

Hamilton Health Center

Adaptive Reuse

110 S 17th Street
Harrisburg, PA 17104



Total Project Costs:

NMTC Allocation:

CCG Allocation:

Developer:

Closing Date:

NMTC Investor:

Status:

\$16,600,000

\$16,200,000

\$ 8,100,000

Community Development Partners

August 2011

Fulton Bank

Early stages of construction

Project Details

- Conversion of 67,000 SF warehouse to medical use as a federally qualified health center
- New facility will increase exam rooms from 31 to 67

Distress Criteria

- Qualified Census Tract: 17103021300
- Severely Distressed – Primary Criteria
- Poverty Rate: 32.0%
- Unemployment Rate: 17.0%

Community Impacts

- Expanded healthcare facility to service Harrisburg's densest low-income area
- Creation of estimated 30 construction jobs and 18 full-time staff positions expected to be 100% filled by low-income persons

The Project involves acquisition and adaptive re-use of a 67,000 SF unimproved warehouse. Extensive external and internal remodeling will enable HHC to double its examination rooms: Adult Medicine - 11 to 20; Pediatrics - 7 to 18; Women's Services - 5 to 17; Dental - 8 to 12; for a total of 31 rooms to 67 rooms. The new facility will increase clinical waiting room space from 700 SF to 5,200 SF, and house a new 7,000 SF patient education and training facility.

Hamilton Health Center ("HHC") is a federally qualified health center, providing healthcare to indigent, under insured, uninsured and low-income patients. The subject's primary geographic market is located in what is described as "Harrisburg's most densely populated low-income area." The area is designated as a Primary, Severely Distressed area, with 32% poverty level and 17% unemployment.

The new location will reduce congestion, improve productivity, and enable services to be available more hours to better serve the community. Administrative cost efficiency will be realized by reducing the number of sites and having more energy efficient systems. A full functioning electronic health records system will improve patient safety, flow and outcomes. The re-design of operational processes will improve effectiveness and quality of care. The building will not only enable HHC to significantly expand access to care to the area's most needy citizens, the project will be the catalyst for growth and economic recovery of the South Allison Hill area of the city.

Total project costs including placement and legal costs were \$16.6 million. The financing structure employed total New Markets Tax Credits allocation of \$16.2 million. CCG and City First both provided \$8.1 million in NMTC allocation with NMTC investment by Fulton Bank at the fund level of approximately \$4.36 million.