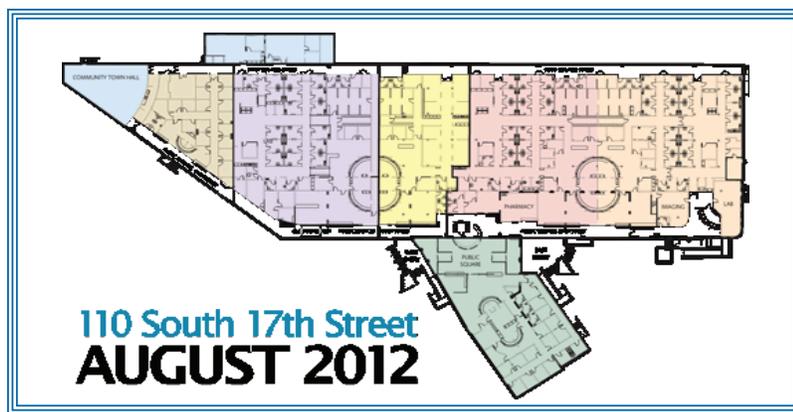


## Health Center Stories:

### *Hamilton Health Center, PA*

**Hamilton Health Center**, located in Harrisburg, PA completed its financing in August, 2011 to purchase a 70,000 square foot building, consolidating HHC's three current locations into one larger facility. The new site, a former government printing facility and warehouse, is in the South Allison Hill neighborhood of Harrisburg, the center of HHC's service area. The completed project will not only enable HHC to significantly expand access to care for the area's most needy citizens, but it will be a catalyst for growth and economic recovery of the South Allison Hill area of the city.

When fully developed, the new center will represent a 43,000 square foot increase for HHC over the space it will be replacing. Multiple services will be co-located in the building, creating a "one-stop" approach to health care. The new site will reduce congestion, improve productivity, and enable services to be available more hours to better serve the community.



HHC is responding to an unprecedented demand for services; the existing facilities are overcrowded, with insufficient waiting room space and an inadequate number of exam rooms. As a result, patient wait times are excessive, provider productivity is adversely impacted and there is insufficient space to provide patient education.

The first phase of HHC's plans are to renovate approximately 50,000 square feet of the building for expanded clinical operations (medical and dental) as well as space to co-locate a pharmacy, laboratory and the Women, Infants and Children (WIC) program. Exam rooms will be increased: in Adult Medicine from 11 to 20, in Pediatrics from 5 to 18, in Women's Services from 4 to 17 and in Dental from 8 to 12, and approximately 7,000 sq. feet will be allocated to patient education. Clinical waiting room space will increase from 700 to 5200 sq. feet. The second phase will renovate the remaining square footage for administration and billing.

HHC's \$17.4 million capital project was funded with health center cash, a New Markets Tax Credits transaction that generated over \$4.3 million in equity, and bridge and long-term loans from Fulton Bank. HHC hopes to complete the second phase of this project through capital campaign proceeds and grant funding.

Capital Link began working with Hamilton Health Center in 2003, helping the health center determine project feasibility, quantifying economic impact to the community, assessing capital needs and market demand, developing pro-forma financial forecasts and a business plan, and identifying the most advantageous financing structure. Capital Link then helped procure sources of project capital, including the New Markets Tax Credit transaction.



For updates on Hamilton Health Center's construction progress, visit <http://www.hamiltonhealthcenter.com/>