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COMMITTEES
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April 23, 2026

Director Michelle Baass
California Department of Health Care Services
Behavioral Health Continuum Infrastructure Program
1501 Capitol Avenue
Sacramento, CA 95814

Re: Community Concerns with the Fred Brown Recovery Services Facility

Dear Director Baass:

As the elected Assemblymember for the San Pedro community, I write to respectfully express concerns regarding the proposed Fred Brown Recovery Services (FBRS) facility and its pending California Department of Health Care Services (CDHCS) Behavioral Health Continuum Infrastructure Program Round 2 Unmet Needs application.

While I strongly support California's ongoing efforts to expand access to behavioral health services and housing for individuals in recovery, it is equally important that such facilities are thoughtfully placed in locations that ensure both successful outcomes for residents and compatibility with the surrounding neighborhoods.

I have heard directly from constituents and the South Shores Community Association, which is part of the Los Angeles Coastal San Pedro Neighborhood Council, outlining significant concerns about the proposed use of the former Little Sisters of the Poor property. Roughly, one in six residents in San Pedro is a senior, and residents have emphasized that the property has served as a senior care and assisted living facility for over four decades. This use aligns more closely with the character, infrastructure, and needs of the neighborhood.

Among the primary concerns from residents are:

- The proximity of the proposed facility to schools, parks, and daycare centers;
- Concerns were raised about whether the surrounding community has the necessary infrastructure and public safety resources (specifically fire and police services) to support a large-scale, justice-involved and early recovery population;
- The potential impact on neighborhood safety, stability, and quality of life; and
- The belief that senior housing would better serve both community needs and land-use compatibility.

Given that this project involves public funding under Proposition 1, it is essential that both local government and the public conduct an independent and transparent review. A key concern to the community is the apparent discrepancy between the August 2024 sale price of approximately \$20 million and a stated purchase price of approximately \$46-48 million associated with the project. This inconsistency raises important questions regarding the use of public funds.

To support transparency and proper oversight of public funding, I respectfully request that the CDHCS provide access to the following materials associated with the FBRS application:

- The Letter of Intent and/or Purchase and Sale Agreement (LOI/PSA) submitted with the application;
- The full appraisal conducted for the project; and
- Any analysis conducted by CDHCS regarding the appraisal and purchase price.

Land-use matters, community safety, public health, fiscal responsibility, and transparent planning must remain paramount in decision making. The success of recovery programs depends not only on funding and services, but also on the appropriate site, community involvement and public trust.

I respectfully urge CDHCS to carefully evaluate these community concerns, ensure full transparency regarding the use of public funds, and engage meaningfully with local stakeholders and the surrounding San Pedro communities. Should you have any questions regarding this letter, please contact my District Director, Melissa Ramoso at (310) 375-0691 or Melissa.Ramoso@asm.ca.gov.

Sincerely,

A handwritten signature in black ink that reads "Al Muratsuchi". The signature is written in a cursive, flowing style.

AL MURATSUCHI
Assemblymember, 66th District

Cc: Los Angeles Councilman Tim McOSker, 15th District