.
- **A midterm commitment of its main local partner, FND SA**, which provides the land for a 5-year occupation.
- **A place where environmental respect is highlighted**, since the construction process of the tiny houses and the yurt has been designed and made to ensure that the materials used are as eco-responsible as possible.
- **A laboratory for mixity and solidarity**, by welcoming tiny houses offering different types of audiences a place to live but also to cooperate.<sup>28</sup>

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<sup>25</sup> Individual interviews, February 2024.

<sup>26</sup> Individual interviews, February 2024.

<sup>27</sup> See deliverable D5.3 for more details on budget

<sup>28</sup> FND SA (5), Manufacturette (1) and Caracole (2), have putted tiny houses on the field and will oversee the collective way of living of their inhabitants.

- **An inspirational experience** for other actors who would like to explore innovative housing initiatives for migrants.

To ensure a proper continuation of the dynamic, some recommendations can be formulated, such as:

- **Keeping a multi-actor steering committee** for one or two years, with FNDSA, UJML and Quatorze, which could meet every trimester. This steering committee could be a consultative place, to discuss some issues related to Cocon Merging.
- **Integrating the lessons learned from the other sites** of tiny houses run by FNDSA into the management of Cocon Merging, in order not to reproduce the same mistakes, and to capitalize on the good practices.
- **Keeping and strengthening connections with the European partners** involved in the two other pilot projects, to share knowledge and feedback about the migrants' integration process through housing.
- **Taking care of the starting relation with the inhabitants**, which is a powerful lever of integration and change. In this regard, the role of the animator of the third place will be crucial.
- **Paying attention in the selection and follow-up of the beneficiaries**; since living in a tiny house is not a common experience of home in many regions of the world, it must be attentively follow-up to be sure that the solution proposed is in line with the people needs and wishes, which can evolve even within a temporary stay. In this regard, a regular satisfaction study could be implemented.



## 5. APPENDIXES

### 5.1 LIST OF INTERVIEWEES

NAME	ORGANIZATION	CONTACT	DATE	MODALITY
<b>COCON WORKING TEAM (FOCUS GROUP)</b>				
13 people directly involved in the Cocon Merging work process	FNDSA, MRIE, UJML, Quatorze	X	13 Feb. 24	In presence
<b>MERGING STAKEHOLDERS</b>				
Noémie DOMINGUEZ	Université Jean Moulin	<a href="mailto:noemie.dominguez@univ-lyon3.fr">noemie.dominguez@univ-lyon3.fr</a>	1 Sept. 23 & 15 Feb. 24	Online/In presence
Maryam MAHAMAT	Université Rennes - Coopeskem	<a href="mailto:maryam@coopeskem.org">maryam@coopeskem.org</a>	30 Aug. 23	Online
Catherine MERCIER-SUISSA	Université Jean Moulin	<a href="mailto:catherine.mercier-suissa@univ-lyon3.fr">catherine.mercier-suissa@univ-lyon3.fr</a>	29 Aug. 23 & 15 Feb. 24	Online/In presence
<b>SOCIAL WORKERS</b>				
Charlotte BRETS	FNDSA	<a href="mailto:Charlotte.brets@fndsa.org">Charlotte.brets@fndsa.org</a>	14 Feb. 23	In presence
Marine LIEGEOIS	FNDSA	<a href="mailto:Marine.liegeois@fndsa.org">Marine.liegeois@fndsa.org</a>	14 Feb. 23	In presence
Mallory MAHOUT	FNDSA	<a href="mailto:mallory.mahout@fndsa.org">mallory.mahout@fndsa.org</a>	14 Feb. 23	In presence
Alain MONTEILLARD	FNDSA	<a href="mailto:Alain.monteillard@fndsa.org">Alain.monteillard@fndsa.org</a>	13 Feb. 24	In presence
Social workers of « Les Amazones »	FNDSA		14 Feb. 23	In presence
<b>INHABITANTS OF THE NEIGHBORHOOD (PUBLIC MEETING)</b>				
22 people living in the direct area of the project	X	X	13 Feb. 24	In presence
<b>LOCAL STAKEHOLDERS</b>				
Pauline MOSSE	MJC Laënnec Mermoz	<a href="mailto:coordination@mjc-laennecmermoz.fr">coordination@mjc-laennecmermoz.fr</a>	13 Feb. 24	In presence

## 5.2 LOGICAL FRAMEWORK OF COCON MERGING

PROJECT DESCRIPTION	OBJECTIVELY VERIFIABLE INDICATORS	BASELINE (APRIL 2023)	TARGET (APRIL 2024)	DATA COLLECTION TOOL
<b>SPECIFIC OBJECTIVE - (the <i>achievement</i> aimed by the project)</b>				
<b>A mixed village of tiny houses and others is created</b>	Number of tiny houses located on the dedicated area	0	7	*Field visit
	Number of people living in it	0		*Field visit *Inhabitants registers
	Number of people living in the area with another housing solution	0		*Field visit *Inhabitants registers
<b>EXPECTED RESULTS - (smaller achievements that will enable the achievement of the specific objective/products of a cluster of 2 to 4 activities)</b>				
<b>EXPECTED RESULT 1 – SOCIAL FOLLOW-UP</b>  <i>The proposed social follow-up is multidimensional; it promotes the expression and decision-making of the beneficiaries.</i>	"Holistic" dimension of the proposed follow-up and ability to cover all the fields necessary for true integration/inclusion. <u>Points of attention</u> <i>*Ensuring that these dimensions are adapted to people's needs / respect people's choices and needs.</i> <i>*Listing the dimensions of support: employment health, access to law.</i> <i>*Linking with other partners for follow-up.</i> <i>*Using a relevant data management system for accommodation and support (quantify and qualify).</i>	The social follow-up covers several disciplines articulated altogether		*Social follow-up framework/process/tools *Network of professional involved
	Assessment of the free membership/participation of people in the social support <u>Points of attention</u> <i>*It is not necessarily possible to be proactive on all dimensions for the people concerned: they should have the freedom of choice to target 1 or 2 dimensions.</i> <i>*If 1 or 2 dimensions is really invested by the person, this could already be considered as a success (e.g., family having taken the time to build their residential project).</i> <i>*People should be supported by professionals on the other dimensions.</i>		X % of the people participate freely	*Interviews with beneficiaries *Interviews with social workers



PROJECT DESCRIPTION	OBJECTIVELY VERIFIABLE INDICATORS	BASELINE (APRIL 2023)	TARGET (APRIL 2024)	DATA COLLECTION TOOL
	<i>*The access to accommodation is not conditional but linked to the social follow-up.</i>			
	Progressive empowerment of people within their own support path		X % of the people has the feeling to be an actor of their support path	*Interviews with beneficiaries *Interviews with social workers
<b>EXPECTED RESULT 2 – DAILY LIFE &amp; COMMUNITY</b>  <i>The hosted people are in contact with people outside the village of tiny houses; they propose and/or participate in various activities.</i>	Involvement of the hosted people in the organized activities (Regarding the creation of new activities in the living space: it can be a return of services to the population (e.g., market, distribution))		X% of the participants in the activities are neighbors & X% are people hosted. X activities are proposed by people hosted	*Minutes of the activities *Interviews with beneficiaries *Interviews with social workers
	Quality of the relationship between hosted people and residents of the neighborhood		X% of the interviewed people estimate they have a good relationship with each other	*Interviews with beneficiaries *Interviews with social workers *Interviews with inhabitants
	Evolution of the perception of the inhabitants of the neighborhood towards the hosted people		X% of the inhabitants have a positive perception of the hosted people	*Interviews with inhabitants
<b>EXPECTED RESULT 3 – CONSTRUCTION &amp; HOUSING</b>  <i>The village of tiny houses offers a housing environment that respects the environment, promoting collective development approaches and providing well-being to the people who live there.</i>	Effects related to the construction process (collective dynamics, acquisition of skills, awareness of more responsible housing, etc.)		X% of the participants have gained new knowledge and/or skills	*Self-evaluation form *Assessment/questionnaire with the people involved
	Assessment of the environmental sustainability of the tiny houses built (reuse, bio-sourced materials)		X% of the materials are reuse and/or bio-sourced	*Data about the materials used
	Participation of the hosted people in the development of collective spaces		X% of the hosted people are involved at least twice in activities related to the development of collective spaces	*Interviews with social workers *Interviews with inhabitants
	Effects of this type of housing on the well-being of the hosted people		X% of the hosted people have less fear/have good impressions	*Interviews with social workers *Interviews with inhabitants

### 5.3 THEORY OF CHANGE OF COCON MERGING

