

MEMORANDUM

To: Bergmann Associates
From: Dan Stevens, Camoin Associates
Date: 11/11/2016
Re: **Medical Office Building Market Feasibility Analysis**

Introduction

Market Analysis: The results of the general market assessment showed that Medical Office Buildings (MOBs) were in relatively tight supply in the market, especially as compared to the general office market. To examine whether MOBs are, in fact, a true opportunity for the BOA or the City of Rome, Camoin conducted a more in-depth analysis of the MOB market. Specifically, we researched and mapped out the location of other significant medical facilities in the area, determining if and where clusters exist, and to determine if the City is currently underserved and could potentially absorb a new clinic or other care facility, involving office components.

The analysis consisted of the following components:

- Medical Office Market Trends
- Inventory of Downtown Medical Use Properties
- Inventory of Major Regional Medical Facilities
- Health Care Industry Projections
- Medically Underserved and Health Care Professional Shortage Area Analysis

Key Findings

- **Current Medical Providers Not Meeting Existing Demand.** Rome is designated as a Health Professional Shortage Area (HPSA) meaning the existing providers are not fully meeting the needs of the existing population. A large portion of downtown Rome is also identified as a Medically Underserved Area. The need for providers means that there is a need for future medical office space, especially in underserved neighborhoods including downtown residential areas.
- **Greater Demand for Health Services in Future.** An aging population in the city and region is anticipated to drive an increase in demand for health services in the future. The local health industry is expected to expand as a result with new jobs in the healthcare sector. New jobs in the industry will drive demand for new medical space.

Additionally, Rome has the potential to grow its population base by capturing new workers at the Marcy Nanocenter Project. To the extent that Rome is able to grow its population and attract new residents, it will generate new demand for health services such as primary care physicians. This in turn will generate demand for new medical office space.

- **Existing Space is Insufficient.**
The medical office inventory analysis found that many of the medical office buildings in Rome are relatively old including several in converted single-family homes. This suggests that there may be



a lack of quality medical office space available to healthcare providers, which means there is current unmet demand. It also suggests that there may be future demand as these spaces become more obsolete with age.

As noted above, new residents, especially those with higher-incomes, may be attracted to living in downtown Rome in the future. These residents will likely prefer health care providers that have modern high quality facilities.

■ **Competitive Pressures Exist.**

Rome has a relatively modern multi-tenant medical office space adjacent to Griffiss Air Force Base, Mohawk Glen Center for Community Health, that is capable of serving a variety of medical needs. However, there are indications that the facility has little or no vacancy available to absorb additional need in the future. Additionally, the facility is not embedded in a residential area where needs are the highest, especially among low-income population groups that cannot easily access the Mohawk facility.

There is also a major health care facility consolidation project underway in the City of Rome that will feature the construction of a major new regional hospital. The new facility and the immediate surrounding area is therefore well poised to absorb the needs of larger healthcare providers and those serving a regional population. However, as previously mentioned, there is still need for neighborhood and locally-serving providers.

■ **Potential for New Medical Office Building in Downtown Rome.**

Based on this analysis, there is potential for a new smaller-scale (15,000 to 25,000 square feet) medical office building in downtown Rome. The greatest need and potential is for a multi-tenant building to accommodate a range of existing and future small health care providers including physicians, mental health professionals, dentists, and other specialists. The building would need to be built to modern medical office standards.

■ **New Clinic Will Alleviate Some Need.**

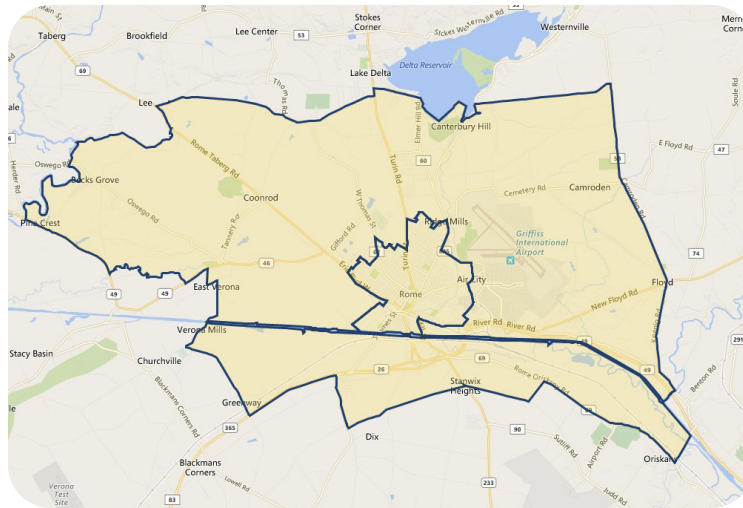
During the course of this analysis it was discovered that plans exist for a new medical clinic in downtown Rome on West Dominick Street. The clinic will provide regular primary care and behavioral services. The size and full details of the project are still unknown. The address is expected to be 205 W. Dominick Street, as indicated in online job postings. The size and service offerings of the new facility will determine how much of the identified need in downtown Rome will be met.



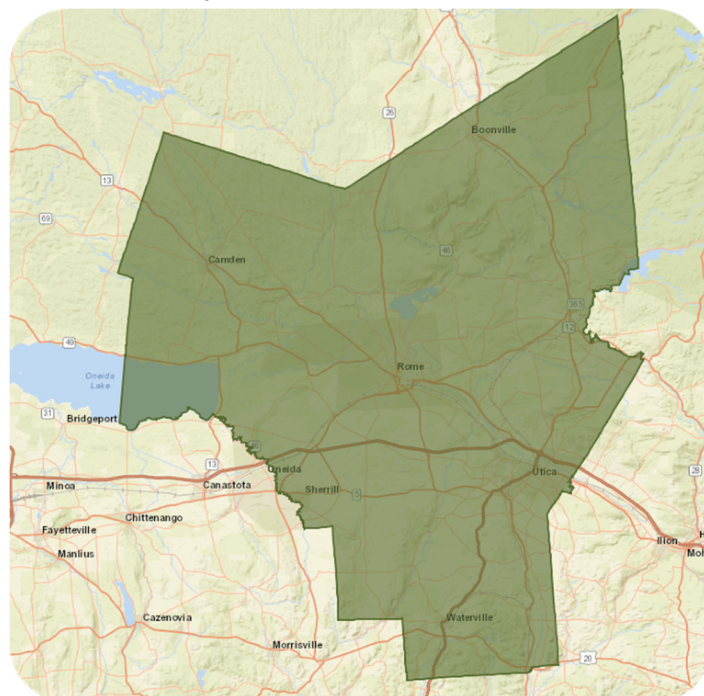
Medical Office Market Trends

This section looks specifically at medical office space as a subcategory of the overall office market. The following geographies were analyzed: Greater Rome and Oneida County. The area of these geographies are shown in the following two maps.

Greater Rome



Oneida County





In the Greater Rome Market there are 19 medical office buildings representing nearly 250,000 square feet, according to CoStar data. Current vacancy is only 3.8% or 9,500 square feet. Despite the relatively low vacancy rate, there has been no new medical office space built in the market in the past ten years.

Looking at the county level reveals a similar pattern with the medical office inventory remaining relatively flat. Currently, the county has about 45,000 square feet of vacant medical office space on the market representing a vacancy rate of 4.4%. The vacancy rate saw a significant decrease in 2015 after being in the double digits from 2012 through 2014.

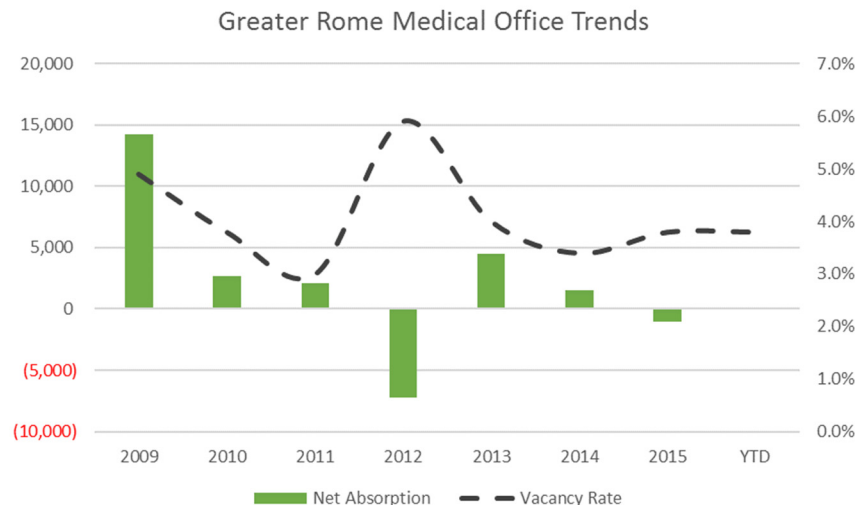
Year	Bldgs	Inventory SF	Vacant SF	Vacancy %
2016 YTD	19	247,212	9,500	3.8%
2015	19	247,212	9,500	3.8%
2014	19	247,212	8,500	3.4%
2013	19	247,212	10,000	4.0%
2012	19	247,212	14,536	5.9%
2011	19	247,212	7,300	3.0%
2010	19	247,212	9,400	3.8%
2009	19	247,212	12,062	4.9%
2008	19	247,212	26,262	10.6%
2007	19	247,212	31,700	12.8%

Source: CoStar

Year	Bldgs	Inventory SF	Vacant SF	Vacancy %
2016 YTD	86	1,007,796	44,649	4.4%
2015	85	1,002,756	55,949	5.6%
2014	85	1,002,756	102,774	10.2%
2013	86	1,006,156	120,681	12.0%
2012	86	1,006,156	112,593	11.2%
2011	86	1,006,156	80,542	8.0%
2010	86	1,006,156	72,042	7.2%
2009	85	998,182	71,843	7.2%
2008	85	998,182	67,298	6.7%
2007	85	998,182	147,500	14.8%

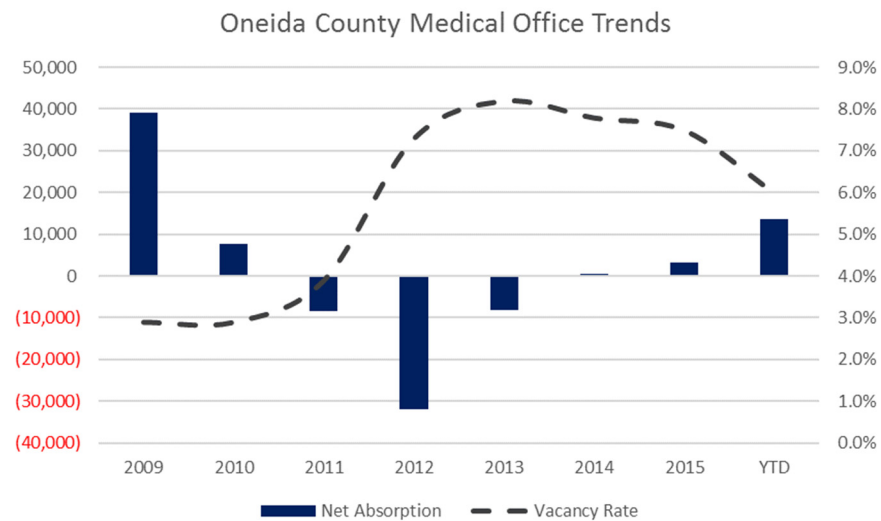
Source: CoStar

The tables below show trends in net absorption of medical office space and vacancy rate. Net absorption is a measure of how the change in actual space occupation taking into consideration changes in inventory and "move-ins" and "move-outs". In the Greater Rome Market, net absorption of medical office space has been trending negative although absorption levels have been positive two of the last three years. From 2009 to 2016 YTD, there has been a positive net absorption of nearly 17,000 square feet of medical office space. The vacancy rate has been very strong since 2013, staying around 4% each year.





In the County overall, medical office absorption has been positive from 2014 to 2016 YTD after a period of negative net absorption from 2011 through 2013. The vacancy rate has fallen substantially from 2013, when it was 8.2%, to 6% presently.



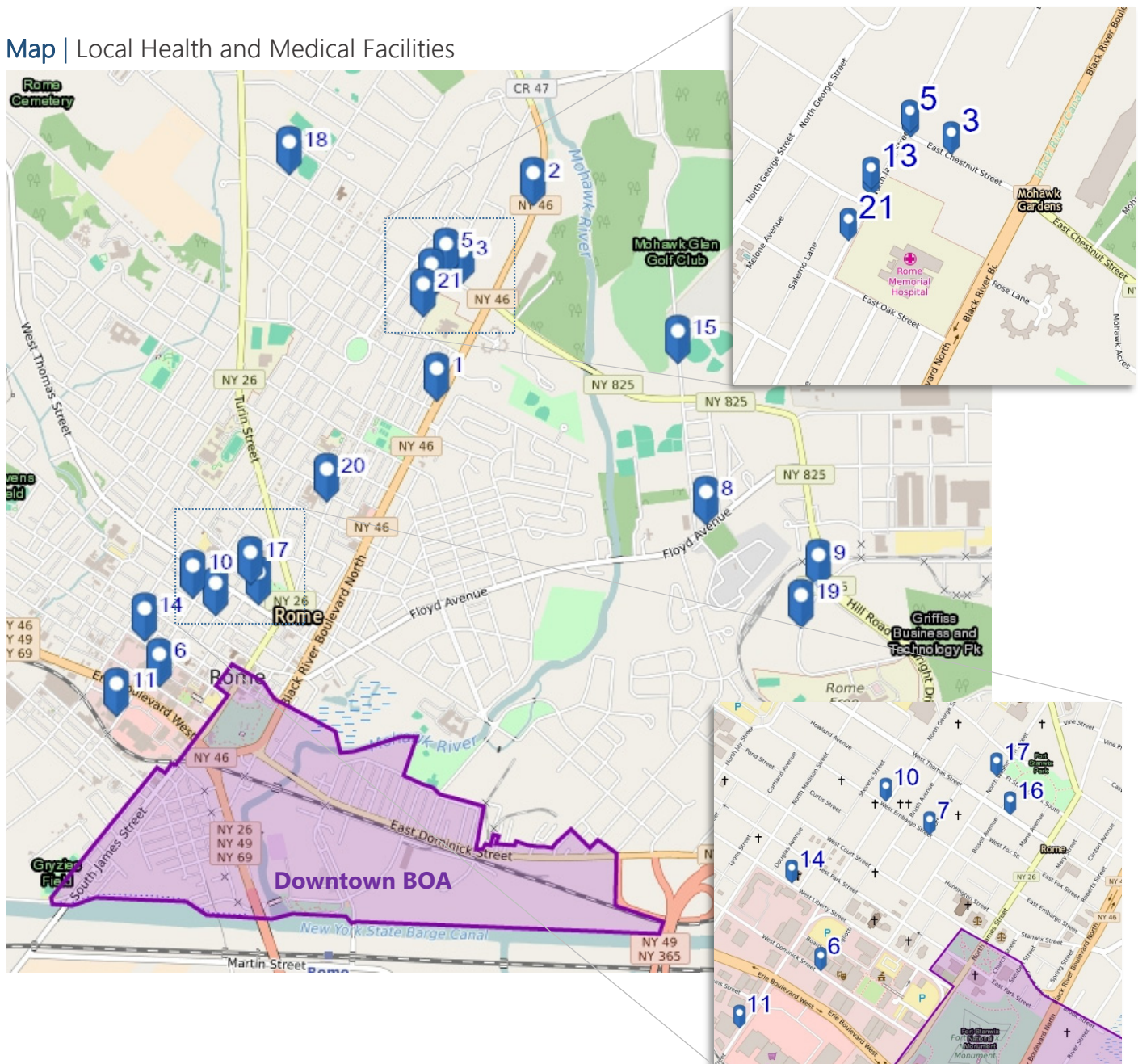


Medical Facilities Inventory

Downtown Health and Medical Facilities

Downtown Rome has numerous existing medical and health-related properties including Rome Memorial Hospital. There are generally two cluster areas of medical office properties: surrounding Rome Memorial Hospital and the North George Street area.

Map | Local Health and Medical Facilities





The following table provides a list of all of the health and medical facilities in the downtown area.

Local Health and Medical Facilities*					
Map ID	Address	Type	Rentable Building Area (SF)	Building Class	Year Built
1	1316 Black River Blvd	Medical Office	2,794	C	Unknown
2	1721 Black River Blvd	Medical Office	19,115	B	1984
3	1819 Black River Blvd N	Medical Office	5,629	C	1976
4	107 E Chestnut St	Medical Office	23,887	B	1986
5	110 E Chestnut St	Medical Office	8,326	B	1973
6	111 E Chestnut St	Medical Office	16,731	C	1975
7	252 Dominick St	Medical Office	5,822	B	Unknown
8	209 W Embargo St	Medical Office	2,893	C	1950
9	1107 Floyd Ave	Medical Office	3,536	C	2002
10	63 Geiger Rd	Medical Office	9,640	B	2005
11	405 N George St	Medical Office	6,662	C	1890
12	206 S George St	Medical Office	29,649	C	1960
13	1614 N James St	Medical Office	8,400	C	1970
14	1617 N James St	Medical Office	22,000	B	1968
15	1716 N James St	Medical Office	23,399	B	1948
16	306 W Liberty St	Medical Office	9,082	B	1970
17	91 Perimeter Rd	Medical Office	40,664	B	1992
18	114 W Thomas St	Medical Office	2,888	C	1930
19	509 N Washington St	Medical Office	6,095	C	1866
20	800 W Chestnut St	Senior Housing	68,898	NA	1974
21	450 Geiger Rd	Senior Housing	78,474	NA	1970
22	801 N James St	Nursing Home	85,499	NA	1967
23	1500 N James St	Hospital	202,440	NA	1960

Source: CoStar

The downtown area is home to Rome Memorial Hospital, a general medical and surgical hospital with 203 beds and a total of approximately 200,000 square feet. According to the most recent data available from U.S. News, the hospital had 27,000 patient visits to the emergency room, 5,170 admissions, 826 inpatient surgeries, and 5,350 outpatient surgeries. In addition to the hospital, there are two senior housing facilities and a nursing home in the downtown area.

There is a cluster of medical office properties in the downtown area, due largely to the presence of the hospital. These include 17 medical office buildings in the downtown area with sizes (rentable building areas) ranging from 2,800 square feet to 40,700 square feet. Downtown medical office space (excluding the hospital) totals 205,000 square feet. The median medical office building is 8,400 square feet. The average medical office building is 53 years old and only three were constructed after 1990 (note that the year built does not include renovation dates). A total of 10 buildings are lower quality Class C space, representing over 85,000 square feet of medical office space.

Another 7 buildings are Class B (129,000 square feet). There are no Class A medical office properties in the downtown area. The types of practices and specialties represented in the above properties is wide ranging



and include primary care, orthopedics, optical, dental, psychiatry, geriatric, laboratories, orthodontics, cardiology, and others.

The significant medical office buildings in the downtown area include:

Chestnut Commons (map #4)

107 E Chestnut Street

- 24,000 Square Feet, Class B
- Multiple Tenants
- Physical and Occupational Therapy Center
- Orthopedics & Sports Medicine



Rome Medical Complex (map #14)

1617 N James Street

- Listed for Sale
- 22,000 SF, Class B, 90% occupancy
- Multiple Tenants:
 - Rome Medical Radiology
 - 101 Associates Inc
 - Ajay Goel Physician
 - Nuccio Chiropractic
 - Mohawk Valley Urology PC
 - Rome Surgical Specialists
 - CNY Medical & Allergy





**Mohawk Glen Center for
Community Health (map #17)**
91 Perimeter Road

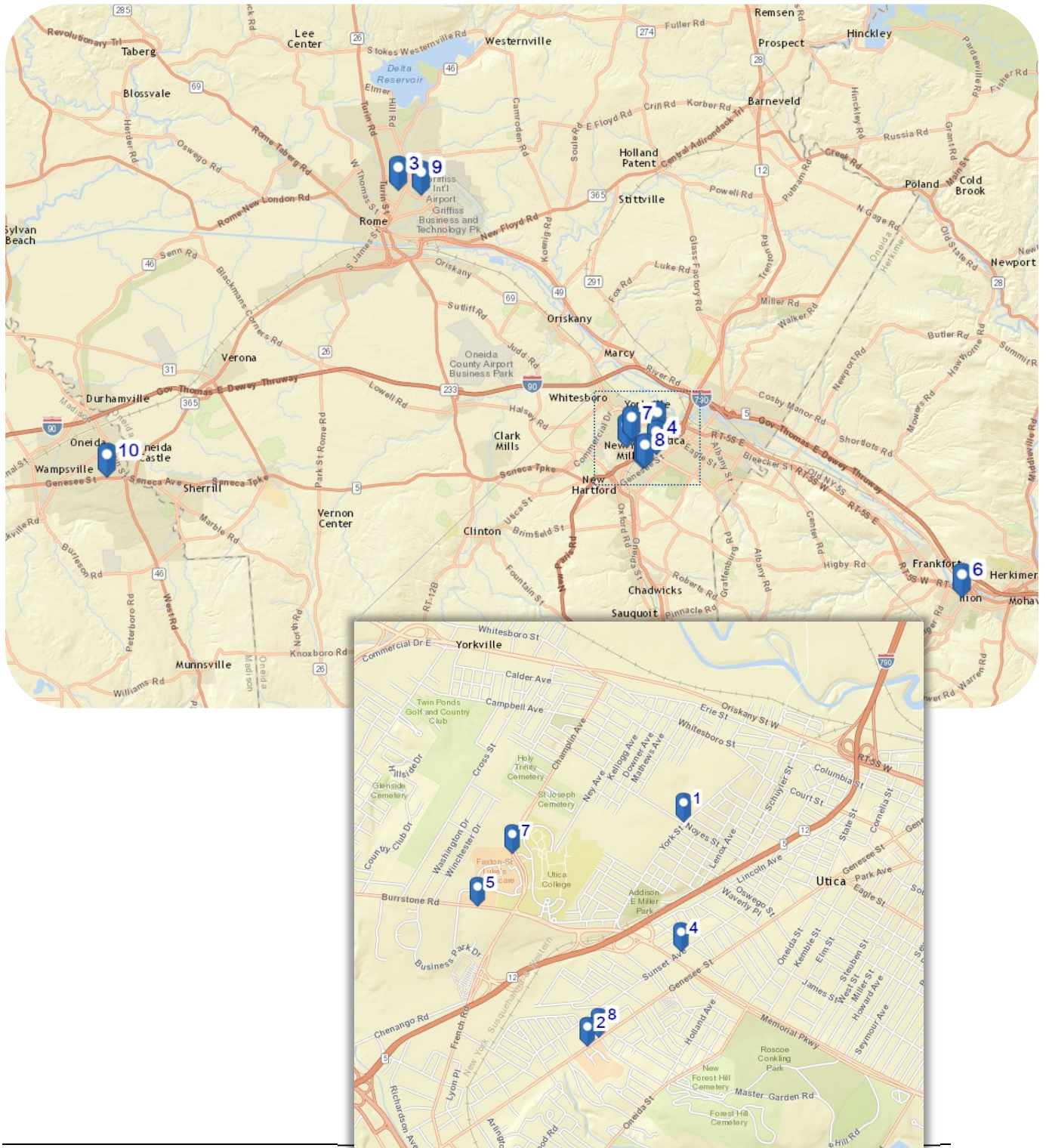
- 40,700 SF, Class B
- Multiple Tenants:
 - Mohawk Glen Imaging Pc
 - Central New York Cardiology
 - Centrex Clinical Laboratories
 - Dr. Obeid
 - Faxton-St. Lukes Healthcare





Major Regional Medical Facilities

Map | Major Regional Medical Facilities





Major Regional Medical Facilities*					
Map ID	Use	Address	City	Building Size (SF)	Year Built
1	Mohawk Valley Psychiatric Center	1400 Noyes Street	Utica	1,972,236	1954
2	St. Elizabeth's Medical Center	2209 Genesee St	Utica	884,580	Unkown
3	Rome Memorial Hospital	1500 N James St	Rome	202,440	1960
4	Faxton Hospital	1678 Sunset Ave	Utica	574,130	Unknown
5	Slocum Dickson Medical	1729 Burrstone Rd	New Hartford	79,210	1989
6	Slocum -Dickson Medical Center	45 Central Plaza	Ilion	73,000	1973
7	Faxton-St Lukes Hospital	1656 CHAMPLIN Ave	New Hartford	112,760	1996
8	Medical Office Building	2206 Genesee St	Utica	31,113	1970
9	HealthMohawk Glen Center for Community Health	91 Perimeter Rd	Rome	40,664	1992
10	Oneida Healthcare	321 Genesee St	Oneida	Unknown	Unknown

*Hospitals, Rehabilitation Centers, and Medical Office Buildings > 30,000 SF

Mohawk Valley Psychiatric Center

Mohawk Valley Psychiatric Center (State of New York) provides quality, individualized psychiatric treatment and rehabilitation services that promote recovery. There are a total of 614 beds. Services include: Adult inpatient, outpatient clinic, residential, crisis and case management services (Assertive Community Treatment, Intensive Case Management & Supportive Case Management), Children & Adolescent inpatient, outpatient day treatment, crisis and case management services (Intensive Case Management).

Amtrak and Adirondack Trailways/Greyhound Buses serve the Utica area. The train/bus station is only 1.5 miles from the Mohawk Valley Psychiatric Center campus. The facility has 28 buildings ranging from one story up to six stories, and are located on a 121-acre parcel, according to CoStar data.

St. Elizabeth's Medical Center

St. Elizabeth's Medical Center, along with Faxton St. Luke's Healthcare, are part of the Mohawk Valley Health System. The St. Elizabeth Medical Center has two campuses with 201 acute care beds. It also includes the Sister Rose Vincent Elizabeth Family Medicine Center, which provides family care and is a teaching facility for new doctors. The specific facilities for each campus are described below:

SEMC Main Campus

- Ambulatory Surgical Center
- Area Trauma Center
- Fellowship in Gynecologic Endoscopy
- Fellowship in Hospital Medicine
- Marian Medical Professional Building
- Mohawk Valley Heart Institute
- Sleep Disorders Center
- St. Elizabeth College of Nursing
- St. Elizabeth Family Medicine Residency Program

Medical Arts Campus

- Advanced Wound Care
- Imaging at St. Elizabeth Medical Arts
- MVHS Medical Group New Hartford Medical Office
- Outpatient Laboratory Draw Site
- Outpatient Rehabilitation Services



Rome Memorial Hospital

A general medical and surgical hospital with 203 beds and a total of approximately 200,000 square feet. According to the most recent data available from U.S. News, the hospital had 27,000 patient visits to the emergency room, 5,170 admissions, 826 inpatient surgeries, and 5,350 outpatient surgeries. In addition to the hospital, there are two senior housing facilities and a nursing home in the downtown area.

Slocum Dickson Medical Center

Slocum Dickson provides a wide variety of outpatient services including primary care, urgent care, eye care, breast care center, radiology, sleep center, rehabilitation, occupational therapy, pain management, and others. Facilities are located in New Hartford and Ilion. A total of 28 different specialties and 13 ancillary services are provided by the medical group.

Faxton – St Lukes Hospital¹²

FSLH includes two campuses with 346 acute care beds and 202 long-term care beds:

- St. Luke's Campus – 1656 Champlin Avenue, Utica, NY (Main Campus)
- Faxton Campus – 1676 Sunset Avenue, Utica, NY

A not-for-profit healthcare organization, FSLH includes St. Luke's Home, Senior Network Health, Mohawk Valley Home Care and Visiting Nurse Association of Utica and Oneida County. Survey data for the latest year available shows that 39,500 patients visited the hospital's emergency room. The hospital had a total of 15,877 admissions. Its physicians performed 2,758 inpatient and 7,372 outpatient surgeries.

The specific facilities include the following:

Center for Rehabilitation and Continuing Care Services	Faxton Campus	St. Luke's Campus
<ul style="list-style-type: none"> • Acute Inpatient Rehabilitation Unit • Adult Day Health Care Service • Outpatient Dialysis Center • St. Luke's Home • Senior Network Health • Visiting Nurse Association of Utica and Oneida County 	<ul style="list-style-type: none"> • Ambulatory Surgical Center • Cancer Center • Dialysis Center • Outpatient Rehabilitation Center • Urgent Care 	<ul style="list-style-type: none"> • Bariatric Surgery Program • Maternal Child Services • Mohawk Valley Heart Institute • Mohawk Valley Vascular Center • Stroke Center • Surgical and Ambulatory Services • Total Joint Orthopedic Program

¹ <http://health.usnews.com/best-hospitals/area/ny/faxton-st-lukes-healthcare-6210013>

² <http://mvhealthsystem.org/about/>



2206 Genesee Street MOB

This 31,000 square foot Class B medical office building includes a number of tenants including Allergy Care PLLC, Eye Associates of Utica, and the Chahfe Center providing imaging and audiology services. According to CoStar data, the building is fully occupied.

Mohawk Glen Center For Community Health

The Mohawk Glen Center for Community Health is a 40,700 Square foot, Class B medical facility. According to CoStar data, the building is fully occupied.

It provides urgent care and has multiple other tenants including:

- Mohawk Glen Imaging Pc
- Central New York Cardiology
- Dr. Obeid (Ears, Nose & Throat)
- Faxton-St. Lukes Healthcare Cancer & Dialysis Center
- Labcorp
- Hamilton Orthopaedic Surgery and Sports Medicine
- Fitness Forum Physical Therapy
- Family Practice

Oneida Healthcare

Oneida Healthcare is a general medical and surgical hospital in Oneida, NY, with 211 beds. Survey data for the latest year available shows that 25,808 patients visited the hospital's emergency room. The hospital had a total of 3,318 admissions. Its physicians performed 809 inpatient and 2,849 outpatient surgeries. The hospital services 24 communities in Madison and western Oneida counties with a population of about 80,000. The hospital operates primary health centers in several villages, a maternal health clinic, four outreach laboratory draw stations, a physical therapy center, and imaging centers.

Mohawk Valley Health Systems Downtown Medical Campus – Downtown Utica (Planned)

A major new hospital is planned for downtown Utica with a scheduled opening of 2021. The development cost is currently projected to be \$575 million with \$300 million set aside from the state for the project. The hospital would replace the inpatient services at Mohawk Valley Health System's St. Elizabeth and St. Luke's campuses. The project is expected to catalyze economic development in the downtown area and will directly transform a blighted 28-acre site. The project was generated as part of a proposal by MVHS under the state Delivery System Reform Incentive Payment Program, which aims to fund projects that improve the quality of health care and reduce avoidable hospital admissions.

The new campus is likely to provide space for new and future health care providers, especially larger users and those serving a regional population or serving local Utica needs.



Health Industry Trends

Future demand for medical office space can be projected based on employment growth in the healthcare industry. The following table shows expected employment growth in the Rome Zip Code area over five-years. Nursing care facilities will see the greatest growth with 37 new jobs followed by continuing care retirement communities and assisted living facilities for the elderly. Medical office utilizing industry growth can be found in Offices of Physicians (14 jobs), Offices of Dentists (6 jobs), and Outpatient Care Centers (5 jobs). The projections indicate limited need for new medical office space in the local market.

Rome Zip Code Area Health Industry Growth (2015-2025)					
NAICS	Description	2015 Jobs	2020 Jobs	2015 - 2020 Change	2015 - 2020 % Change
6231	Nursing Care Facilities (Skilled Nursing Facilities)	553	590	37	7%
6233	Continuing Care Retirement Communities and Assisted Living Facilities for the Elderly	40	57	17	43%
6243	Vocational Rehabilitation Services	65	82	17	26%
6211	Offices of Physicians	230	244	14	6%
6232	Residential Intellectual and Developmental Disability, Mental Health, and Substance Abuse Facilities	82	92	10	12%
6212	Offices of Dentists	100	106	6	6%
6214	Outpatient Care Centers	26	31	5	19%
6244	Child Day Care Services	88	91	3	3%
6239	Other Residential Care Facilities	0	0	0	0%
6222	Psychiatric and Substance Abuse Hospitals	0	0	0	0%
6223	Specialty (except Psychiatric and Substance Abuse) Hospitals	0	0	0	0%
6219	Other Ambulatory Health Care Services	0	0	0	0%
6215	Medical and Diagnostic Laboratories	40	39	-1	-3%
6216	Home Health Care Services	41	40	-1	-2%
6221	General Medical and Surgical Hospitals	659	654	-5	-1%
6213	Offices of Other Health Practitioners	48	42	-6	-13%
6241	Individual and Family Services	45	30	-15	-33%
6242	Community Food and Housing, and Emergency and Other Relief Services	<10	<10	Insf. Data	Insf. Data
		2,020	2,104	84	4%

Source: EMSI

Growth at the regional level should also be considered because there may be potential for Rome to capture a portion of that demand for space. Within the county, sectors related to senior housing are also projected to increase by the greatest number of jobs. Outpatient Care Centers, Offices of Physicians, Offices of Dentists are projected to grow by a combined total of 336 jobs. That translates to a need for about 67,000 square feet of medical office space over the next 5 years in the county (about 13,400 square feet annually).



Oneida County Health Industry Growth (2015-2020)						
NAICS	Description	2015 Jobs	2020 Jobs	2015 - 2020 Change	2015 - 2020 % Change	2015 Establishments
6243	Vocational Rehabilitation Services	2,570	3,211	641	25%	18
6231	Nursing Care Facilities (Skilled Nursing Facilities)	3,993	4,257	264	7%	19
6241	Individual and Family Services	2,904	3,098	194	7%	46
6233	Continuing Care Retirement Communities and Assisted Living Facilities for the Elderly	404	583	179	44%	11
6214	Outpatient Care Centers	576	754	178	31%	27
6211	Offices of Physicians	2,023	2,151	128	6%	174
6232	Residential Intellectual and Developmental Disability, Mental Health, and Substance Abuse Facilities	660	693	33	5%	37
6212	Offices of Dentists	518	548	30	6%	75
6244	Child Day Care Services	548	568	20	4%	50
6219	Other Ambulatory Health Care Services	197	215	18	9%	6
6222	Psychiatric and Substance Abuse Hospitals	0	0	0	0%	0
6223	Specialty (except Psychiatric and Substance Abuse) Hospitals	0	0	0	0%	0
6215	Medical and Diagnostic Laboratories	319	314	-5	-2%	19
6216	Home Health Care Services	483	478	-5	-1%	14
6242	Community Food and Housing, and Emergency and Other Relief Services	122	113	-9	-7%	9
6239	Other Residential Care Facilities	37	17	-20	-54%	1
6213	Offices of Other Health Practitioners	340	320	-20	-6%	75
6221	General Medical and Surgical Hospitals	4,505	4,468	-37	-1%	4
	Total	20,198	21,788	1,590	8%	583

Source: EMSI

Marcy Nanocenter Impact

The Marcy Nanocenter is a planned multi-billion-dollar semiconductor chip manufacturing facility that will be developed in Utica. The facility will eventually employ thousands of new workers, many of whom will be new residents to the local area. Additionally, there will be a significant indirect impact as a result of this project generating new jobs and businesses and likely drawing additional new residents to the area. Any increase in population will generate new demand for medical services, increasing the viability of new medical office building development.

In a separate analysis conducted by Camoin Associates as part of the Downtown Rome Step 3 BOA project, the Marcy Nanocenter was projected to generate over 130 new jobs in the Health Care and Social Assistance Industry. Of note, this industry was the single most impacted industry sector as a result of the project. The results suggest that the Nanocenter project will indeed generate new demand for medical office space in the region.

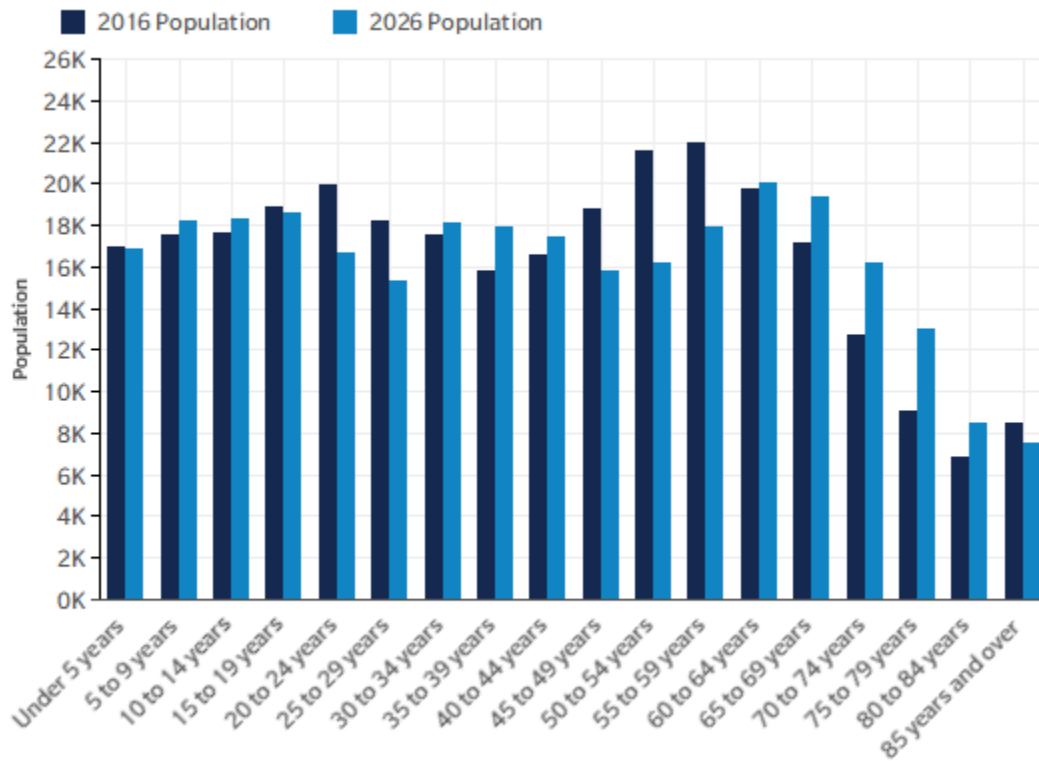
Aging Population Impact

Changes in the population base can have a substantial impact on the demand for health services. An aging population especially has a strong impact on the future demand for services. The graph below shows that the region is getting older with greater numbers of residents in each cohort between 60 years and 84 years. The 70 to 74 years and 75 to 79 years will see the greatest increases in population over the



next ten years. This suggests that demand for health services will be greater than it is today, which means there will likely be a need for additional medical office space in the future.

Utica-Rome MSA Population Projection by Age Cohort



Source: EMSI



Health Facility Needs Analysis

Nationwide there is a system for identifying areas that have a health professional shortage or that are underserved medically. These U.S. Department of Health & Human Services designations are:

- **Health Professional Shortage Area (HPSA):** Areas having shortages of primary care, dental care, or mental health providers and may be geographic (a county or service area), population (e.g., low income or Medicaid eligible) or facilities (e.g., federally qualified health centers, or state or federal prisons).
- **Medically Underserved Areas (MUA):** Areas or populations designated as having too few primary care providers, high infant mortality, high poverty or a high elderly population.

Health Professional Shortage Area (HPSA)

The City of Rome is designated as a Health Professional Shortage Area for both mental health and primary care providers (note that there is a sufficient number of dentists). The designation details are provided below for reference:

Mental Health HPSA

HPSA Name: Medicaid Eligible - Oneida County

ID: 736999360I

Designation Type: HPSA Population

Status: Designated

Score: 16 (from 1 to 26; higher is greater priority)

Designation Date: 08/15/2013

Last Update Date: 08/15/2013

Primary Care HPSA

HPSA Name: Medicaid Eligible - Rome Primary Care Service Area

ID: 136999363J

Designation Type: HPSA Population

Status: Designated

Score: 10 (from 1 to 26; higher is greater priority)

Designation Date: 03/31/1998

Last Update Date: 05/24/2012

HPSA Criteria:

For Primary Care HPSA Population designation the following criteria apply:

Population Groups must:

- Reside in an area that is rational for the delivery of primary medical care services as defined in the Federal code of regulations.
- Have access barriers that prevent the population group from use of the area's primary medical care providers.

For Mental Health HPSA Population designation the following criteria apply:

Population Groups must:

- Face access barriers that prevent the population group from use of the area's mental health providers
- Meet one of the following criteria:
- Have a ratio of the number of persons in the population group to the number of FTE core mental health professionals serving the population group greater than or equal to 4,500:1 and the ratio of the number of persons in the population group to the number of FTE psychiatrists serving the population group greater than or equal to 15,000:1; or
- Have a ratio of the number of persons in the population group to the number of FTE core mental health professionals serving the population group greater than or equal to 6,000:1; or
- Have a ratio of the number of persons in the population group to the number of FTE psychiatrists serving the population group are greater than or equal to 20,000:1

Medically Underserved Area (MUA)

Downtown Rome is a Medically Underserved Area. The area under that designation is shown below.

MUA/P

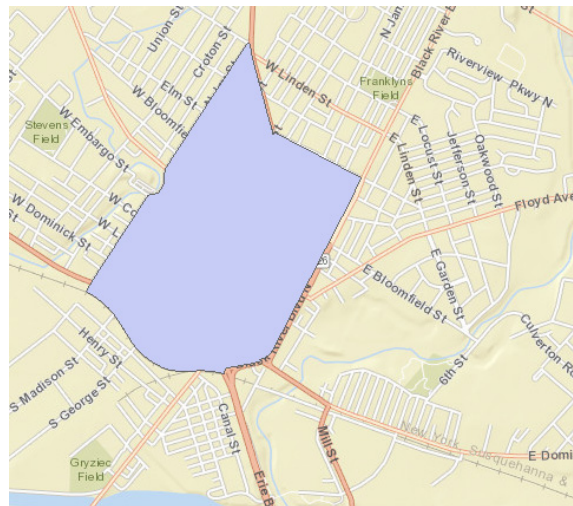
Service Area Name: Oneida Service Area

ID: 07520

Designation Type: Medically Underserved Area

Index of Medical Underservice Score: 58.8

(0 to 100 scale; 0 is highest need; 62 is criteria benchmark)





The MUA designation is based on four variables: the ratio of primary medical care physicians per 1,000 population, infant mortality rate, percentage of the population with incomes below the poverty level, and percentage of the population age 65 or over. The value of each of these variables for the service area is converted to a weighted value, according to established criteria. The four values are summed to obtain the area's Index of Medical Underservice (IMU) score.

Oneida County Community Health Assessment³

A community health assessment is prepared every 6 years with the most recent assessment being completed for the 2013-2017 period.

The key findings of the health assessment pertaining to medical facilities include the following:

- Provider shortages was the top issue identified by the project's steering committee. Specifically, mental health providers and behavioral health specialists were identified. The table below shows the top identified health system issues:

<u>Health System Issues</u>
Provider Shortages – Mental Health
Provider Shortages – Cost of Care
Primary Care – Limited Preventive Services
Access to Care – Coordination of Care
Access to Care – Care for the Poor
Shortage of Providers – Limited Health Information
Shortage of Specialists – Shortage of Behavioral Health Services
Access to Care – Cost of Care
Provider Shortage – Affordability of care
Access to Care – Health Literacy
Transportation – Limited Health Education

- Overall, Oneida County has a shortage of health providers, especially in certain specialties including dermatology and mental health, which entail delays of 2 or more months before one can obtain an appointment. There is also a shortage of providers that accept Medicaid or Medicare and others are simply not accepting new patients.

³ <http://www.ocgov.net/sites/default/files/health/CommunityHealthAssessment/2014/CHA%20Oneida%20County.pdf>