



HEARING NOTES

Legislative Oversight: LO25-0024

Oversight of Recovery Homes and Substance Abuse Clinics in Baltimore City

Committee: Public Health and Environment
Chaired by: Chairwoman Phylisia Porter

Hearing Date: Wednesday, April 29, 2026
Time (Beginning): 10:05 AM
Time (Ending): 11:15 AM
Location: Council Chambers
Total Attendance: Approximately 30 In-Person
 Approximately 15 Virtually

Committee Members in Attendance:

Phylisia Porter Mark Parker
 Odette Ramos James Torrence

Bill Synopsis in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Attendance sheet in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Agency reports read.	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Video or audio-digitally recorded?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Certification of advertising/posting notices in the file?	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a
Evidence of notification to property owners?	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a
Final vote taken at this hearing?	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no	<input type="checkbox"/> n/a

Major Speakers

(This is not an attendance record.)

- Dr. Trevor Clark, Morgan State University
- Dan Rabbitt, Behavioral Health System – Baltimore (BHSB)
- Adrienne Breidenstine, Behavioral Health System – Baltimore (BHSB)
- Jason Wright, Department of Housing and Community Development
- Shea Beitler-Akman, Department of Housing and Community Development
- Public Testimony/Speakers
 - Kim Wireman, Powell Recovery Center, Inc
 - Brittany Grey, Speaker

Major Issues Discussed

1. Chairwoman Porter called the hearing to order.
2. Public Testimony was received from (two [2] speakers). Some comments, topics of discussion and/or concerns were:
 - A speaker asked what is the definition for Recovery Homes?
 - The draft COMAR is moving in the right direction
 - Complaints must be handled appropriately, steering clients in the right direction
 - Telehealth needs attention
 - Robust outcome tracking is needed
 - Retention concerns
 - Quality services must be measured
3. Dr. Clark testified, gave a PowerPoint Presentation. **A copy is on file.**
4. At the conclusion of Dr. Clark's testimony, Chairwoman Porter explained why she had invited Dr. Clark to the committee hearing. She also talked about his dissemination work in this area. She also made several comments, such as:
 - About recovery homes, substance abuse and mental health clinics being disproportionately placed in black and brown communities
 - The need for efficient and effective treatment
 - About quality treatment, quality services and collaboration
 - Data received and/or available on State level
 - Working with private partners
 - Comment: Baltimore has a real opportunity to change our behavior health climate; not just through zoning but through enforcement too
5. A representative from BHSB gave a PowerPoint Presentation, **A copy is on file**
6. At the conclusion of Mr. Rabbitt's testimony, Chairwoman Porter gave comments, such as:
 - Organized Data
 - Happy data is now available per district so we can see what is happening
 - The data will help to track problematic facilities within district(s)
 - Data will help with the data available on the State level and will help the City Council too!
 - In light of the new data coming from ASO activities, BHSB, how are your reorganizing processes as it relates to Use and Occupancy, fire, reasonable accommodation when looking at City's procedures?
 - Is there any coordination between DHCD and BHSB?
 - **Committee Request by Chairwoman Porter: To BHSB:**
 1. **Provide: How many unlicensed Recovery Homes facilities do we have in the City?**
 2. **Are there any transition opportunities for those unlicensed recovery houses to become licensed? And what is the timeline for same?**
 3. **Provide: Who at the State level is responsible for the timeline.**
7. Committee/council members asked questions, stated concerns, and made comments. Some highlighted topics of discussion, comments and/concerns were:
 - Question: Why wasn't the Deputy Commissioner from BCHD here today? The Deputy Commissioner has direct supervision over the Inspectors.
 - Special Investigation Unit – SIU - Inspections
 - Monitoring data provided by SIU regarding properties

- The Zoning Administrator issues “reasonable accommodations!” It appears to be a gap in the permits issued to residential recovery homes and the number of people allowed. There are no inspection periods to ensure the number of people does not exceed same.
- Is there a reason why there are no inspections?
- It could be life and death situations if we don’t inspect!
- **Committee requests from Member Torrence and Chairwoman Porter:**
 1. Are we looking at ways to being pro-active with Inspections? (Health, Safety and Sanitation concerns) – Request: To be able to meet with the Deputy Commission, DHCD, to discuss this matter offline.
 2. Also, we like the I-Team to take over this process.
- New Class of Properties - Supportive Housing Facilities
 - **Committee request(s) from Member Ramos:**
 1. Provide a list of the new houses/facilities that now fall into this new class.
 2. Properties listed as “Reasonable Accommodation”
 - Updates are needed and some properties need to come off list!
 - Provide a list of these types of properties.
- Issuing Permits
 - **Requested by Member Torrence:**
 1. I would like the following to be tracked: (if possible)
 - For people who request permits, do they receive payments for housing through Medicaid? Medicare? Or whoever is paying for it!
 - Suggestion: During the permit process, place a question pertaining to same on the application process.
- Zoning for Properties
 - Categories surrounding housing are:
 1. Residential care facilities
 2. Clinics, and
 3. Hospitals
 - Does every type of program that was listed and talked about today fall into the local zoning code in one of the 3 categories? **Answer: Yes**
 - **Requested by Councilmember Blanchard:**
 - Of all the different types of uses that were presented today, please provide which falls into:
 1. Residential care facilities
 2. Clinics
 3. Hospitals

And compare the data to Baltimore and Montgomery Counties
 - **Comment: It would be good to see how other large counties that have uses like this; how it works in their Zoning Codes!**
- Current Pause on IOP’s, PHP,s and PRP’s Enrollment - BHSB
 - Baltimore City: Where are they being directed for treatment with the pause in place?
 - Is there a documented unmet need for treatment providers in the city?
 - Concern: Influx of people needing services
 - Who determines need?
 - Access – “We don’t need more, we don’t need additional, we need better quality!”

- We need connectivity and access to the current providers! And we need to remove those providers that we know are not good!
- Communication Connectivity: BHSB, BMZA and DHCD should be talking with each other! And everybody should be talking with the State!
- Improved Coordination with ASO's and LBHA's – to BHSB
 - Is there an opportunity for the quarterly data to be segmented by council district? To give the council members the opportunity to know what is going on in his/her district! **Per A. Breidenstine, will research and report back.**
- Ongoing Changes - Updated Regulations/State Law – to Dr. Clark
 - One of the Findings:
 1. Fragmented Oversight increases the risk of early departure from treatment! Can you expand on what your sense of the current oversight system looks like, particularly where the gaps are and rather there is room for action?
 2. Do you have any consideration from your findings for what some positive actions could be?
- Required Licensed for Facilities – before getting a permit
 - Comments made:
 1. Regarding Certification
 2. Importance of having good standards and high quality

8. Hearing recessed.

Further Study

Was further study requested?

Yes No

If yes, describe.

1. See highlights above in "red and yellow."

Marguerite M. Currin

Marguerite M. Currin, Committee Staff
cc: Bill File

Date: May 7, 2026

Baltimore City Council Committee Hearing Attendance Record

Subject: Legislative Oversight: Oversight of Recovery Homes and Substance Abuse Clinics in Baltimore City	# LO25-0024
Committee: Public Health and Environment	Chair: Phylcia Porter
Date: Wednesday, April 29, 2026	Time: 10:00 AM
Location: Council Chambers	

PLEASE PRINT CLEARLY

CHECK HERE TO TESTIFY



First Name	Last Name	Address / Organization / Email	Testify	What is your position on this bill?		Lobbyist: Are you registered in the City?*	
				For	Against	Yes	No
John	Doe	400 N. Holliday St. Johndoenbmore@yahoo.com	✓	✓	✓	✓	✓
Brittany	Grey	Speaker	✓				
Kim	Wreman	TRC Center	✓				

*NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD AS A LOBBYIST. REGISTRATION CAN BE DONE ONLINE AND IS A SIMPLE PROCESS. FOR INFORMATION VISIT: [HTTPS://ETHICS.BALTIMORECITY.GOV/](https://ethics.baltimorecity.gov/) OR CALL: 410-396-4730



City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland 21202

Meeting Minutes - Final

Public Health & Environment Committee

Wednesday, April 29, 2026

10:00 AM Du Burns Council Chamber, 4th floor, City Hall, Phone:
1-408-418-9388, Access code: 2330 519 6771, Password: Public,
Link: [https://bmore.webex.com/bmore/j.php?](https://bmore.webex.com/bmore/j.php?MTID=m171487cc41fa1a770cc07f09a38664d6)
MTID=m171487cc41fa1a770cc07f09a38664d6

LO25-0024 - Oversight of Recovery Homes & Substance Abuse Clinics in Baltimore City

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

Present 4 - Phylcia Porter, Mark Parker, James Torrence, and Odette Ramos

Absent 3 - Mark Conway, Ryan Dorsey, and John Bullock

ITEM SCHEDULED FOR PUBLIC HEARING

LO25-0024 Oversight of Recovery Homes and Substance Abuse Clinics in Baltimore City

For the purpose of ensuring that individuals in recovery have access to high-quality, safe, and well-regulated recovery homes and substance abuse clinics is critical. To evaluate existing policies, assess provider accountability, and explore opportunities to enhance support systems for individuals in recovery. The discussion will prioritize community concerns, patient safety, and equitable distribution of recovery resources across the city.

Hearing called to recess; to reconvene at a later date.

ADJOURNMENT