



Skagit County Public Health

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REQUEST FOR PROPOSALS Recovery Housing

Project Purpose

Skagit County and the City of Mount Vernon are partnering through the North Star Initiative to accept proposals from qualified parties to increase the supply of recovery house beds serving individuals in recovery from substance use disorders (SUD) or co-occurring substance use and mental health (co-occurring) disorders. Through this request for proposals, applicants may apply for Opioid Abatement Settlement funding for the acquisition or development of property to be used for recovery housing.

Proposals are due on or before Friday June 12, at 4:30pm. Incomplete or late applications will not be considered. Questions and completed proposals should be directed to Christi Brua Weaver, Behavioral Health Coordinator at Skagit County Public Health, by email at christibw@co.skagit.wa.us.

Project Objectives

This funding is designed to increase the number of beds available in recovery-based housing programs that serve individuals in recovery from SUD or co-occurring disorders. Individuals may be transitioning from homelessness, inpatient treatment facilities, carceral facilities, shelters, or have no other supportive and safe living environment available. Individuals served through this funding must be at or below 350% of the federal poverty level at entry.

Projects located in areas currently lacking recovery house beds and/or projects designed to serve populations that currently are unserved by recovery housing options are preferred.

Program models must facilitate multiple pathways to recovery. Pathways to recovery must include peer-to-peer support and may include, but are not limited to, the following: use of traditional treatment services, use of support groups, use of faith-based support, and use of recovery support services/contingency management. Religious activities must be optional for residents, and no applicant or resident may be discriminated against based on religious views or choice not to participate in religious activities. Use of medications for opioid or alcohol use disorder (MOUD/MAUD) must be allowed for residents who choose to use it and who are prescribed MOUD/MAUD by a licensed provider, and residents may not be required to stop, titrate, or change medication to participate in the recovery housing program.

Residents must contribute 30% of their income to housing costs, up to an established maximum per resident, unless exempted by the County.

Recovery House owners and operators must abide by federal Fair Housing Law and the Washington Law Against Discrimination. Within six months of opening, funded recovery houses must be accredited by the Washington Alliance for Quality Recovery Residences (WAQRR).

Minimum Requirements

- Applicants must meet the following minimum qualifications to be considered for funding:
- Must be an established behavioral health or housing service provider (includes peer-run recovery organizations), or a non-profit or faith-based organization
- Must be able to comply with all applicable local, state, and federal laws
- Must be able to comply with all contract requirements of Skagit County
- Must have qualified and responsible management and staffing resources necessary to implement the project, including any applicable licensing and credentialing requirements
- Must have sound financial management systems and financial capacity to operate programs on a reimbursement basis
- Must be able to comply with the insurance requirements of the contract
- Must have experience operating proposed program or have demonstrated knowledge and training necessary to operate proposed program

The applicant's overall capability, specialized experience, reputation, past performance for similar services, technical competence, financial stability, ability to meet program goals, performance under contract terms, and project cost will be considered in the award decision.

Eligible Projects

1. Acquisition – To acquire and/or renovate/rehabilitate existing properties to add recovery house beds. Properties acquired using these funds will be subject to a restrictive covenant requiring the property to be used for recovery housing, unless otherwise approved by the County, for a period of 50 years.
2. New construction – To construct a new recovery house. Properties constructed using these funds will be subject to a restrictive covenant requiring the property to be used for recovery housing, unless otherwise approved by the County, for a period of 50 years.
3. Leasing – To lease an existing property. Rehabilitation costs for leased properties are allowable.
4. Operations – Other housing costs, staff salaries and benefits, etc.
5. Bridge Housing – Beds reserved specifically for individuals leaving withdrawal management, treatment, or institutional settings who need short-term housing before inpatient bed dates or other housing becomes available.

Prevailing Wage: Applicants should assume that state prevailing wage rates (Chapter 39.12 RCW) will apply to construction or rehabilitation projects (including leased properties) that use these funds and build the requisite costs into all project development budgets, unless they obtain a determination otherwise from the Washington State Department of Labor and Industries (L&I). Applicants are advised to consult with L&I and/or private legal counsel prior to applying for funding to determine whether prevailing wages must be paid and, if so, whether commercial or residential rates apply.

Project Prioritization

Applicants' projects will be prioritized in the following order:

1. Acquisition – Projects requesting funds to assist with acquisition and renovation/ rehabilitation of an existing property that can quickly add to our community's recovery housing supply.
2. Bridge Housing – Projects that reserve beds for individuals who are transitioning between one level of care/institutional setting to another level of care/housing and need short-term housing.
3. New construction – Projects requesting funds to assist with construction of a new recovery house.
4. Leasing – Projects requesting funds to rent or lease a property to add recovery house beds.
5. Operations – Projects requesting funds only for operations of existing recovery houses will be prioritized last. Projects requesting funds to add recovery house beds may also request operations funding; operations funding may be allocated if funds remain after eligible acquisition/construction/leasing projects are funded.

How prioritization was determined: Projects that add recovery housing quickly and sustainably are prioritized highest. Purchasing and renovating existing properties is prioritized over new construction because it typically allows beds to become available sooner and avoids some of the higher and less predictable costs that can occur with construction projects (please note that all construction, including that associated with renovations, may be subject to prevailing wages). Projects that include bridge housing beds are also prioritized to address a current gap in services for people leaving treatment or institutional settings who need short-term housing before moving to their next placements. In addition, purchasing property is prioritized over leasing to reduce long-term housing costs and help providers rely less on ongoing operating subsidies.

Eligible Costs

Skagit County will award up to \$820,000.00 total, with the goal of funding at least two projects.

Eligible expenses include:

Acquisition	Costs associated with the purchase and/or renovation/rehabilitation of an existing property to use as recovery housing
Construction	Costs associated with acquiring land and building new recovery housing
Rent	Monthly rent and renovation costs for a leased property used as recovery housing
Operations	Other housing costs, staff salaries and benefits, etc.

Tentative Timeline

Application Release	May 7, 2026
Proposals Due	June 12, 2026, at 4:30pm
Evaluation and Selection	June 15-July 10, 2026
Applicant Interviews if required	June 22-July 3, 2026
Awards Announced	Mid-July 2026
Contract Execution	August 2026

Application Evaluation Process

Skagit County Public Health intends to select the applicants that are best qualified to meet its needs. Submitted applications must fully address the requirements listed in this solicitation, and must address the applicant's degree of experience and knowledge, ability to provide experienced and qualified support staff, and ability to perform the services as proposed. The County reserves the right to require other evidence of managerial, financial, or other abilities prior to award of the contract.

Evaluation Criteria:

- Target population
 - Project location
 - Eligible project type
 - Project timeline
 - Applicant's experience
 - Applicant's service model
 - Number of beds added
 - Bridge housing beds reserved
 - Financial feasibility and sustainability
- During the evaluation and selection process, the County may request applicants participate in an interview before the Selection Committee. Membership of the Selection Committee will include representatives from Skagit County Public Health, the City of Mount Vernon, and other community partners. The committee may also invite additional participants to provide input and perspectives as appropriate. Final funding and contracting decisions will be made by the Board of County Commissioners and the City of Mount Vernon.

Upon selection, successful applicants must enter into a contract with Skagit County in order to receive project funding.

Important Notices

Skagit County reserves the right to reject, in whole or in part, any and all proposals received. Skagit County reserves the right to negotiate contract terms with qualified applicants that are selected for funding. Funded applicants will be required to submit quarterly reports with program outcomes.

All proposals are public information and subject to public disclosure.

Awards are contingent upon execution of a contract between Skagit County and the applicant agency, including a 50-year restrictive covenant, which is subject to approval by the Skagit County Board of Commissioners.

Skagit County is not liable for any costs incurred by applicants prior to entering into a contract. Costs associated with developing the proposal, preparing for interviews, and any other expenses incurred by the applicant in responding to the Request for Proposals are entirely the responsibility of the applicant and shall not be reimbursed in any manner by Skagit County.