

FRED BROWN'S RECOVERY SERVICES, INC.

SERENITY RECOVERY CAMPUS

April 14, 2026

Peck Park Community Center



2 43 Years in San Pedro

Fred Brown's Recovery Services, Inc.

Founders Fred Brown & Al Ahl
Vietnam Veterans
Certified Addiction Counselors

1973: Counselor to First Lady Betty Ford
1983: Opened first sober living home for addicts
2026: Operates 31 facilities

Chamber of Commerce Members for over 30 years
Community Partner for over 43 years



3 What this Project Is and Is Not

What it is not	What it actually is
NOT a drop-in clinic	A licensed treatment facility. Clients are screened and enrolled before arrival. Outpatient clients are transported to and from campus.
NOT a prison-release program	Clients are admitted based on clinical need. This is not a diversion or reentry program.
NOT a sober living home	State-licensed treatment with medical staff, structured programming, and regular state inspections.
NOT a 900-person facility	106 residential beds. 175 - 200 outpatient “people per day.” 16 veteran peer respite beds. A treatment “slot” is a single daily appointment slot, not a single person.
NOT an expansion	Renovation of existing buildings. No new construction planned.
NOT rezoning	Not required or proposed.
NOT a regional treatment center	Local facility serving the South Bay and Harbor area.
NOT open to out of state residents	Clients MUST have LA County Medi-Cal

4 What is BHCIP

Behavioral Health Continuum Infrastructure Program

BHCIP Program

Funded by Proposition 1 (\$6.38B Bond measure)

Approved by voters March 2024

Local voter support, top 20% statewide

What it Funds

Property purchase & renovation only

No funding for operations, salaries, or overhead

Competitive: Feasibility, cost, operator experience,
alignment with state & local priorities

Priority: Campus models

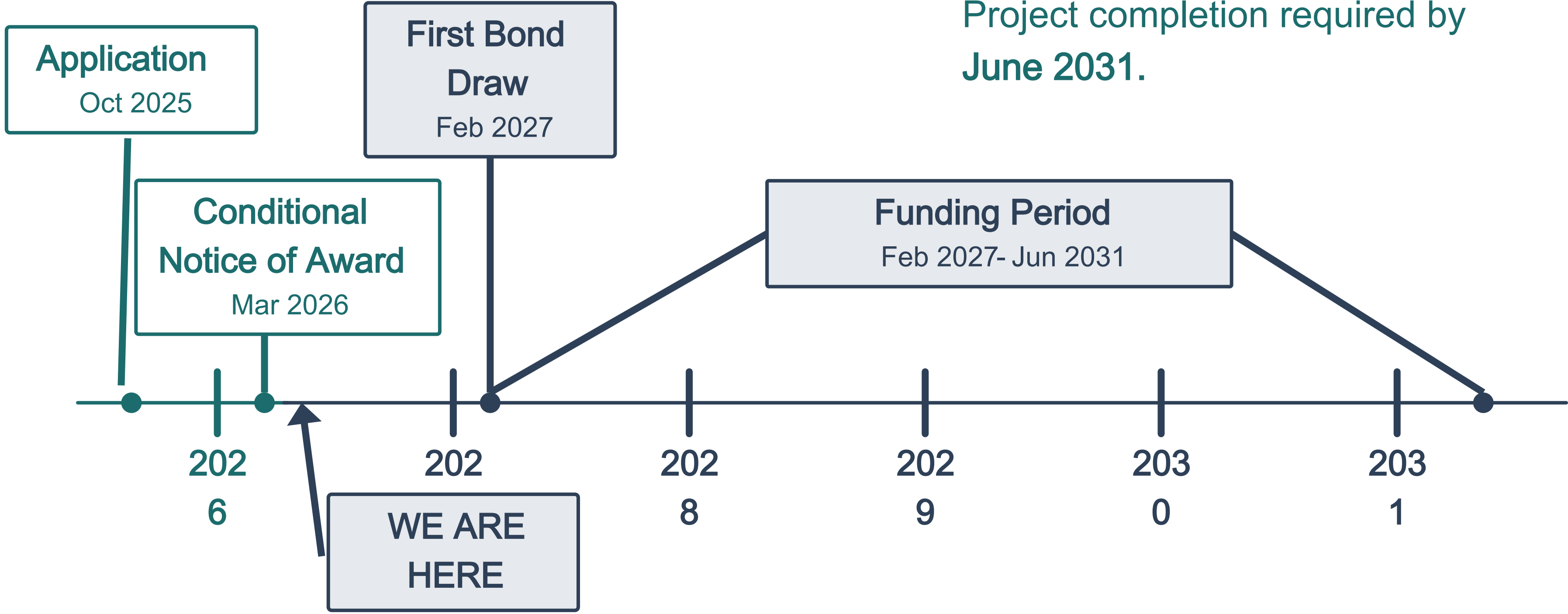


5 Timeline

Driven by State Timelines

No funds provided until **February 2027**.

Project completion required by **June 2031**.



April 14, 2026

6 129-Bed Shortfall in Local SUD Treatment

Not Enough Local SUD Treatment

LA County DMH and SAPC quantified treatment bed shortages (August 2025)

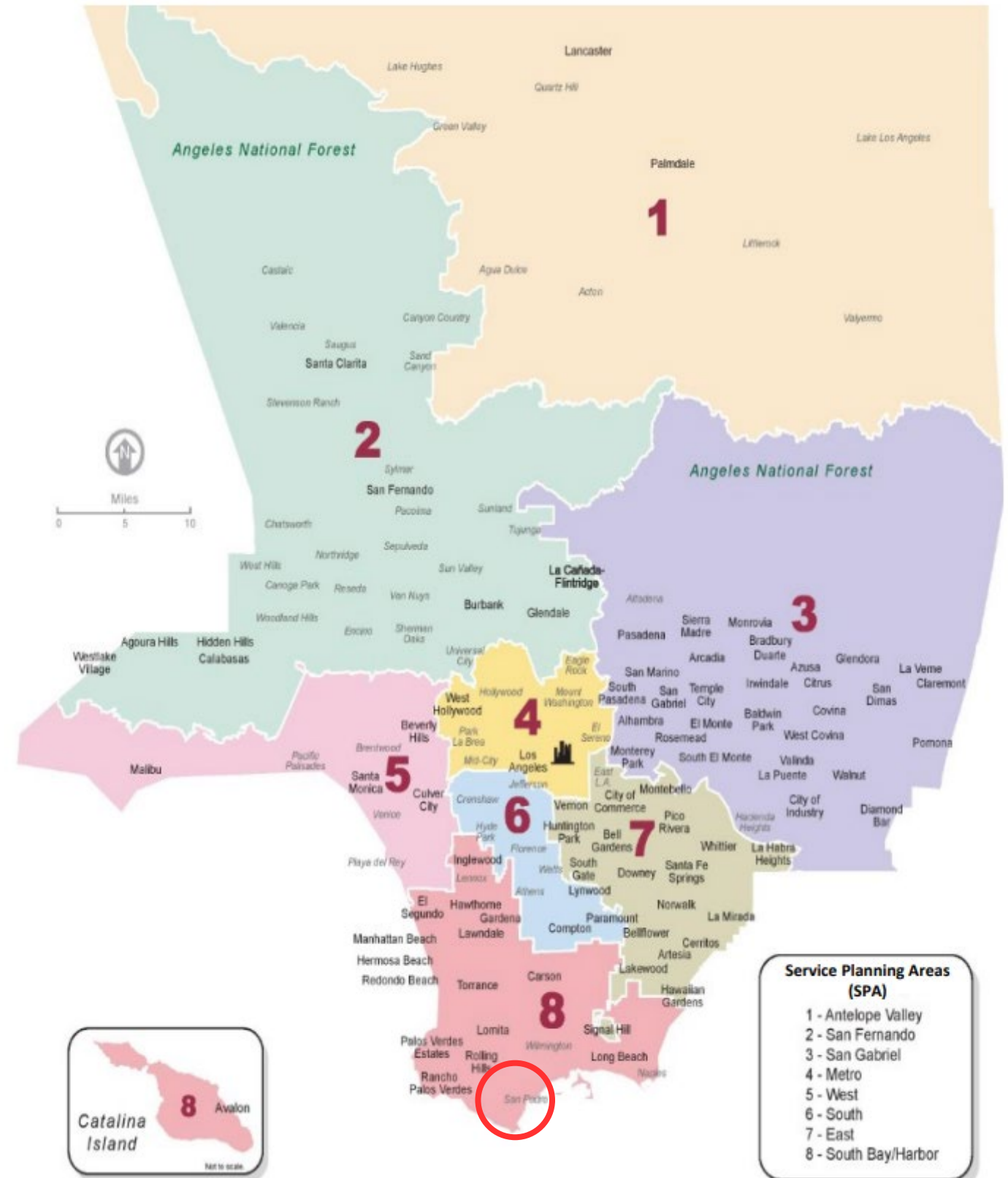
By Service Planning Area (SPA)

SPAs 6+7 (South + East LA): 48 beds

SPA 8 (South Bay): 81 beds

Local Shortfall: 129 beds

LOS ANGELES COUNTY SERVICE PLANNING AREAS



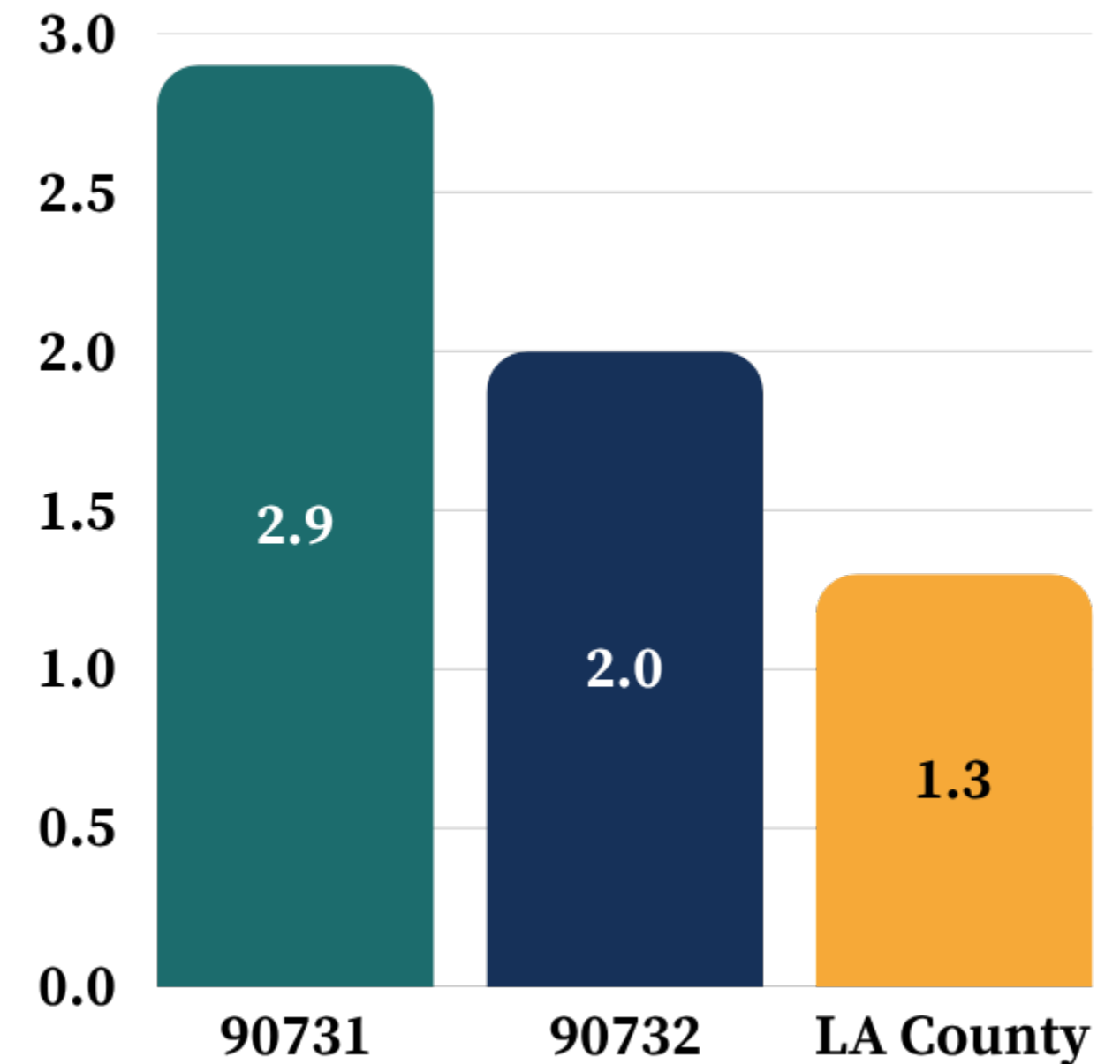
* LA County Department of Mental Health (DMH) and Substance Abuse Prevention and Control (SAPC), "Prop 1 Bond BHCIP Round 2: Unmet Needs," Stakeholder Webinar, August 5, 2025.

7 Local Impact

San Pedro among the highest-need in LA County

Drug + alcohol hospitalizations per 1,000 residents:

ZIP	Drug + Alcohol Hospitalizations Per 1,000*	County Rank
90731	2.9	Top 4%
90732	2.0	Top 9%
County	1.3	280 ZIPs



* Justice Equity Need Index Data (Catalyst California)

8 Backed by LA County

LA County Has Invested in FBRS to Expand Capacity

Since 2023, LA County has supported FBRS through competitive programs to strengthen clinical quality and expand care.

Clinical Quality

Admission & discharge policies

Proven, research-backed therapies

Quality standards and documentation

Operational Readiness

Staff recruitment & training

New service capacity

Financial controls & audits

Outcomes tracking & reporting



9 County-Leading Performance

Independently measured and ranked.

In a late 2025 survey* of objective performance metrics, FBRS ranked

2nd
Highest ranked
provider out of 82 in
SAPC capacity
building incentive
program

Metrics included:
Client retention
Treatment completion
Care accessibility
Workforce credentials
Access to evidence
based treatments
Fiscal and Accounting

One of only 5 agencies to meet all seven performance incentive benchmarks.

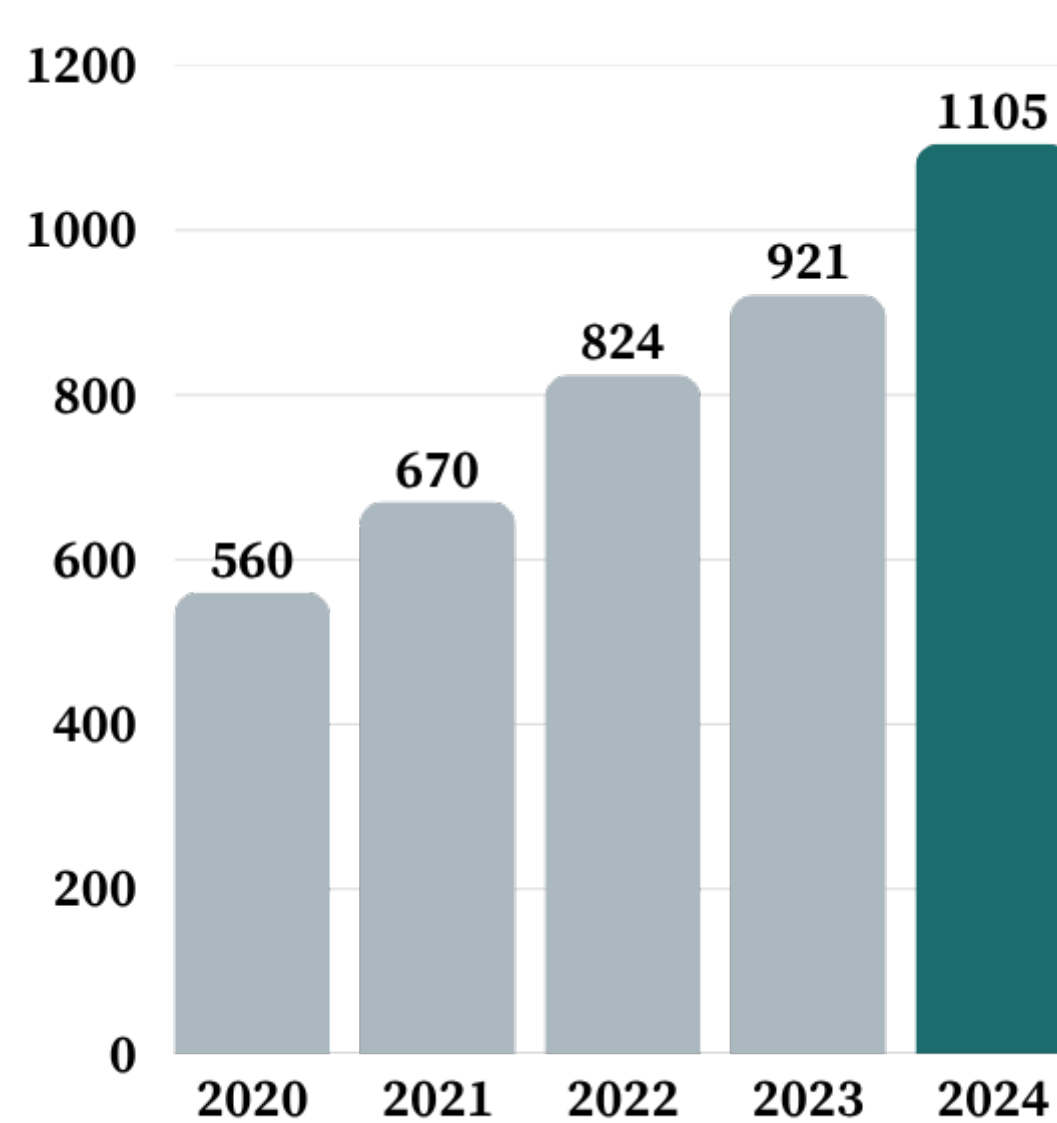
* LA County SAPC Capacity Building Initiative / Value -Based Incentive Program

10 Five Years of Growth

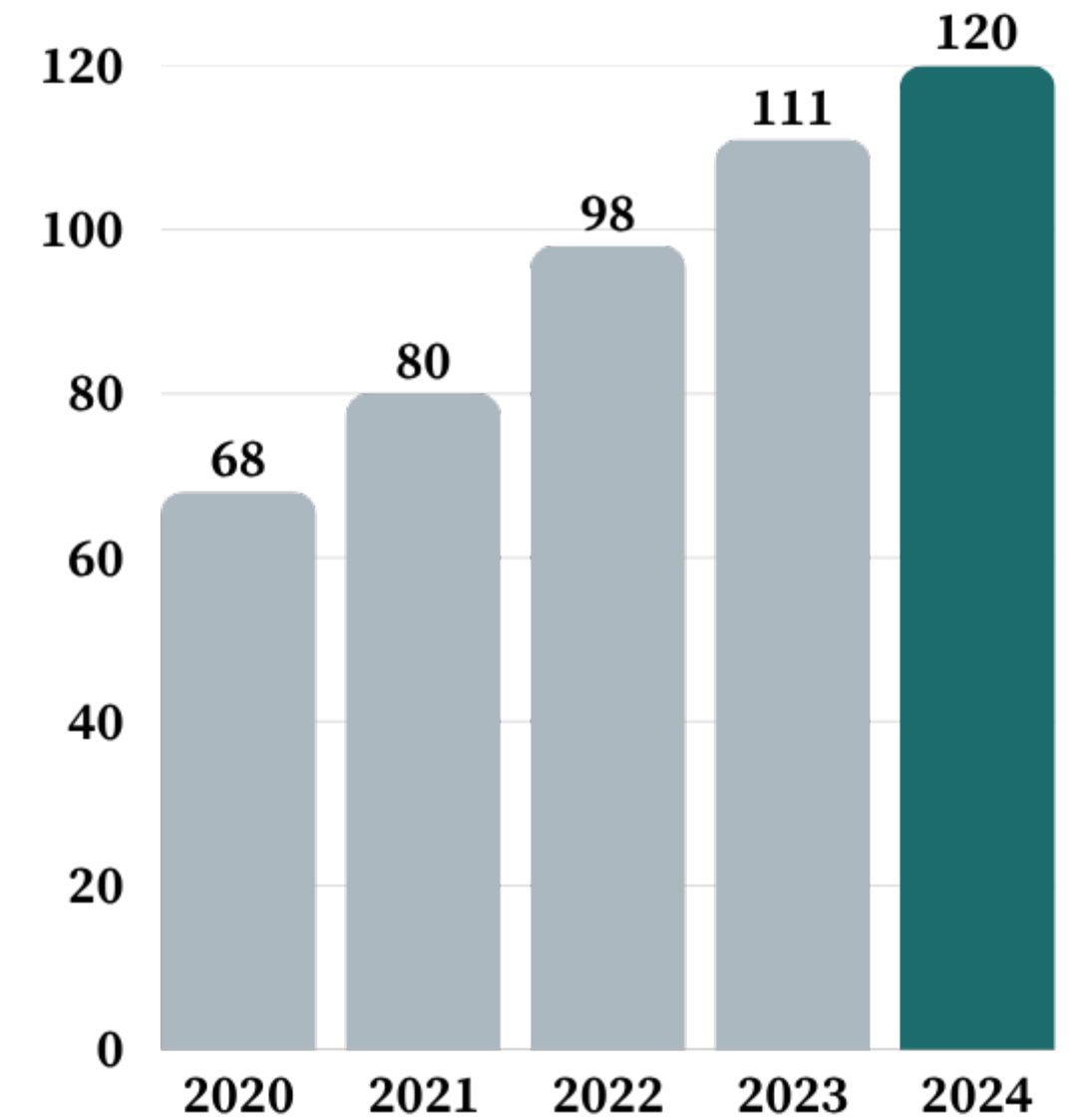
FBRS has grown steadily over five years to prepare

FBRS has expanded its revenue, staff, and clinical capacity every year since 2020, building a foundation for Serenity.

Today: 31 facilities, 120 staff, nationally accredited.



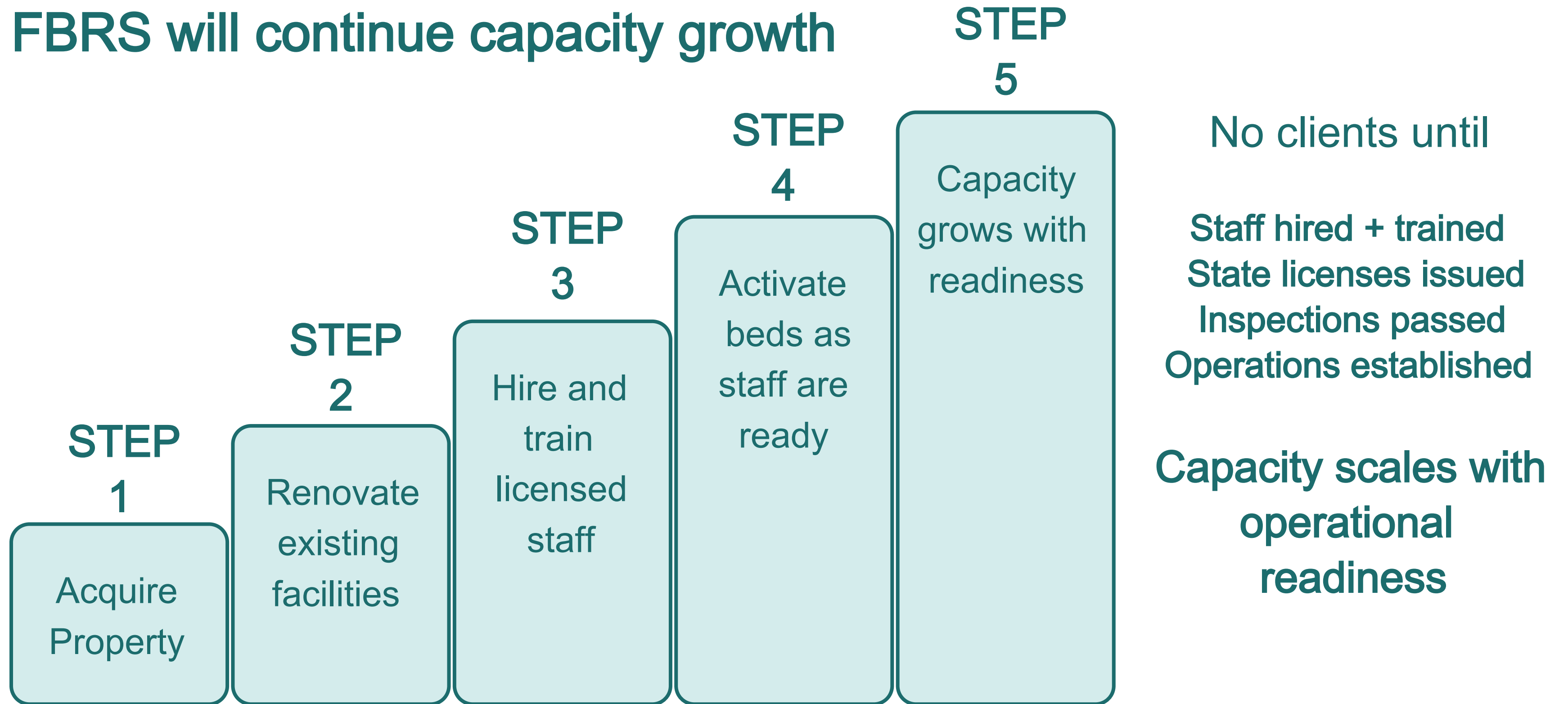
People Served
~2x Growth



Staff
76% Growth

11 Phased Implementation

FBRS will continue capacity growth



Levels of Care aligned with local needs

Residential SUD treatment 106 beds

24-hour structured care. Therapy, counseling, life skills. -90 day stays (90 days max)

Outpatient SUD treatment 175 - 200 people per day

Therapy, counseling, medication management. Clients live off campus. Transported to and from campus by FBRS.

Peer Respite (Veterans) 16 beds

Voluntary crisis alternative. 314 day stays. Peer support.

13 How We Treat

GOAL: To provide a strong foundation for lifelong recovery from the disease of addiction

Proven, Evidence -Based Treatments.

 **THERAPY**

- One-on-one counseling
- Group therapy
- Cognitive behavioral therapy
- Relapse prevention
- County approved evidence - based treatment

 **LIFE SKILLS**

- Vocational training
- Job readiness
- Financial literacy
- Peer support from people in recovery

 **MEDICATION**

- Alongside therapy, not instead of
- FDA-approved, clinician -prescribed
- Monitored & adjusted regularly

Patient follow -up after one year: 89.5% of former clients remain sober, and 99% have no contact with law enforcement or emergency medical

14 Who Delivers the Care

Led by Credentialed Clinical Staff



Licensed Clinical Social Workers (LCSWs)



Nurse Practitioners,
Physicians Assistants,
Registered Nurses and LVN's



Licensed Marriage & Family Therapists (LMFTs)



Medical Director leads team of
board-certified addiction
medicine physicians



Registered & Certified SUD
Counselors



Certified Peer Recovery Specialists
(lived experience)

FBRS meets or exceeds state and county licensing standards.

15 A Day in the Life - Residential

Structured and Supervised.

Time	Activity
6:00 a.m.	Wake-up, wellness check, medication
6:30 a.m.	Morning chores (mandatory)
7:00 a.m.	Breakfast (communal, prepared on -campus)
8:00 a.m.	Morning reflection / community meeting
8:30 a.m.	Group therapy
10:30 a.m.	Individual counseling or clinical appt
12:00 p.m.	Lunch
1:00 p.m.	Life skills / vocational / educational
2:30 p.m.	Certified peer support / free time
4:00 p.m.	Afternoon chores
5:30 p.m.	Dinner
7:00 p.m.	Evening recovery meeting
9:00 p.m.	Quiet hours
10:00 p.m.	Room check and lights out



 **Devices restricted**

 **Visitors supervised**

 **No unsupervised departures**

Licensing Standards Govern Operations

ACCESS

Controlled entry

Discharges are supervised

Visitors are scheduled, screened and supervised

24/7 Staffing

Outpatient clients transported by FBRS

PROGRAM RULES

Signed program agreement

Random drug + alcohol testing

Mandatory daily programming

Individualized treatment plans

Offsite appointments are escorted by staff

EMERGENCY

43-year relationship with LAPD, LAFD, EMS

Treatment reduces emergency calls

Onsite licensed medical staff

What FBRS is adding beyond state requirements

SECURITY PRESENCE

24/7 Licensed onsite security

24/7 Internal Safety and Security Department

MONITORING

Monitored cameras and alarm system campus-wide

Keycard-controlled entry and exit points

COORDINATION

Proactive coordination with LAPD Harbor Division, LAFD, and EMS

No walk-ins, no walk-outs: clients screened before admission, discharges require authorization

**JOURNAL OF
URBAN
ECONOMICS
2018**

Less crime.

Treatment facilities reduce
local crime by \$2.9M

Bondurant et al, 2018.

Substance Abuse Treatment Centers and Local Crime

**DRUG AND
ALCOHOL
DEPENDENCE
2024**

Lives saved.

66% lower death rate among
treated veterans

Dams et al, 2024.

Effectiveness of residential treatment services for
veterans with substance use disorders: A propensity
score matching evaluation

**AMERICAN
JOURNAL OF
HEALTH
ECONOMICS**

No change in home value.

No evidence treatment facilities
lower nearby property values.

Horn et al, 2021.

Does Substance Use Disorder Treatment Center
Proximity Affect Residential Property Values?

19 Adaptive Reuse

Preserving campus character

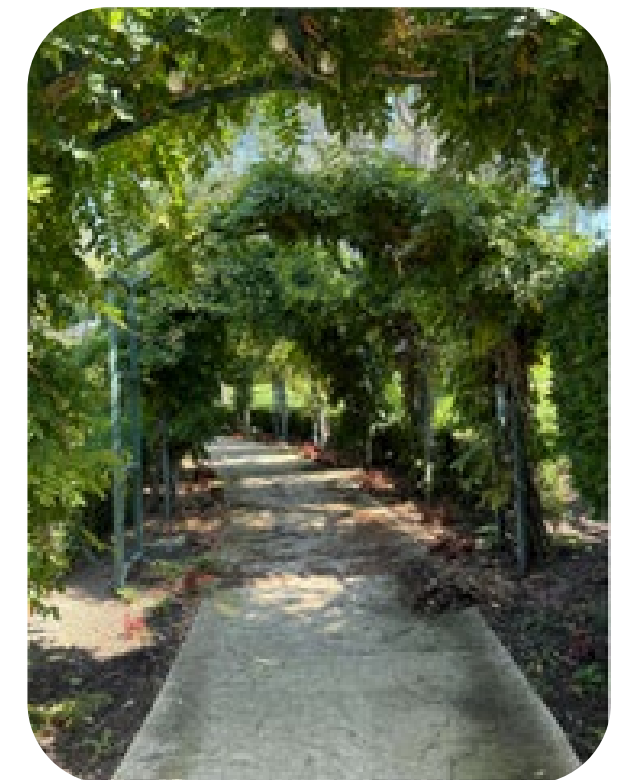
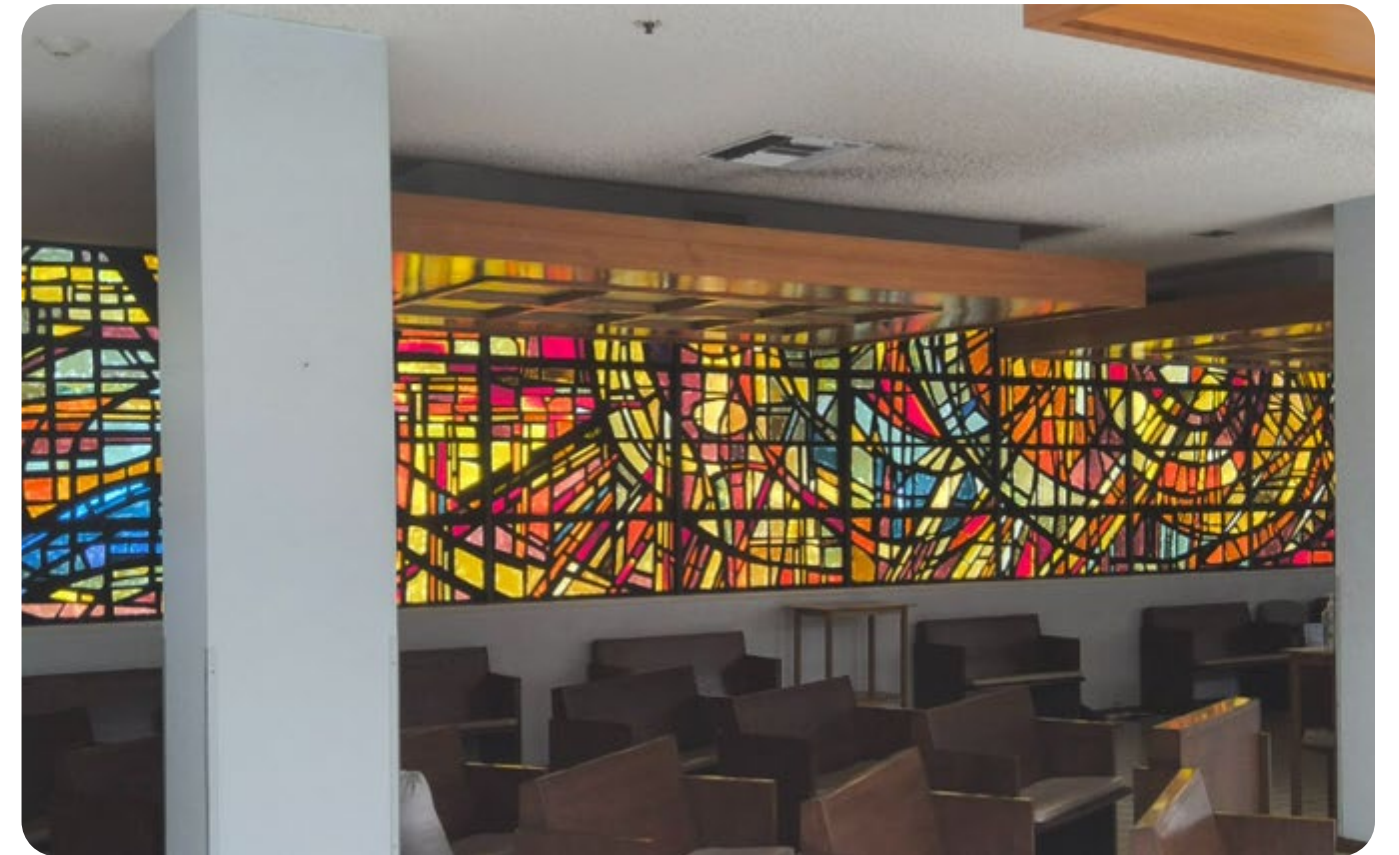
Private, gated campus. Tree-lined perimeter.

Meditation gardens

No new construction planned.*

Renovation of existing structures to meet current building standards.

Working with current residents to ensure continuity of care throughout any transition.



* Development details pending continued DHCS discussions.

- **Licensed, state-regulated treatment facility - not a drop-in center. No unauthorized walk-ins.**
- **43 years operating in San Pedro. Supported by County performance investment. Nationally accredited (CARF).**
- **Renovation of existing buildings on a gated, private campus. No new construction. No expansion. No rezoning.**
- **SAPGfunded capacity building; second highest rated County provider; scaled growth.**
- **Successfully passed local city, state, federal and accrediting body audits with strong outcomes.**

21 Join Us

Additional information is available via our hotline and our website

Open houses and updates will continue as the project advances

www.FredBrown.org

info@serenityrecoverycampus.org

424-788-6985