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**Community Testimony Regarding
Behavioral Health Treatment Facilities
LO25-0023 and LO25-0024
Before Public Health and Environmental Committee
Baltimore City Council
Hearing Dates: 7/23/25 at 10:00AM and 7/30/25 at 10:00AM**

These comments are submitted on behalf of

- Action Baybrook, Inc. a 501(c)(3) focused on dramatically reducing the number of problem and vacant properties, addressing blight, and creating economic opportunity in Brooklyn/Curtis Bay
- Jan Eveland Brooklyn resident and business owner

COMMENTS

My comments in this document and at the hearing before this committee reflect the input of Brooklyn/Curtis Bay residents, resident leaders, and Action Baybrook. As residents we are intimately familiar with the impact of a high density of behavioral health treatment centers on our quality of life and are eager to create tools to address this overburden on our communities.

Facts

In our community we have **34 behavioral health treatment centers**, 24 of which are located in Brooklyn, and 7 of which are residential treatment centers. Of these 34 centers, 5 are located in Brooklyn Park, 5 are located in Curtis Bay, and **24 are located in Brooklyn**. Of these 32 centers, **7 are residential treatment centers**. **Since 2023**, the number of behavioral health treatment centers has almost **doubled – from 17 to 32**. A spreadsheet of these treatment centers, including identifying information is attached to these comments. This inventory does not count what we estimate to be over 20 half-way houses, treatment houses, and related behavioral health residences.

The most often mentioned community resident complaint is the number of drug treatment centers on our main commercial corridors. These businesses fail to adhere to any of the requirements of our Urban Renewal Plan.

- They cover their windows with decals and other coverings;
- hours of operation are not posted;
- they rehabilitate only the first floor of a vacant building and illegally rent the second floor to residential tenants

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- they do not install signs, coverings, or facades that comply with the Urban Renewal Plan.

Enforcement of these specific zoning requirements are non-existent, even when repeated 311 reports are filed. Penalties for the non-compliance operation are virtually non-existent.

And the centers are bad neighbors:

- the businesses often appear to be abandoned or only have hundreds of patients between 5AM and noon;
- they bus patients in from other communities so that they arrive very early in the morning and do not have return buses to their communities until halfway through the day (if any return bus is provided at all);
- these busloads of people are dropped off next to our community part and a block from our elementary middle school;
- businesses will not answer community questions (even when posed as inquiry about treatment for a patient) about what services are offered;
- residents posing as individuals seeking treatment are told they can't get any information about the available treatment unless the community member fills out an application for treatment;
- they do not accept private insurance but only accept Medicaid patients; and
- they promise gifts cards and free housing.

And most of these centers are located within a block or two of the highest drug dealing areas in our community.

Behavioral health treatment centers are not accurately tracked or recorded in either the State of Maryland or Baltimore City health department websites.

This is the Maryland Department of Health, Behavioral Health Administration – map of drug/alcohol treatment in 21225 (Brooklyn, Curtis Bay, Brooklyn Park). Note this map shows 8 behavioral health treatment centers for drug/alcohol treatment in our community - which is not even half of the existing 34 centers.

https://search.988.mdinfonet.org/search?query=RX-8450.8100%2CRX-8450.1150%2CRX-8450.3300%2CRX-8450.7000%2CRX-1700.0500%2CRX-1700.1700%2CRX-8450.5000&query_label=I+need+help+finding+drug%2Falcohol+treatment.&query_type=taxonomy&location=Brooklyn%2C+Maryland+21225%2C+United+States&coords=-76.610981%2C39.238999&distance=0

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Alcohol Detoxification

Comprehensive Outpatient Substance Use Disorder Treatment Drug Detoxification

Medication Assisted Maintenance Treatment for Substance Use Disorders

Residential Substance Use Disorder Treatment Facilities

Inpatient Substance Use Disorder Treatment Facilities

Substance Use Disorder Day Treatment

1-25 of 523

Concerted Care Group, Outpatient Substance Use Disorder Treatment

Provides outpatient and intensive outpatient substance use disorder treatment. Substance Use Disorder Treatment More information: Includes individual counseling, group sessions, and overdose prevention services

This is the Baltimore City health department map of behavioral health treatment centers in our community. Note there are NONE of the 34 treatment centers on this CharmCare map in our community.

https://www.charmcare.org/locations?source=homepage&main_category=Substance+Use&keyword=

Connect with resources in Baltimore City

Home / Community Resources

Search Services and Resources

Filter Results

Category

Substance Use

Substance Use Services Provided

- ☐ Harm Reduction Resources
- ☐ Medicated Assisted Treatment
- ☐ Opioid Treatment Programs
- ☐ Recovery Residences
- ☐ Treatment Centers

Location

Community Resources

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Impact

The density of these treatment centers in our severely drug-impacted communities leads to decreased addiction treatment efficacy, decreased public safety, and decreased property values (and therefore decreased real estate taxes).

In areas of treatment saturation, recovering patients (and neighborhood residents) have to pass through a hoard of outdoor drug markets that grow in response to the street traffic created by clustering clinics so close together. According to Baltimore City Police, arrest rates for controlled and illicit substances in proximity to the three large methadone clinics (1 block or less) in the 21218 zip code, are five times higher than arrest rates just blocks away.¹

Studies have found a dramatic impact of mental health treatment centers on property values. Using MLS data, substance abuse treatment centers reduce neighboring home prices by 8%. This decrease is magnified for treatment centers that specifically treat opiate addiction to as much as 17%.² It is no surprise then that when the number of treatment centers doubles in two years this dense concentration in Brooklyn/Curtis Bay community and when more than 20% of them are residential treatment centers, property values are devastated and real estate taxes are decreased.

Potential Solutions

Occupancy Permits and Permit Renewals.

Mental health treatment centers should be required to obtain appropriate occupancy permits so that their locations and community impact can be tracked. These special occupancy permits should require annual renewal if the treatment center shows clean Baltimore City health department inspections. The fees for these permits could also be used to fund more frequent facility inspections, including unscheduled inspections and billing records audits.

Most treatment facilities effectively function without any State or local oversight. No one ever goes inside these facilities except the owners/operators and the patients. When we contacted the Behavioral Health System for Baltimore City regarding illegal practices

¹ See also <https://baltimorepostexaminer.com/opioid-treatment-research-shows-saturation-treatment-centers-increases-crime/2015/02/25>

² <https://www.tandfonline.com/doi/abs/10.1080/10835547.2014.12091865>

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we understood were occurring in one such facility (By Grace Counseling Services and I'm Still Standing by Grace at 1000-1006 E. Patapsco and at 1003 E. Patapsco), we were told they would not investigate unless we had a witness willing to testify to any impropriety. Not surprisingly, patients are not willing to come forward to testify and the rest of us don't get inside to see anything. Inspectors could fill this role.

Additional information should be collected including treatment outcome data.

Needs Guidelines.

Guidelines should be created for the licensing of drug treatment facilities similar to those recommended by the Federal Government and used for licensing of other health care facilities, such as hospitals.

We need to spread treatment help to people where they need it – in THEIR communities. Quick buck artists come to Brooklyn/Curtis Bay to throw up clinics in our community to the detriment of both people experiencing addiction and the community – the quick buck artists rarely come out of their businesses during the day and go home to their homes in the far-away suburbs at night – never forced to live with the consequences.

In a treatment desert, fewer people experiencing addiction are able to recover because it's difficult to access treatment. A 1998 University of Maryland study found that patients traveling one mile or less had the highest rate of success. Those traveling more than a mile were a third less likely to succeed in treatment.

Conclusion

It is crucial that this Council and our State legislators act together to deal with these issues which are negatively impacting treatment outcomes, endangering our communities, and reducing Baltimore City income. We encourage this Council to act as quickly as possible.

Action Baybrook, Inc. - Testimony - LO25-0023 and LO025

Count	Name of Facility	Address	Neighborhood	Phone	info	Principals	In-Patient Drug Treatment	Out-Patient Drug Treatment	Methadone	Buprenorphine	Alcohol/Abuse	Psychiatric Treatment
1	Atrium Inpatient Substance Abuse Treatment	3540 S Hanover St #639	BK	855-410-4488	National Program - 70,000 employees	Eugene A Woods	Y	Y	Y	Y	Y	Y
2	Aurora Behavioral Health Systems, Inc.	419 E Patapsco Ave., Baltimore, MD 21225	BK	443-854-7665	Franchise based in Arizona	Mr. Williams (phone is Mr. Williams cell)	N	Y	Maybe		Maybe	Y
3	Aurora Behavioral Health Systems, Inc.	436 E Patapsco Ave	BK		Vacant Bldg Purchase							
4	BPH, Inc., t/a Starting Point	4109 Ritchie Highway, BP Brooklyn Park, MD 21225	BP	410-609-0040			N	Y	Y	Y	Y	Y
5	By Grace Counseling Services	1000-1004 E Patapsco Ave, Baltimore, MD 21225	BK	410-355-3711			N	Y	Y	Y	Y	Y
6	Clear Mind Health	400 E Patapsco Ave	BK	410-300-7102	License is good for 2023	Dipo Olaleye PhD Nursing Practice, Psychiatric Mental Health Nurse Practitioner	N	N	N	Y	Y	Y
7	Community Compassion	3600 8th St, Balt, MD 21225	BK	410-609-6055	Provides emergency needs and referrals for mental and substance abuse counseling.		N	N	N	N	N	N
8	Compass Health	100 E Patapsco Ave, Suite E	BK	667-239-3144	Mental Health Counseling		N	N	N	N	N	Y
9	Concerted Care Group	112 E Patapsco Ave	BK	667-260-2600	3 locations in Maryland	Anton Kuznetov, Dr. Erika N Kane, Kane is a Board Certified MD	N	Y	Y	Y	Y	N
10	Damascus House, Inc.	4203 Ritchie Highway, Baltimore, MD 21225	BP	410-789-7446		Allia LaMartina	Y	N	N	N	Y	N
11	Gemini Suboxone & Counseling	705 E Patapsco Ave Balt, MD 21225	BK		Next door to day care center		N	Y	N	N	N	Y
12	Health First Urgent Care	5717 Ritchie Hwy, 21225	BP	410-589-923	Health First web site states it is closed, Marylan Psychiatric Society still has it listed.		N	Y	N	Y	N	N
13	Home Free IOP	723 E. Patapsco Ave, Baltimore, MD 21225	BK	410-225-7696	Address the physical needs of withdrawal Suboxone is mix of buprenorphine & naloxone. Used den "induction & maintenance of opioid dependence	Doris Akudzie Ben, FNP-BC	N	Y	N	N	N	Y
14	Hope Counseling, LLC	211 E. Patapsco Ave	BK		Counseling, - Anger Management, "dual Diagnoses with Substance Abuse"	Stacy M Hewan, LCPC, LCP, NCC	N	N	N	Y	Y	Y
15	I'm Still Standing by Grace	1003 E Patapsco Ave	BK	410-355-1379		Pamela Dukas, MHS - Program Owner	Y	Y	Y	Y	Y	Y
16	JK Health Systems LLC	3620 S Hanover St	BK	410-354-2200	No practitioners listed		N	N	N	Y	Y	Y
17	JK Health Systems LLC	3815 S Hanover St	BK	410-354-2200	No practitioners listed	Vacant Bldg Purchased						
18	Metro F.A.C.T.S.	723 E Patapsco Ave	BK	410-355-1532		Jean R Bastien, MD	N	N	N	N	N	Y
19	MMBR Behavioral Health Services	3804 S Hanover St	BK		Bolakunmi Yusuf, manager	Has same address as Adeleke Yusuf (Samora Mental Health)	N	N	N	Y	Y	Y
20	New Vision Behavioral Health Services, Inc.	4710 Pennington St., 3rd Floor, Curtis Bay, MD 21226	CB	410-775-5160		Craig Rushing LCPC	N	Y	N	NO	Y	Y

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	Noble Health & Behavioral Care Services, LLC	3 W. Patapsco Ave	BK	Does medication monitoring	Owned by KPH Healthcare Services Inc. Corp office is in NY. Has 4000 employees .Noble provides "specialty pharmacy," Specialty Pharmacies focus on High cost, high touch medication for complex disease state (pharmachist.com/p ractice/Patient-Care- Sr- services/Specialty)				
21									
22	Optimal Care Psychiatry	Unknown, Curtis Bay	CB	410-401-8151	Craig Rushing LCPC	N	Y	Maybe	Y
23	Peace of Mind PRP	4710 Pennington St., Curtis Bay, MD 21226	CB		Craig Rushing Pennington Ave location lists LCPC. Herbert Purnell Young (LCSW-C.) Victorine Akwen m/np/1477826402 Ngang (NP.) Alexandra Bradford (LCSW-C.) Gambilis Sisters Health Care (NP)and Fatu Koroma (NP)				
24	Peaceful Minds Health Services LLC	3704 S Hanover St	BK	443-759-8601	Janee Spencer, 205 N Lakewood Ave 21224, LMSW (has a Master's in Social Work)	Y	Y	N	Y
25	Project Chesapeake, LLC	5710 Governor Ritchie Highway, Brooklyn Park, MD 21225	BP	443-214-5097	Rebekha Rogers LCSW-C., Joe Rogers & Eugene Shuttle (Both in Finance)	Y	Y	N	Y
26	Release Health Services Outpatient Mental Health Clinic	3920 Potee St, Balt, MD 21225	BK						
27	Right Step LLC	541 E Patapsco Ave	BK	443-961-7063	Jonisha Toomer LCPC	N	Y	N	Y
28	Samora MTL Health Services Inc	110 E Patapsco Ave	BK	301-633-1676	No web site. Mailing address Adeleke Yusuf is 14204 Wild Wood Ct, Upper Marlboro MD 20774 Has criminal record	N	N	N	Y
29	Second Chance	5517 A Ritchie Hwy	BP		Towanda Taylor & Ronald Kirschner (CEO & CFO.) Dr. Shylaja U. Keshave MD	N	Y	N	Y
30	Somos Familia Truworld Behavioral Health Center	3554 S. Hanover 509 E Patapsco Ave	BK		Owners: Misturrat Atiunke Idowu & Raheem Kehinde Idowu. Case Search shows foreclosure cases against Misturrat.				
31				443-578-3901					
32	Unlimited Bounds	4200 Pennington Ave, Baltimore, MD 21226	CB			N	Y		
33	Unlimited Bounds Inpatient	4201 Pennington Ave, Baltimore, MD 21226	CB			Y	N		
34	Rising Above Behavioral Health Services LLC	3809 S Hanover St Baltimore MD 21225	BK	443-621-9208, 410-589-6063	isingabovebhs@gmail.com .	Y	Y	?	Y