

Victory House II

RFP for Coronavirus State and Local Fiscal Recovery Funds

Jordan Peer Recovery, Inc

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Application Form

Question Group

Buncombe County requests proposals for projects to help the community recover from and respond to COVID-19 and its negative economic impacts.

Buncombe County has been awarded \$50,733,290 in Coronavirus State and Local Fiscal Recovery Funds (Recovery Funding), as part of the American Rescue Plan Act. This infusion of federal resources is intended to help turn the tide on the pandemic, address its economic fallout, and lay the foundation for a strong and equitable recovery.

Buncombe County is committed to investing these funds in projects that:

- Align to county strategic plan and community priorities
- Support equitable outcomes for most impacted populations
- Leverage and align with other governmental funding sources
- Make best use of this one-time infusion of resources
- Have a lasting impact

Proposals shall be submitted in accordance with the terms and conditions of this RFP and any addenda issued hereto.

[Click here](#) for the full terms and conditions of the RFP

Coronavirus State and Local Fiscal Recovery Funds*

Name of Project.

Victory House II

Amount of Funds Requested*

\$500,000.00

Recovery Fund Eligible Category*

Please select one:

Services for disproportionately impacted communities

Brief Project Description*

Provide a short summary of your proposed project.

Jordan Peer Recovery's mission is to transform lives through transformed people. Our peer-led local non-profit supports individuals in recovery and re-entry by providing housing, transportation and apprenticeship support. We have purchased 2 parcels of land in the Shiloh area of Buncombe County as part of our long-term plan for sustainability. On this parcel we plan to build a second home to house our clients. At present, all

clients, whether they are exiting rehab or incarceration, are provided housing at Victory House in central Asheville. By purchasing land in the Shiloh community and building a 4-plex transitional home on the new site, JPR will be able to (1) separate those two communities, (2) provide services unique to each and (3) double our capacity to serve a targeted population that is underserved and fallen through the cracks in Buncombe County. JPR is seeking funds through the Coronavirus Fiscal Recovery Funds for the construction of Victory House II.

Project Plan*

Explain how the project will be structured and implemented, including timeframe.

The project will involve 3 phases: parcel; planning and design; and construction.

PARCEL: JPR signed the contract on the two parcels on July 13. That the land was available for purchase and that we would be able to acquire it were both unexpected – at least at this time. Closing on the property is scheduled for August. Funds are in place for purchase of this property.

PLANNING: Beginning immediately, JPR is meeting with modular home contractors to design a 4-plex house consisting of 2-bedroom/2-bath units. We anticipate this design process to carry over past closing on the parcel and continue into the fall, at which time we will contract on the the design and construction with a modular home contractor.

CONSTRUCTION: Our preferred Modular Home contractor (MHC), Mountain Brook Homes, is on a 6-month turnaround time. If the design and planning is complete in early fall as expected, and the contract with the MHC is signed, the construction would begin in late winter or early spring of 2022. Once construction begins, we expect 4 to 6 months to completion – spring/summer of 2022, weather dependent. From there, the house will be serviceable to clients for 20 years or more before any significant updating costs are incurred (replacing siding, etc).

Should JPR receive the requested funding, JPR would immediately contract with Mountain Brook Homes, the only Buncombe County based MHC with experience in multi-family modular home construction.

Funds would be held in a capital improvement account specified for the construction of this project, and all funds would go directly toward the cost of design and construction.

All funds are expected to be spent by June 2022 as construction is completed, Housing services will be available to 54 people in recovery/re-entry yearly at Victory House II.

Statement of Need*

Describe the need that this project will address. Include data to demonstrate the need, and cite the source of the data.

NCDPS releases 45 people to Buncombe County monthly. Those numbers have recently increased as part of Extended Limitations of Confinement (ELC) in response to COVID.

A 2018 report of Buncombe, Madison, Henderson, and Haywood counties ("Total Lifetime Cost from Drug and Medication Fatalities") showed that the area lost \$186MM by not giving needed support to at-risk people. The President's Council of Economics reported that comprehensive recidivism-reducing programs provide a return of as much as \$5.27 per taxpayer dollar. By investing in the health and wellness of people in recovery/re-entry, taxpayers save money, prevent fatalities, and improve the community.

People exiting incarceration and in recovery are in need of the following, which JPR provides:

HOUSING: Victory House, located in Asheville, which can temporarily house 12 individuals at a time.

EMPLOYMENT: JPR's registered apprenticeship program for Community Health Workers, the first in the state, as well as partnerships with local Black entrepreneurs and Walmart. These provide an avenue for sustainable employment with a living wage.

SUPPORT: the ASK model - the nation's first evidence-based, culturally responsive model for peer recovery, created by JPR's founder, a Black woman with lived experience of substance use disorder. Additionally, JPR implements the NC State approved NCPSS curriculum for staff working with participants. Our curriculum is approved by the State, nationally by NAADAC, and Internationally by IC&RC

Limited capacity is a barrier to accepting more clients. While we have supported 47 individuals over the past 12 months, 33 people were turned away because of a lack of rooms. The needs of people in recovery are similar but not identical to those in re-entry. It is in the best interest of both populations to have separate housing.

With Victory House II, JPR can both double capacity for housing individuals and create separate homes for individuals exiting incarceration and rehab programs.

Link to COVID-19*

Identify a health or economic harm resulting from or exacerbated by the public health emergency, describe the nature and extent of that harm, and explain how the use of this funding would address such harm.

According to the Centers for Disease Control and Prevention, as of June 2020, 13% of Americans reported starting or increasing substance use as a way of coping with stress or emotions related to COVID-19. William Stoops, a professor of behavioral science, psychiatry and psychology at the University of Kentucky, says it clearest: "People are more stressed and isolated, so they make unhealthy decisions, including drinking more and taking drugs." With social isolation and quarantine practices during the pandemic, and normal coping mechanisms for stress (like outdoor activities, exercise, etc) as well as antidotes to drug and alcohol abuse (such as regular work, organized sports, etc, that were curtailed during the pandemic), curtailed and/or eliminated during the COVID crisis, the County is faced with a health crisis beyond the borders of COVID. Additionally, according to a study by Wang, et al., published in Molecular Psychiatry, those with substance use disorders are both more likely to develop COVID-19 and experience worse COVID-19 outcomes. Similarly, COVID infection rates in prison and jails are five times the national average (and even this number may be underreported); in the wake of the pandemic, NCDPS, through Extended Limitations of Confinement (ELC), has been releasing individuals at a rate greater than historical averages. Since NCDPS began the ELC program, almost 2000 individuals have been designated for ELC. Separately, the County seeks to reduce Jail Bed population.

All the above are leading indicators that more individuals will be seeking services that fill a gap. JPR anticipates a 20% increase in individuals seeking and needing our services in the wake of the COVID crisis.

During COVID we were able to rent a building and provide services. Building Victory House II allows us to own the property and not ever wonder if we could provide housing, therefore supporting individuals as they regain their footing following the trauma of the pandemic.

Population Served*

Define the population to be served by this project, including volume and demographic characteristics of those served.

JPR serves individuals exiting incarceration and rehab programs. Our housing model serves 50 individuals per year, 80% of whom are people of color. By providing a safe and substance-free living space and surrounding our clients with services and apprenticeship programs, as well as connecting them with our employer partners, we prevent the recidivism and relapse that can occur with individuals who receive no support. Last year none of our participants were arrested or died, and all were employed, demonstrating that our full-support model of engagement works for recovery and re-entry.

The experience of our participants range from victims of domestic violence who were triggered into substance misuse and need to start over; to people who were incarcerated for 20-30 years for violent crimes; to those who served time as a result of DUI, Failure to appear, unpaid fines and fees; as well as those who have had lifetime struggles with the disease of addiction.

JPR participants are, in fact, homeless, unemployed and experiencing poverty.

The Prison Policy Institute reports that when unemployment is 3% for the public, it is 27% for the returning citizen - 9 times worse. Buncombe County's unemployment rate was 4.1% in May 2021 making it 36% for our participants. The US Bureau of Labor Statistics explains that the Labor Force "includes all persons in the civilian noninstitutional population ages 16 and older classified as either employed or unemployed." Our participants are all institutionalized which means none of them have been included.

JPR prioritizes a population that has traditionally been marginalized and under-supported. We hope to partner with the County to build Victory House II, which would double our population (50 individuals exiting incarceration and 50 individuals in recovery yearly) while improving resident well-being, adding to a vibrant economy, and improving career readiness.

Results*

Describe the proposed impact of the project. List at least 3 performance measures that will be tracked and reported. If possible, include baselines and goals for each performance measure.

The County's stated goal to "Eliminate Death as a Result of Substance Abuse" has an objective to "Increase prevention and treatment programs." JPR's 3-part model is grounded upon having HOUSING for people in recovery/re-entry.

HOUSING

JPR's Victory House I & II will house 100 people

Asheville's housing report identified the crisis as the city has virtually 0 available units of low/no income housing and the public housing waitlist can be as long as 2 years. Victory House projects to serve 50 individuals in calendar-year 2021. Building Victory House II would double that capacity to 100 individuals served yearly

Housing is the foundation for a person to build a sustainable and self-sufficient life for themselves. Safe and sober housing adds to success in employment placement.

EMPLOYMENT

JPR will maintain an 80% employment rate

Buncombe County's unemployment is 4.1%. According to the US Department of Labor, a program with 76% employment is considered "high performing." As such, JPR exceeds national standards of employment placement rates. JPR's partners and apprenticeship programs have helped us reach a 100% employment rate.

Higher wage jobs with lower barriers-to-entry are often not on the bus line and require transportation.

TRANSPORTATION

JPR plans to provide 25,000 miles of Workforce Transportation yearly.

JPR has funding to provide Workforce Transportation, giving people easy access to higher-paying, more sustainable employment that is available in Buncombe County. The Housing+Transportation Index reported that Buncombe County has 0% efficient neighborhoods and that transportation costs an average of \$11k per year. Our residents starting with \$0/year can not afford this.

LESS PEOPLE RELAPSE OR RETURN TO INCARCERATION

By doubling our capacity with Victory House II, and by maintaining that 80% success rate, the number of Buncombe County citizens re-entering the workforce and earning a sustaining and livable wage will increase from 40 to 80.

Evaluation*

Describe the data collection, analysis, and quality assurance measures you will use to assure ongoing, effective tracking of contract requirements and outcomes.

For construction, JPR will work closely with the modular home contractor (MHC) and its job supervisor/superintendent. We will require receipts for all supplies purchased for construction as well as all hourly costs for work done on site. JPR will hold money and release it to the contractor only when documentation requirements have been satisfied for each draw request.

For services rendered once the construction is completed, we will decrease homelessness, increase career readiness and add to a more safe, healthy and engaged community.

We evaluate the quantitative outputs as the number of people housed and their demographic identifiers: age, race, gender, income level, justice involvement, substance abuse history, housing status, sexuality, and referral source.

JPR's internal spreadsheets maintain data on all intake individuals for 3 years after they enroll.

We analyze the qualitative change in condition through interviews and feedback from clients, noting a change in condition. To that end, we analyze how their life has improved in the following 15 areas: Employment, Childcare, Transportation, Education, Income Management, Budget, Banking, Support Systems, Health & Insurance, Food Security, Court Involvement, Addiction/Recovery Services, Re-Entry Needs, Recreation, and Housing.

By discussing changes in condition in interview form, JPR seeks a deeper understanding of what works and what doesn't. These findings are used to make program improvements in the future.

Equity Impact*

How will this effort help build toward a just, equitable, and sustainable COVID-19 recovery? How are the root causes and/or disproportionate impacts of inequities addressed?

HealthyNC 2030 says that "Health begins in families and communities" and identifies 4 Key Indicators: Healthy Behaviors (30%), Clinical Care (20%), SocioEconomic Factors (40%), and Physical Environment (10%). Physical environment is the bedrock of all other health factors.

We seek to address HOUSING as a Root Cause. Historically people who work here cannot afford to live here. By removing the housing barrier, people are better equipped to thrive.

JPR serves anyone in recovery/re-entry regardless of their demographic identifiers. We believe that everybody is important. We define equity as everyone having what they need to thrive. It includes the redistribution of resources whereby people who previously were overlooked get what they need to live, work, and play equitably.

Because of the over-incarceration of Black people as well as the racial disparities of substance use disorder against people of color, 80% of our clients are Black and brown people. Our participants come from all aspects of life.

Black Americans are more likely to contract COVID than their white counterparts and die from COVID at a rate of 1.4 times white people. Incarceration is 5x higher for Black people than white people. Unemployment for Black residents in North Carolina is over 9% (compared to under 7% for white residents).

JPR works with partners to intake clients from marginalized communities. Our success rate at employment and the prevention of recidivism points to increased success. For many people of color, a lack of access to services and sustained employment has exacerbated incarceration rates and abuse of substances. By providing housing, peer support, and opportunities for employment, JPR is eliminating many of the root causes of inequity. We feel strongly that building Victory House II will help us to bring more people of color in from the margins, thereby reducing the equity gaps in employment, housing, and physical and mental health.

Project Partners*

Identify any subcontractors you intend to use for the proposed scope of work. For each subcontractor listed, indicate:

- 1.) What products and/or services are to be supplied by that subcontractor and;
- 2.) What percentage of the overall scope of work that subcontractor will perform.

Also, list non-funded key partners critical to project.

For design and construction, JPR will subcontract with Mountain Brook Homes, a Buncombe County-based MHC experienced in multi-family buildings. They will provide oversight of all work, though what Mountain Brook will need to subcontract themselves (electrical, plumbing, etc) is as yet unknown. Additionally, there may be opportunity for JPR clients to assist in construction (carpentry, finish work, etc).

Non-Funded Key Partners

MAHEC: Our employment partner and Peer Support Service provider to our clients. Our partnership with MAHEC includes 1.0 FTE CHW position to provide education, awareness, and resources to prevent and address COVID. As a long-term key partner, we work collectively on multi-year and multi-sector approaches to community health.

BUNCOMBE RE-ENTRY COUNCIL: Refers participants to us who need housing. These referrals come directly from incarceration or other re-entry services.

SAFETY & JUSTICE CHALLENGE GRANT: Works to reduce jail bed population and make systemwide improvements to the County's justice system. JPR has been involved since inception and continues to collaborate as an active partner.

ANCHOR: Works with JPR to address homelessness in the county through an interagency multi-sector approach that includes prevention, engagement, and post-engagement services.

JFK ADATC: Provides residential treatment and refers clients to JPR directly from their State facility for transitional housing.

NCDPS: Contacts JPR to provide housing for those who have nowhere to go upon release. These referrals would otherwise be released to the streets.

UMOJA HEALTH WELLNESS & JUSTICE COLLECTIVE: Our partner providing Peer Services in addition to Trauma Resiliency focused support. They also provide community-based activities so our mutual clients can have positive community engagement.

LOCAL 12 Step Programs: Our program staff are intricately involved in these anonymous peer groups where people use their life experience to help each other.

Capacity*

Describe the background, experience, and capabilities of your organization or department as it relates to capacity for delivering the proposed project and managing federal funds.

BACKGROUND

After our culturally responsive evidence-based model had trained 1000+ Peers around the country and was interviewed by the US Government Accountability Office for best practices in Peer Recovery nationwide, we founded JPR as a local non-profit to implement the service here in WNC in 2019 beginning with housing.

EXPERIENCE

When people in recovery/re-entry came to our residential program in 2019, we realized they needed more comprehensive support. JPR secured a property and used vehicles to get people to jobs outside of the bus-line making higher wages.

When COVID happened in 2020, we were just a few months old. Out of an abundance of caution, we began to focus on health aspects of making sure people were safe and got deeply engaged in COVID work. This launched our effort to create the state approved Community Health Worker Apprenticeship. Since then, we have secured funding from the NC Healthcare Foundation to create the CHW apprenticeship and provide housing to people in recovery/re-entry. We successfully created NC's first state-approved registered apprenticeship for Community Health Workers.

CAPABILITIES

In 2020, we celebrated success in serving 47 people in housing, providing 9,177 miles of Workforce Transportation, and supporting 68 community members through partnerships. Most of all, we are excited about our 100% job placement rate only made possible because we have removed the barriers of Housing and Transportation for our most vulnerable populations. None of our residents tested positive for COVID. From here our CHW work includes education, support, case management and support for people in recovery/re-entry.

We are currently pursuing certification by the National Association of Recovery Residences. We have already provided and funded this proposed project in the past and are looking to partner with the county to add more capacity.

Budget*

Provide a detailed project budget including all proposed project revenues and expenditures, including explanations and methodology. For all revenue sources, list the funder and denote whether funds are confirmed or pending. For project expenses, denote all capital vs. operating costs, and reflect which specific expenses are proposed to be funded with one-time Buncombe County Recovery Funds.

Download a copy of the budget form [HERE](#). Complete the form, and upload it using the button below.

Recovery-Funds-budget-JPR.xlsx

Special Considerations*

Provide any other information that might assist the County in its selection.

Springtown floorplan.pdf

Please note that JPR is grateful, at this moment, to be under contract for two parcels of land in the Shiloh area, totaling .45 acres. JPR is considering a modular home 4-plex plan called the Springtown (see attached plan), which would fit on the site and would allow for dedicated green space. We were not expecting this property to be available so quickly. We signed the contract on the parcels on July 13, 2021 because we already had plans to build and the property became available at a good price and location. While we are eager to begin building immediately, we do not close on the parcels until August, and we understand that building contractors are delayed in starting projects due to high demand. Given that extended timeframe, we feel strongly that this grant opportunity is a perfect one for Buncombe County: a multi-year project ready to go and needing one-time infusion of resources to complete and creating a long-term sustainable impact. Funds would be expended within one year and services would commence. Given that Victory House II would immediately double JPR's capacity, we hope that the County sees the long-term impact this project will have on the most-vulnerable of our population.

File Attachment Summary

Applicant File Uploads

- Recovery-Funds-budget-JPR.xlsx
- Springtown floorplan.pdf

Coronavirus State and Local Fiscal Recovery Funds
Proposed Project Budget

Organization Name:	Jordan Peer Recovery
Project Name:	Victory House II
Amount Requested:	\$500,000

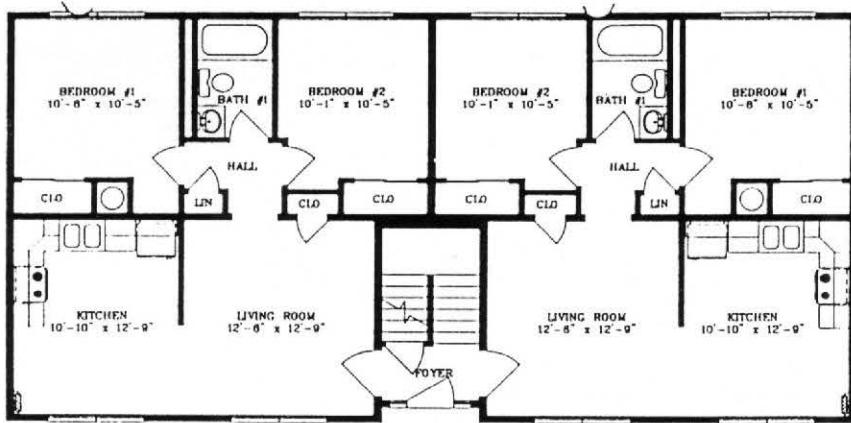
Proposed Project Revenue Funder	Amount	Confirmed or Pending?	Notes
Proposed Buncombe COVID Recovery Funds	\$500,000	pending	
Jordan Peer Recovery reserve funds	\$ 45,000.00	confirmed	land purchase
Sponsorships	\$ 10,000.00	confirmed	Furnishings
Grants	\$ 10,000.00	pending	appliances
List other sources here			
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Total	\$ 565,000.00		

Proposed Project Expenses	Proposed Recovery Funds	Other Funds	Total	Capital or Operating Expense?	Notes
4-plex house with 2-bed/2-bath units	\$500,000		\$ 500,000.00	Capital	approx \$225/sq ft would give us 2200 square feet of space
Land	\$ -	\$ 45,000.00	\$ 45,000.00	capital	paid by JPR reserve funds
Furnishings and décor		\$ 10,000.00	\$ 10,000.00	capital	paid by sponsorships
appliances		\$ 10,000.00	\$ 10,000.00	capital	covered by grants
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Total	\$ 565,000.00				

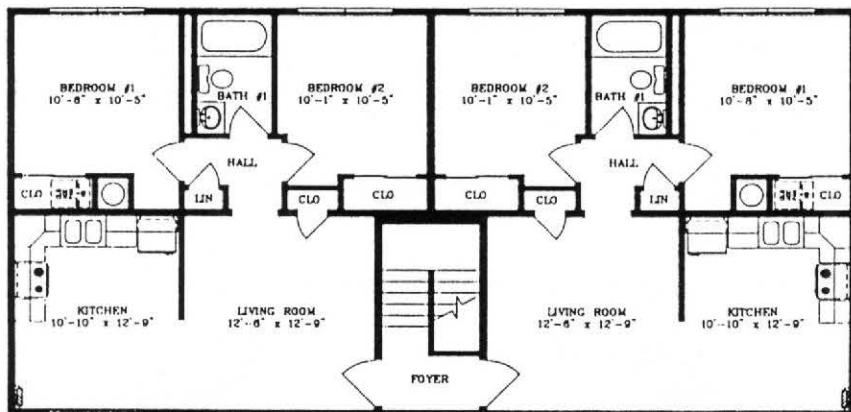
(828) 250-0004

Fax (828) 250-0888

MULTI-FAMILY SERIES

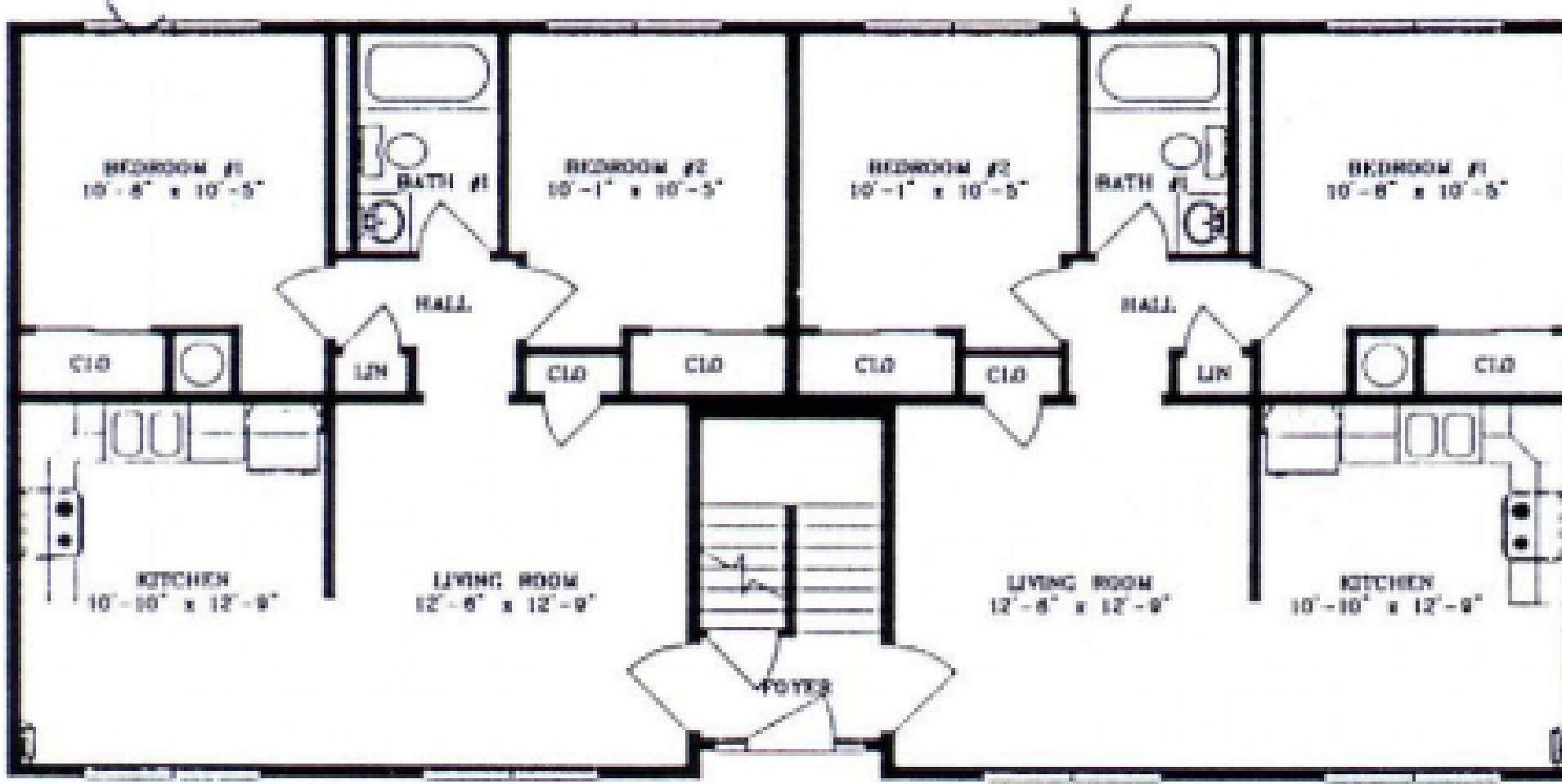


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