



Harrison Health Center

A non-profit healthcare provider expands services with medical offices, pharmacy and senior housing.

THE PROJECT:

Morris Heights Health Center (MHHC), the major provider of health care to Morris Heights and the surrounding areas of Bronx, NY, purchased expansion property across the street from its main facility in 2004. The non-profit organization sought to increase capacity, provide new healthcare services in the local community, and address the issue of inadequate housing for the area's elderly population.

The new facility, Harrison Circle, will include 30,000 square feet of new medical office space and a 9,000 square foot pharmacy, as well as 70 units of low-income housing for seniors and additional parking space. The facility will include orthopedic, behavioral health and diagnostic imaging services not previously offered by MHHC, to an estimated 30,000 additional Bronx residents annually.

The developer is incorporating sustainable design elements in the medical office portion of the building, targeting a LEED Silver certification from the U.S. Green Building Council. MHHC will also partner with the local community in efforts to create a Business Improvement District in the immediate area, and participate in future municipal planning efforts.

MHHC has served the Morris Heights community with distinction since 1981—Harrison Circle will offer more comprehensive care, allowing the surrounding community to remain within the MHHC system for their primary and specialty care needs.

FINANCING:

- Total Project Cost: **\$28.0 million**
- NCF Deployed Allocation: **\$12.3 million**
- Total NMTC Allocation: **\$22.3 million**

PROJECT PARTNERS:

- United Fund Advisors (National Community Fund I, LLC)
- Morris Heights Health Center
- Enterprise Community Investment, Inc.

- New York City Economic Development Corporation
- JPMorgan Chase