



**MINUTES FOR THE MEETING OF THE BOARD OF THE  
BOSTON PUBLIC HEALTH COMMISSION  
Thursday, November 8, 2012**

The monthly meeting of the Board of the Boston Public Health Commission (“Commission”) was held on Thursday, November 8, 2012 in the Hayes Conference Room at the Commission’s offices at 1010 Massachusetts Avenue, 2<sup>nd</sup> floor, Boston, MA 02118.

**Board Members Present:**

Paula Johnson, MD, MPH, Chair  
Ruth Ellen Fitch, JD  
Joseph Betancourt, MD  
Harold Cox  
Celia Wcislo (via conference call)

**Also Present Were:**

Dr. Huy Nguyen, John Townsend, Fatema Fazendeiro, Kathy Hussey, Chuck Gagnon, Maia BrodyField, Patrick Lee, Eva Erlich, Terry McNeil, Kathy Bachman, Rita Nieves, Jim Greene, Margaret Reid, Gerry Thomas, Pam Jones, Debra Paul, Jim Hooley, Liam Day, Alison Fega, Ricky Lawson, Lauren Kennedy, Keila Pearson, Sarah Mackin, Heriberto Sanchez, Rebecca Bishop, Nicole Charon-Schmitt, Rosaline Valcimond, Dan Dooley, and Megan McClaire.

**Proceedings:**

***Chairwoman’s Comments***

*Paula Johnson, MD, MPH*

- Dr. Johnson welcomed the return of Dr. Ferrer and those in attendance. She gave the meeting over to Dr. Ferrer.

***Executive Director’s Report***

Barbara Ferrer, PhD, MPH, MEd

- Dr. Ferrer acknowledged all the well-wishes during her recovery. She specifically praised and thanked Mr. Townsend and her staff for the exemplary job done while filling in for her.
- BPHC was awarded a three year \$4.5 million dollar REACH Grant. We were one of only two sites from across the country awarded the CDC grant to continue our racial and ethnic disparities work. The intent is to look at systems and policies that are already in

place, but may not in fact result in equitable distribution of resources.

- For example, there are parks and playgrounds around the City not being utilized in certain communities due to the violence.
- The CDC wants to look at what practices would lead towards a better distribution of equity with existing policies that promote good health. Significant partners involved are Harvard and the Harvard Prevention Center are the research and evaluation arm, the YMCA is a big community partner, and the REACH Coalition is the coalition partner. The entire REACH team, all twelve folks from the Commission and our partners, are in Atlanta right now.
- The NeighborCare Media campaign was launched today. Dr. Nguyen, Gerry Thomas and Maia BrodyField have been instrumental in working on this. It's a very creative campaign that stresses to people in the neighborhoods all of the resources available to them when seeking routine or urgent care.
- Dr. Ferrer commended the teams that received this year's DPH Leadership Award and Community Award at the Annual Ounce of Prevention Conference. The Leadership Award was received for the Professional Development Series work being done to build health equity. Margaret Reid and her team also received an award for the Healthy Homes work. Dr. Ferrer was pleased that the work was recognized and acknowledged.
- Boston City Hall is starting their "Annual Homeless Count" on December 12, 2012, during which the number of homeless individuals inside and outside of shelters are compiled, in an attempt to understand the reasons behind why some of these individuals remain unsheltered, and why they are left out.

### ***Trinity 35 Northampton Street Project Overview and Board Resolution***

Patrick Lee, Eva Erlich, and Terry McNeil, Trinity Financial, Inc.

Kathy Bachman, Esq., Wilmer Hale

- Dr. Johnson and Attorney Fazendeiro stressed to the public that this was Phase I of a three phase project, and that tonight's vote was specific to Phase I, the rehabilitation of 35 Northampton Street.
- Many people have expressed interest and concerns regarding what may or may not happen to the South End Fitness Center or the pool. Trinity will be conducting a number of community meetings after tonight's vote to address some of those other phases of the project.
- Attorney Fazendeiro requested the public please refrain from asking any questions or making comments about the other two phases of the project, the pool and or the fitness center. She stated that all questions and concerns regarding those issues would be addressed at another time.
- The members of the Trinity Development Team were introduced: Eva Erlich, Project Manager, the Principal in Charge, Patrick Lee, General Counsel Terry McNeil, and Kathy Bachman, a Real Estate partner at Wilmer Hale, the legal law firm representing Trinity.
- Ms. Erlich reiterated the master plans for the project were originally presented last February. Tonight's focus would be solely on 35Northampton Street which is the renovation of the 29-story tower.
- The second phase is the renovation of the 12-story building at 860 Harrison that contains

112 units. A third phase would include building a new tower on the site containing about 236 units. There would also be a green roof and parking garage.

- The goals of the 35 Northampton Street project are to address the capital needs of the site, preserve the affordable nature of the housing, and provide \$1 million dollars annually to BPHC.
- The upgrades being done will make the building far more energy efficient and secure for residents. Security measures will be put into place to monitor who goes into the building.
- The components of the first phase include a \$20 million dollar construction budget some of which is targeted for installing all new mechanical and electrical systems, upgrading current elevators, new energy efficient windows and some repairs to the façade. The trash shoots will be reactivated. The laundry will be on every other floor giving residents more access to it. There will be brand new upgrades inside the units as well.
- ADA accessible units will also be added to this building. Currently there are no handicap accessible units available due to no elevator access after the 5<sup>th</sup> floor. The elevator does go to the 4<sup>th</sup> and 5<sup>th</sup> floors which contain BPHC program space. Those offices will be relocated and accessible units will be created on those two floors.
- A corridor will be created connecting 35 Northampton Street to 860 Harrison Avenue. A new lobby and centralized management office will be created for security purposes. The parking garage will be upgraded with ADA accessible elevators and parking.
- This is has been a 2-year project. Trinity has held 9 community and resident meetings obtaining valuable input from residents, local elected officials and city-state agencies during that time.
- Trinity is working on securing funding. They have received some City funding from the Department of Neighborhood Development. They are waiting on State and BRA funding which should be coming soon.
- Coming before the Board is the first step in the disposition process. Once the vote here is complete, Trinity will move forward to the City Council for their approval process. The last step will be Mayoral approval. Trinity hopes to have the financial closing fairly soon. Construction would then begin in March of 2013 and be completed by 2014.
- Ms. Bachman explained how the financing would be arranged under a commercial condominium regime comprised of a condominium unit (“Unit 1”) the land and improvements located at 35 Northampton Street and the land above which the corridor between the 35 Northampton Street Tower and the 860 Harrison Avenue Tower shall be constructed, and a condominium unit (“Unit 2”) comprised of the remainder of land and improvements located on the Campus.
- The Commission would convey Unit 1 to BPHC Northampton Development Corp., Inc. and BPHC Northampton Development Corp., Inc. would then enter into a long term lease of Unit 1 with the Developer for an annual rent of approximately \$1 million dollars.
- BPHC Northampton Development Corp., Inc. would then facilitate the obtaining of federal and state low income housing tax credits and other financing for the development.
- The Developer would undertake the development and financing of Northampton Phase One as described above, all under such terms and conditions as shall be approved by the Commission’s Executive Director and General Counsel and in accordance with the rules and regulations governing the use of low income housing tax credits under the provisions of the low income tax credit program and M.G.L. Chapter 121A.

- Attorney Fazendeiro requested that the Board Members review the Trinity Resolution included in their Board Packets. Attorney Fazendeiro made a motion for a vote on the Trinity Resolution. Dr. Ferrer seconded the motion. The Board unanimously approved the Trinity Resolution for the 35 Northampton Street project. Dr. Johnson congratulated and thanked the Trinity team for all their efforts.
- At this point, Dr. Johnson made a motion to approve the October minutes. Ms. Fitch seconded the motion. The Board unanimously approved the October 11, 2012 Board Minutes.

### ***Ongoing Efforts to Address Opiate Overdoses in the City of Boston***

Rita Nieves, Bureau Director of Addictions Prevention, Treatment and Recovery Support Services

- Ms. Nieves stated that more people in Massachusetts die from opioid overdoses than car accidents. Boston, in particular, is disproportionately affected.
- The death toll has doubled in the last decade whereas traffic accidents have been dropping. Drug overdoses have accounted for more fatalities since recordkeeping of drug-induced deaths began in 1979. Currently, there is a death every 14 minutes.
- The comparison between New England and US deaths due to heroin overdose is 8.5% in the US and 37.6% in New England.
- A recent Boston Healthcare for the Homeless study demonstrates drug overdoses are leading cause of mortality for homeless individuals.
- In 2006, the prevention efforts were expanded with the launch of the Narcan Pilot (distribution of intranasal naloxone). It also coincided with EMS protocol change to administer Narcan on ambulances. It was so successful it was taken to the State level.
- In 2008, community based efforts were expanded with MassCall2. This was a 4-neighborhood coalition awarded a \$1.2 million dollar grant to address fatal and non-fatal overdoses in those neighborhoods.
- In 2012, based on all the knowledge gathered since 2006, efforts are underway to develop a City-wide plan to prevent overdoses. The key goals include bringing promising strategies from MassCall2 to a scale City-wide, expanding access to Narcan and overdose prevention training, increase the screening for risk and early intervention, and developing more sophisticated systems for surveillance and response.
- This work creates opportunities and forums to bring diverse stakeholders together to empower others to save lives through increased education, training and development of new partnerships.

Jim Greene, Director of the Emergency Shelter Commission

- The service networks and core components of the Homeless Continuum are emergency shelters, day programs, street outreach teams, transitional housing, community meal programs, and homeless youth provider networks.
- Mr. Greene stated the proposed strategy for the comprehensive City-wide plan is to conduct provider outreach and education, develop a sector-specific Overdose Prevention & Response Plan, and contribute to a city-wide system of surveillance and response.

- Mr. Greene explained potential elements of the plan would be to build a capacity for screening, expand access to Narcan and overdose prevention training, explore other promising strategies that can be applied to the homeless population, and implementation of a communication system.
- Screening and early intervention requires identifying situations of elevated risk, identifying priority clientele, and the training of staff and volunteers.
- Access to intervention resources includes nasal Narcan for front-line staff, Narcan for clients, and identifying other resources.
- Identification of promising strategies includes lessons learned from the Addictions community, the best practices from the Homeless provider community, targeted provider training, and on-going assessment and evaluation.
- The next steps involve coordination with addiction prevention, treatment and recovery support services with and between Boston Healthcare for the Homeless Plan, BPHC Homeless Services and other providers, DPH Bureau of Substance Abuse Services as well as other public health and community interventions.

### *Adjournment*

There being no further business to come before the Board, the meeting was adjourned at 5:45 p.m.

Submitted By:

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Kathy Hussey, Secretary