



Harlem Hospital Center

New construction and renovation of acute-care hospital increases patient services and ensures the highest quality of care for economically disadvantaged NY neighborhoods.

THE PROJECT:

Since 1907, Harlem Hospital Center (HHC), one of the country's largest acute-care and Level 1 Trauma Centers, has served residents of Central and West Harlem, Washington Heights and Inwood. As the largest employer in Central Harlem and one of the largest training centers for minority and female physicians in the United States, HHC is an important social, political and economic force within the community. NMTC financing was utilized to support the construction of a 195,000 square-foot diagnostic, treatment, critical care and emergency pavilion, and the renovation of certain existing facilities.

The new Patient Pavilion, which houses HHC's Emergency Department, has separate walk-in and ambulance entrances, state-of-the-art critical care and diagnostic units, and new fully equipped operating rooms. The renovation of the existing hospital space modernized HHC's obstetrics and gynecology department, which had not been updated in 40 years. Construction of the Patient Pavilion and the upgrades made to the existing facility were critical for HHC to meet demand for increased patient services and to ensure HHC provides the highest quality of care.

COMMUNITY IMPACTS:

- Create 190 construction jobs and maintain 2,354 permanent jobs.
- Provide permanent jobs with living wages and competitive benefits packages including healthcare coverage, job training, job advancement programs, retirement benefits and disability insurance.
- Target local recruitment and hiring for construction and permanent jobs.
- Provide community goods and/or services to residents of low-income communities including education, health care, job/vocational training and childcare. HHC provides a wide range of medical and family support services and also serves as a teaching facility for medical professionals.

- Building designed to meet LEED Silver standards.
- Community and stakeholder involvement includes consultation with New York City Economic Development Corporation, Office of the Mayor's Center for Economic Opportunity, New York City Department of Education, Long Island University, State Environmental Quality Review and the Dormitory Authority of the State of New York, and Mayor Bloomberg's office.
- Continued support for a wide variety of both health and non-health related community outreach efforts including the Hip Hop Stroke Program, The Harlem Children's Zone Asthma Initiative, The Harlem Renaissance Walk Club and Circle of Safety.

KEY COMMUNITY DEMOGRAPHICS:

- Poverty Rate: **19.4%**
- Median Family Income: **65.4% of benchmark**
- Unemployment Rate: **1.45 times the national average**
- **FEMA Disaster Area**
- **U.S Department of Health and Human Services designated Medically**
- **Underserved Area**
- **Five-Borough Economic Opportunity Plan**

FINANCING:

- Total Project Cost: **\$311.0 million**
- NCF Deployed Allocation: **\$15.0 million**
- Total NMTC Allocation: **\$15.0 million**

PROJECT PARTNERS:

- United Fund Advisors (National Community Fund I, LLC)
- New York City Economic Development Corporation
- U.S. Bancorp Community Development Corporation
- New York City Health and Hospital Corporation
- HHC Assistance Corporation