

CERTIFICATE OF NEED
Department Staff Project Summary, Analysis & Recommendations
Transfer of Ownership

Name of Facility:	CarePoint Health-Hoboken University Medical Center	CN# FR 140901-09-01
Name of Applicant:	MPT of Hoboken TRS, LLC	Total Project Cost: \$3,351,831.30
Location:	Hoboken	Equity Contribution: \$3,351,831.30
Service Area:	Hudson County	

Applicant's Project Description:

This application is for the partial transfer of ownership of CarePoint Health-Hoboken University Medical Center (HUMC or the hospital) to MPT of Hoboken TRS, LLC (MPT of Hoboken or Applicant), a Delaware limited liability company, of an additional 15.1% of the membership interests in HUMC Opco, LLC (HUMC Opco), a Delaware limited liability company, the licensed operator of HUMC. Historically, on November 4, 2011, the ownership of HUMC transferred from the Hoboken Municipal Hospital Authority, a New Jersey non-profit body, to HUMC Opco. Upon the closing of that transaction, HUMC Holdco, LLC (HUMC Holdco), a New Jersey for-profit limited liability company, became the owner of 100% of the membership interests of HUMC Opco. At that time, HUMC Holdco and Sequoia Healthcare Management, LLC assumed the management of HUMC and HUMC Opco, with HUMC Holdco acting as the General Manager. Neither HUMC Holdco nor Sequoia Healthcare Management, LLC, have any affiliation with MPT of Hoboken or Medical Properties Trust, Inc. Simultaneous with the closing of HUMC Opco's acquisition of HUMC, MPT of Hoboken provided certain financing to HUMC Opco in exchange for a \$10 million Convertible Promissory Note (Convertible Note) which could be converted into a membership interest in HUMC Opco, not to exceed 25%. In March 2012, MPT of Hoboken converted a portion of the principal balance owed under the Convertible Note into a 9.9% membership interest in HUMC Opco. With this application, MPT of Hoboken now seeks to convert the remainder of the amount due under the Convertible Note to increase its membership interest in HUMC Opco to 25%.

Subsequent to this transaction, HUMC Holdco and MPT of Hoboken will have membership interests in HUMC Opco of 75% and 25%, respectively. HUMC Holdco is wholly owned by Hoboken Intermediate Holdco, LLC, formed in June 2014, which is owned by Benego Ventures, LLC, Strategic Ventures, LLC and Willow Healthcare Services, LLC with membership interests of 80%, 10% and 10%, respectively. Benego Ventures, LLC is owned by Vivek Garipalli (55%) and the Vivek Garipalli Family Trust (45%) with Vivek Garipalli as the Trustee. Strategic Ventures, LLC is owned by the

Mandler Family Trust with Jeffrey Mandler as the Trustee. Willow Healthcare Services, LLC, formed in June 2010, is wholly owned by James Lawler.

MPT of Hoboken is wholly owned by MPT Development Services, Inc., a Delaware corporation. MPT Development Services, Inc. is owned 100% by MPT Operating Partnership, LP, a Delaware limited partnership. MPT Operating Partnership, LP is owned by Medical Properties Trust, Inc., a Real Estate Investment Trust (REIT) that is listed on the New York Stock Exchange, and several of the founders of Medical Properties Trust, Inc., none of whom, according to the Applicant, have a 10% or greater membership interest in MPT Operating Partnership, LP.

MPT of Hoboken Real Estate, LLC, an indirect wholly owned subsidiary of Medical Properties Trust, Inc., is the owner of the HUMC building and the land on which it is situated. MPT of Hoboken Real Estate, LLC leases the HUMC building and the real property to MPT of Hoboken pursuant to a Master Lease agreement. MPT of Hoboken then subleases the HUMC building and the real property on which it is situated to HUMC Opco pursuant to a Sublease agreement. This Master Lease and Sublease structure is used by Medical Properties Trust, Inc. to comply with the REIT federal income tax regulations.

As a REIT, Medical Properties Trust, Inc. is subject to strict requirements of the Internal Revenue Code relating to the maintenance of REIT federal income tax status including, without limitation, the constitution of its assets and the sources of its income, it being a requirement that the overwhelming portion of its assets and income be related to fee or mortgage interests in real estate. However, according to the Internal Revenue Service (IRS), Medical Properties Trust, Inc. may hold a passive ownership interest in a health care organization that generates non-realty income through what the Internal Revenue Code characterizes as a "taxable REIT subsidiary." According to the Applicant, MPT of Hoboken is a taxable REIT subsidiary. Under IRS rules, a taxable REIT subsidiary may not be actively involved in the operation or management of a health care organization, including a hospital. According to the Applicant, MPT of Hoboken and HUMC Holdco have taken steps to ensure compliance with the aforementioned Federal income tax requirements for REITs. As a result, HUMC and HUMC Opco are managed by HUMC Holdco and Sequoia Healthcare Management, LLC., both of which are unaffiliated with MPT of Hoboken and Medical Properties Trust, Inc.

HUMC Holdco and MPT of Hoboken have committed that, upon the transfer of ownership, HUMC will continue to function as a general acute care hospital at the same level of licensed beds and health care services in the community. Additionally, subsequent to the transaction, HUMC Holdco will retain all of the same rights and obligations it currently has as the General Manager of HUMC Opco.

The Applicant notes that, upon execution of the transfer of ownership, the overall acute care licensed bed capacity would remain at 201 Medical/Surgical beds, 16 Adult ICU/CCU beds, 25 OB/GYN beds, 20 Pediatric beds, 16 Comprehensive Rehabilitation beds, 6 Neonatal Intermediate Care bassinets, 30 Adult Acute Psychiatric beds and 19

Child/Adolescent Acute Psychiatric beds. The hospital's service complement would include the existing 8 Inpatient Operating Rooms, 2 Cystoscopy Rooms, 8 Hyperbaric Chambers, 1 fixed MRI unit, 1 fixed CT unit and Acute Hemodialysis services. In addition, HUMC is licensed as a Primary Stroke Center and Community Perinatal Center-Intermediate.

According to the Applicant, all available options were carefully and thoroughly examined before deciding to proceed with the modification of ownership. The Applicant believes that the successful completion of the proposed change in ownership percentages will preserve the current level of health care services in the community including the medically indigent and medically underserved population. According to the Applicant, aside from Jersey City Medical Center, the area's tertiary care facility, HUMC provides more services for the uninsured than any other area hospital.

In addition, the Applicant is committed to the continuance of shared services and coordinated administration by CarePoint Health at HUMC, Christ Hospital and Bayonne Medical Center which will have a positive effect on all three hospitals. The business working relationship between the three hospitals will help to control expenses, improve efficiencies, integrate care and, thus, allow the hospitals to offer reliable access to more financially secure facilities in their communities.

Applicant's Statement of Compliance with Statutory & Regulatory Requirements:

The Applicant has stated the following to demonstrate its proposed compliance with the statutory criteria contained in the Health Care Facilities Planning Act, as amended, at N.J.S.A. 26:2H-1 et seq. and N.J.A.C. 8:33-1.1 et seq. as follows:

1. The availability of facilities or services which may serve as alternatives or substitutes:

According to the Applicant:

The Applicant acknowledges that there are five other hospitals in Hudson County. These hospitals are listed in order of their proximity to HUMC as follows: CarePoint Health-Christ Hospital (1.5 miles), Jersey City Medical Center (2.4 miles), Palisades Medical Center (5 miles), Meadowlands Hospital Medical Center (6.4 miles) and CarePoint Health-Bayonne Medical Center (7.8 miles) (See Table 1, Page 4). HUMC is located in the City of Hoboken, which has a population of approximately 53,000 residents.

Table 1
Distance from CarePoint Health - Hoboken University Medical Center - 10908
(Hoboken)
to Area Hospitals

Provider/Location	Distance from Hoboken (miles)	Travel times from Hoboken (minutes)
CarePoint Health - Christ Hospital - 10902 176 Palisade Ave Jersey City, NJ 07306	1.5	4
Jersey City Medical Center - 10904 355 Grand Street Jersey City, NJ 07302	2.39	7
Palisades Medical Center - 10905 7600 River Rd North Bergen, NJ 07047	5.04	15
Meadowlands Hospital Medical Center - 10906 55 Meadowlands Pkwy Secaucus, NJ 07094	6.39	14
CarePoint Health- Bayonne Medical Center - 10901 29 East 29th St Bayonne, NJ 07002	7.75	14

Source: Map Quest

The Applicant does not intend to downsize services or reduce availability to any service currently provided at HUMC in any manner. There are five other hospitals in the county within an eight-mile radius that offer comparable or expanded capabilities to HUMC. These hospitals have co-existed with HUMC. The Applicant finds that a transfer of ownership is the least disruptive option in order to maintain the current level of care and services to the residents in the surrounding communities.

2. Need for special equipment or services in the area:

According to the Applicant:

The Applicant states that no additional equipment or services will be required as a result of approval of this transfer of ownership.

3. Adequacy of financial resources and sources of present and future revenues:

According to the Applicant:

The modification to the ownership structure will not alter the financial resources needed to insure the long term stability of the hospital. MPT of Hoboken has

provided a revolving working capital loan to HUMC Opco in the principal amount of up to \$20 million. In addition, HUMC Holdco and its management have a demonstrated history of helping financially troubled facilities achieve self-sufficiency through a combination of capital investment, medical staff development and management expertise. HUMC Holdco's established relationships with health care financing sources nationally will continue to assure that adequate capital will be available to finance the working capital needs and capital expenditures of HUMC.

4. Availability of sufficient manpower in the several professional disciplines:

According to the Applicant:

HUMC has approximately 1,040 full-time equivalent employees. Subsequent to the transaction, there will be no change in any services or programs and no changes in professional or non-professional staffing levels. In addition, according to the Applicant, there will be no impact on the number and work status of the current professional and non-professional hospital and clinic employees as a result of this transaction.

5. Will not have an adverse economic or financial impact on the delivery of health care services in the region or statewide and will contribute to the orderly development of adequate and effective health care services:

According to the Applicant:

The Applicant does not foresee any negative consequences resulting from this transfer of ownership because HUMC Holdco and MPT of Hoboken are committed to providing the same inpatient and outpatient services currently offered at HUMC. According to the Applicant, the continuation of these same services would not have any effect on the delivery of health care services in the region or Statewide. The Applicant does not anticipate any changes to HUMC's market share following this transaction.

Public Hearing / Comments:

A public hearing was held on Wednesday, April 6, 2016, from 6:00 pm until 8:00 pm, at the A. J. Demarest Public School, located at 158 Fourth Street in Hoboken.

Representatives from the State Health Planning Board and the Department along with approximately 12 individuals were in attendance. There were three speakers at the public hearing. One speaker, a Hoboken resident, expressed concern regarding the possibility that the REIT, with the proposed increase in ownership percentage, may evict the hospital in favor of redevelopment. A second speaker, an attorney who resides in Hudson County, felt that REITs were a positive development in health care as a means of providing additional cash flow for facilities. The last speaker, an attorney speaking on behalf of the Applicant, stated that Medical Properties Trust, Inc. was only interested in

hospitals and health care facilities and not in non-healthcare redevelopment. Additionally, he stated that while Medical Properties Trust, Inc. and its affiliates are primarily interested in real estate, the affiliates have acquired ownership interests in other health care facilities.

The Department received a letter from the City of Hoboken, dated April 20, 2016, expressing concerns regarding the proposed increase in MPT of Hoboken's ownership interest in HUMC Opco. In particular, the City was concerned that MPT of Hoboken's increase in its ownership interest in HUMC Opco from 9.9% to 25% might negatively impact: (i) the continuity of operations of the hospital and community access to the hospital; and (ii) the maintenance of jobs and the availability of health care in the community. In addition, the City expressed concerns over positions MPT of Hoboken had taken in litigation that appeared to be inconsistent with the terms of the Department's CN approval letter, dated October 21, 2011, as amended November 2, 2011 (the 2011 CN Approval Letter). The City also expressed concerns regarding whether HUMC Opco had been in recent years, or would be in the coming years, in full compliance with the conditions set forth in the 2011 CN Approval Letter.

Department Staff Analysis:

MPT of Hoboken has committed that, upon the transfer of ownership, HUMC will continue to function as a general acute care hospital at the same level of licensed beds and health care services in the community. Therefore, the increase in MPT of Hoboken's ownership interest in HUMC Opco is not expected to have a negative impact on the continuity of operations of HUMC or on community access to the hospital. In addition, the Applicant has confirmed that there will be no impact on the number and work status of the current professional and non-professional hospital and clinic employees as a result of this transaction. This is consistent with the terms of the Limited Liability Company Agreement among HUMC Opco, HUMC Holdco and MPT of Hoboken, entitled "Limited Liability Company Agreement of HUMC Opco LLC," dated March 1, 2012 (LLC Agreement), which provide that nothing in the LLC Agreement shall be construed to give MPT of Hoboken "any supervision, control or authority over [HUMC's] day-to-day operations, including any supervision, control or authority relating to employees, patients or any other day-to-day operational matters" LLC Agreement, §3.15(a). Thus, there is no indication that the increase in MPT of Hoboken's ownership interest in HUMC Opco will have any impact on the maintenance of jobs and the availability of health care in the community. Moreover, nothing in the LLC Agreement or any positions taken in the litigation referenced by the City excuses HUMC Opco, HUMC Holdco or MPT of Hoboken from full compliance with the conditions in the 2011 CN Approval Letter, and the Department has included conditions in these Staff Recommendations that make that clear. Nor can any of the provisions of the LLC Agreement be construed to permit MPT of Hoboken to circumvent the CN requirements – before MPT of Hoboken can transfer ownership in HUMC, or terminate any services that required a CN to open, it must first submit a CN application in accordance with N.J.S.A. 26:2H-5.8 and 26:2H-10, and N.J.A.C. 8:33-4.1 et seq., and obtain CN approval from the Department.

According to the Applicant, the Convertible Promissory Note and Agreement, dated November 4, 2011 (Convertible Note), entitles MPT of Hoboken to exchange all or a portion of the principal amount due under the Convertible Note for a membership interest in HUMC Opco, not to exceed 25% of the membership interest (a Full Conversion). Applicant represents that the MPT of Hoboken conversion from 9.9% to 25% will not affect the fact that it has no authority or rights to manage, supervise or control HUMC or the day-to-day operations of HUMC. Subsequent to the Full Conversion, HUMC Holdco will retain all of the same rights and obligations it currently has as the General Manager of HUMC Opco, as governed by the terms of the LLC Agreement. As General Manager, HUMC Holdco has the power and authority to manage the business and operations of HUMC Opco and HUMC.

As defined in the LLC Agreement, upon conversion, MPT of Hoboken, as the Special Manager, has certain limited approval and governance rights which are triggered upon the occurrence of specified Major Defaults by HUMC Holdco. Upon the occurrence of a Major Default, MPT of Hoboken may take certain Extraordinary Actions, as defined in the LLC Agreement, including the removal and replacement of HUMC Holdco and any other management company. However, as Section 3.15(a) of the LLC Agreement makes clear, "in no event shall the authority granted to the Special Manager with respect to the Extraordinary Actions, or the exercise of any right within the Special Manager's Jurisdiction, be construed to grant the Special Manager any supervision, control or authority over the [hospital's] day-to-day operations, including any supervision, control or authority relating to employees, patients or any other day-to-day operational matters" According to the Applicant, the Extraordinary Actions are intended to protect MPT of Hoboken's rights as an investor in HUMC Opco, and MPT of Hoboken Real Estate, LLC's rights as the Master Landlord and creditor to HUMC Opco.

To further reinforce the prohibition on MPT of Hoboken of exercising any operational or management control over HUMC Opco or HUMC, the REIT federal income tax regulations require that HUMC Opco and HUMC be managed by an "eligible independent contractor." According to the Applicant, HUMC Opco and HUMC are managed by HUMC Holdco and Sequoia Healthcare Management, LLC, both of which are unaffiliated with MPT of Hoboken and Medical Properties Trust, Inc.

Track Record:

According to Applicant, as of November 12, 2015, the affiliates of Medical Properties Trust, Inc. owned and/or operated 37 acute care hospitals in various states. The Department analyzed the track record of MPT Development Services, Inc., an affiliate of Medical Properties Trust, Inc., in accordance with factors set forth at N.J.A.C. 8:33-4.10. According to Applicant, MPT Development Services, Inc. is the only affiliate of Medical Properties Trust, Inc. that owns hospitals in multiple states. Track record information was provided for 37 hospitals owned by MPT Development Services, Inc. These hospitals were located in 17 states including Arizona, California, Colorado, Idaho, Indiana, Louisiana, Montana, New Jersey, New Mexico, Oklahoma, Oregon, South

Carolina, Texas, Utah, Washington, West Virginia and Wyoming. Hospital regulators in ten states provided track record information for each of those hospitals in their respective states. In addition, in response to a completeness question, the Applicant provided a written attestation, dated November 12, 2015, stating that no hospitals owned (directly or indirectly), operated or managed, in whole or in part, by Medical Properties Trust, Inc., MPT Operating Partnership, LP or MPT Development Services, Inc. have been subject to any track record violations set forth in N.J.A.C. 8:33-4.10(d)4 or 5, with the exception of three facilities, one each in Arizona, Oklahoma and Washington. The cited deficiencies were corrected in each of these facilities. Department staff identified no track record violations sufficiently serious to warrant denial of the application.

Adequacy of Financial Resources:

MPT of Hoboken is proposing to increase its membership interest in HUMC Opco from 9.9% to 25%. Inasmuch as the Applicant currently has ownership interests in HUMC Opco and is only increasing its ownership interest by 15.1%, the proposed transaction is not expected to have any impact on the financial condition or operation of the hospital.

Staff Recommendations:

Based on this documentation of proposed compliance with regulatory and statutory criteria, Department staff recommends approving the partial transfer of ownership of HUMC Opco to MPT of Hoboken for the following reasons and with the conditions noted below.

Reasons:

1. This transfer is expected to result in the continued promotion of the sharing of services and administrative efficiencies among HUMC, CarePoint Health-Bayonne Medical Center and CarePoint Health-Christ Hospital.
2. In March 2012, MPT of Hoboken acquired a 9.9% ownership in HUMC Holdco. Subsequent to this change of ownership interest, the overall occupancy rate for all maintained beds has remained relatively stable from 2012 through 2015.
3. Applicant assures the Department that MPT of Hoboken, a taxable REIT subsidiary, will not and cannot, as prohibited by IRS regulations, participate in the management of the business and operations of HUMC Opco and HUMC.
4. HUMC has operated in the region traditionally serving the same primary and secondary service areas and no data exists to suggest that this partial transfer of ownership would change HUMC's relationship with other Hudson County hospitals or adversely impact the healthcare status of the community.

5. Applicant assures the Department that there will be no impact on the number and work status of the current professional and non-professional hospital and clinic employees as a result of this transaction.
6. The Applicant has complied with the Department's general transfer of ownership criteria: there is a willing buyer and seller; the buyer has presented a financially feasible project; and the buyer does not have any identifiable track record violations sufficiently serious to warrant denial of the application.
7. The application and its attachments shall be incorporated and accepted as commitments and conditions of licensure by HUMC Holdco and MPT of Hoboken and the parent companies of each of the aforementioned entities.
8. The Applicant has stated that HUMC Holdco, MPT of Hoboken and HUMC Opco, in accordance with N.J.A.C. 8:43G-5.2(c), will not deny admission to any patients on the basis of their inability to pay or source of payment.

Conditions:

Based on this documentation of proposed compliance with regulatory and statutory criteria, Department staff recommends approving this transfer of ownership, with the following conditions:

1. The Applicant shall file a licensing application with the Department's Division of Certificate of Need and Licensing (Division) to execute the proposed partial transfer of ownership of HUMC Opco to MPT of Hoboken.
2. In accordance with N.J.A.C. 8:33-3.3(h), HUMC Holdco and MPT of Hoboken shall provide prior notification, in writing, to the Division of any change in ownership interests in HUMC Opco.
3. In the event of a Major Default, as defined in Section 1 of the LLC Agreement, or a Removal Event, as defined in Section 3.8 of the LLC Agreement, MPT of Hoboken must promptly notify the Division in writing of such Major Default or Removal Event, and must meet with the Department to discuss its plans before taking any Extraordinary Action, as defined in Section 3.14(a) of the LLC Agreement.
4. Before MPT of Hoboken takes any Extraordinary Action identified in Section 3.14(a)(iii), (iv) or (vii), it shall submit an application for a CN to the Division in accordance with N.J.S.A. 26:2H-5.8 and 26:2H-10, and N.J.A.C. 8:33-4.1 et seq., and obtain CN approval from the Department.
5. For the initial five years following the transfer of ownership, the members of HUMC Opco shall submit annual reports to the Division detailing:

- a. The investments each member has made during the previous year at the hospital. Such reports shall also include a detailed annual accounting of any long- or short- term debt or other liabilities incurred on the hospital's behalf and reflected on HUMC Opco's balance sheet; and
 - b. A list of completed capital projects itemized to reflect both the project and its expenditure.
6. MPT of Hoboken and HUMC Holdco shall ensure that HUMC's annual audited financial statements are posted on the hospital's website within 180 days of the close of the hospital's fiscal year, and shall ensure that the hospital's quarterly unaudited financial statements are posted on the website within 60 days of the close of the hospital's fiscal quarter. All annual and quarterly statements shall be prepared in accordance with Generally Accepted Accounting Principles. With respect to the posting of quarterly unaudited financial statements, HUMC Opco may include disclaimer language regarding the unaudited nature of the Quarterly Financial Statements on its website where such statements are posted.
7. MPT of Hoboken and HUMC Holdco shall ensure that, within 60 days of posting its Audited Annual Financial Statements to its website, HUMC Opco shall hold an Annual Public Meeting in New Jersey, pursuant to N.J.S.A. 26:2H-12.50, and shall make copies of those audited annual financial statements available at the Annual Public Meeting. MPT of Hoboken and HUMC Holdco shall ensure that HUMC Opco shall develop mechanisms for the meeting that address the following:
 - a. An explanation, in layperson's terms, of the audited annual financial statement;
 - b. An opportunity for members of the local community to present their concerns to HUMC Opco regarding local health care needs and hospital operations;
 - c. A method for HUMC Opco to publicly respond, in layperson's terms, to the concerns expressed by community members at the Annual Public Meeting; and
 - d. MPT of Hoboken and HUMC Holdco shall ensure that HUMC Opco shall develop these methods (a through c above) within 90 days of the date of this approval letter and provide them to the Division.
8. MPT of Hoboken and HUMC Holdco shall ensure that HUMC Opco maintains compliance with the United States Department of Health and Human Services Standards for Culturally and Linguistically Appropriate Services in Health and Healthcare. Compliance shall be documented and filed with the Division with annual licensing renewal.

9. Contracts with insurers:

- a. MPT of Hoboken and HUMC Holdco shall ensure that HUMC posts on its website the status of all insurance contracts related to patient care between the hospital and insurance plans. MPT of Hoboken and HUMC Holdco shall also ensure that HUMC Opco shall provide notices to patients concerning pricing and charges related to coverage during termination of plans.
 - b. MPT of Hoboken and HUMC Holdco shall ensure that HUMC Opco notify the Department, within 48 hours, of the status of notices to terminate any HMO or commercial insurance contract that will expand out-of-network service coverage. HUMC Opco shall meet with representatives from the Department and DOBI to discuss the intent to terminate such contract, willingness to enter into mediation, and shall document how it will provide notice to patients and providers, as well as the impact that such action is reasonably expected to have on access to health care.
10. MPT of Hoboken and HUMC Holdco, as members of HUMC Opco, remain obligated to comply with all conditions contained in the Department's 2011 CN Approval Letter.
11. All of these conditions shall apply to any successor organization to HUMC Opco who acquires HUMC within five years from the date of this CN approval.

Appendix A - Licensed Beds

2011									
		Med / Surg	OB / GYN	Peds	ICU / CCU	Psych – Open Adult *	Child Adoles Interm	Combined	Interm Bassinets (Lvl II)
Hoboken UMC - 10908	Beds	218	25	20	16	30	19	328	6
	OccRt	28.38%	47.07%	17.79%	36.16%	47.41%	22.32%	31.59%	31.05%
	ADC	64.04	11.77	3.56	5.79	14.22	4.24	103.62	1.86
Christ Hospital - 10902	Beds	294	13	31	18	20	0	376	0
	OccRt	40.17%	79.81%	14.67%	56.96%	40.58%	0%	40.26%	0%
	ADC	118.10	10.38	4.55	10.25	8.12	0	151.39	0
Jersey City MC - 10904	Beds	153	26	26	34	15	0	254	0
	OccRt	70.88%	67.89%	16.85%	81.35%	98.07%	0%	68.05%	0%
	ADC	108.45	17.65	4.38	27.66	14.71	0	172.85	0
Palisades MC - 10905	Beds	166	20	6	10	0	0	202	4
	OccRt	58.06%	52.21%	69.86%	78.77%	0%	0%	58.86%	0%
	ADC	96.38	10.44	4.19	7.88	0	0	118.89	0
Meadowlands Hospital MC – 10906	Beds	138	22	26	14	0	0	200	4
	OccRt	28.03%	23.33%	18.28%	43.87%	0%	0%	27.36%	81.99%
	ADC	38.68	5.13	4.75	6.14	0	0	54.71	3.28
Bayonne MC - 10901	Beds	205	10	17	14	15	0	261	0
	OccRt	32.36%	0%	1.32%	73.60%	85.06%	0%	34.34%	0%
	ADC	66.34	0	0.22	10.30	12.76	0	89.62	0

* For Hoboken UMC, “Psych – Open Adult beds” includes both “Adult Open” and “Special Geriatric” bed categories.

Appendix A - Licensed Beds – continued

2012									
		Med / Surg	OB / GYN	Peds	ICU / CCU	Psych – Open Adult *	Child Adoles Interm	Combined	Interm Bassinets (Lvl II)
Hoboken UMC - 10908	Beds	214	22	20	16	30	19	324	6
	OccRt	20.46%	30.93%	13.91%	41.65%	80.42%	52.10%	29.31%	21.58%
	ADC	43.78	7.73	2.78	6.66	24.13	9.90	94.98	1.30
Christ Hospital - 10902	Beds	294	13	31	18	20	0	376	0
	OccRt	32.76%	79.13%	13.05%	49.56%	43.06%	0%	34.09%	0%
	ADC	96.30	10.29	4.05	8.92	8.61	0	128.17	0
Jersey City MC - 10904	Beds	153	26	26	34	15	0	254	0
	OccRt	71.75%	68.73%	12.47%	62.03%	89.93%	0%	65.15%	0%
	ADC	109.78	17.87	3.24	21.09	13.49	0	165.47	0
Palisades MC - 10905	Beds	166	20	6	10	0	0	202	4
	OccRt	59.71%	54.89%	62.66%	75.93%	0%	0%	60.13%	0%
	ADC	99.13	10.98	3.76	7.59	0	0	121.46	0
Meadowlands Hospital MC – 10906	Beds	138	22	26	14	0	0	200	4
	OccRt	20.16%	32.58%	15.21%	38.47%	0%	0%	22.17%	64.55%
	ADC	27.83	7.17	3.95	5.39	0	0	44.33	2.58
Bayonne MC - 10901	Beds	205	10	17	14	15	0	261	0
	OccRt	31.89%	0%	0.05%	69.32%	81.22%	0%	33.44%	0%
	ADC	66.37	0	0.01	9.70	12.18	0	87.27	0

* For Hoboken UMC, “Psych – Open Adult beds” includes both “Adult Open” and “Special Geriatric” bed categories.

Appendix A - Licensed Beds – continued

2013									
		Med / Surg	OB / GYN	Peds	ICU / CCU	Psych – Open Adult *	Child Adoles Interm	Combined	Interm Bassinettes (Lvl II)
Hoboken UMC - 10908	Beds	201	25	20	16	30	19	311	6
	OccRt	21.83%	39.57%	15.70%	50.63%	72.62%	58.83%	31.50%	24.61%
	ADC	43.87	9.89	3.14	8.10	21.79	11.18	97.97	1.48
Christ Hospital - 10902	Beds	294	13	31	18	20	0	376	0
	OccRt	27.33%	49.61%	8.27%	40.70%	53.95%	0%	28.58%	0%
	ADC	80.35	6.45	2.56	7.33	10.79	0	107.47	0
Jersey City MC - 10904	Beds	153	26	26	34	15	0	254	0
	OccRt	67.06%	69.96%	9.41%	68.20%	83.73%	0%	62.60%	0%
	ADC	102.61	18.19	2.45	23.19	12.56	0	158.99	0
Palisades MC - 10905	Beds	164	20	8	10	0	0	202	4
	OccRt	60.72%	54.12%	56.27%	76.14%	0%	0%	60.65%	0%
	ADC	99.58	10.82	4.50	7.61	0	0	122.52	0
Meadowlands Hospital MC – 10906	Beds	138	22	26	14	0	0	200	4
	OccRt	19.02%	24.84%	13.95%	20.61%	0%	0%	19.11%	20.21%
	ADC	26.25	5.47	3.63	2.88	0	0	38.23	0.81
Bayonne MC - 10901	Beds	205	10	17	14	15	0	261	0
	OccRt	30.53%	0%	0%	69.04%	68.84%	0%	31.64%	0%
	ADC	62.58	0	0	9.67	10.33	0	82.57	0

* For Hoboken UMC, “Psych – Open Adult beds” includes both “Adult Open” and “Special Geriatric” bed categories.

Appendix A - Licensed Beds – continued

2014									
		Med / Surg	OB / GYN	Peds	ICU / CCU	Psych – Open Adult *	Child Adoles Interm	Combined	Interm Bassinets (Lvl II)
Hoboken UMC - 10908	Beds	201	25	20	16	30	19	311	6
	OccRt	25.17%	44.23%	16.53%	50.63%	70.47%	59.71%	33.94%	22.60%
	ADC	50.59	11.06	3.31	8.10	21.14	11.35	105.55	1.36
Christ Hospital - 10902	Beds	294	13	31	18	20	0	376	2
	OccRt	29.35%	56.04%	6.48%	61.86%	47.19%	0%	30.89%	0%
	ADC	86.28	7.28	2.01	11.13	9.44	0	116.15	0
Jersey City MC - 10904	Beds	153	26	26	34	15	0	254	0
	OccRt	89.82%	72.22%	8.90%	88.80%	112.37%	0%	80.93%	0%
	ADC	137.42	18.78	2.32	30.19	16.85	0	205.56	0
Palisades MC - 10905	Beds	164	20	8	10	0	0	202	4
	OccRt	57.38%	55.22%	47.23%	78.36%	0%	0%	57.80%	0%
	ADC	94.10	11.04	3.78	7.84	0	0	116.75	0
Meadowlands Hospital MC – 10906	Beds	138	22	26	14	0	0	200	4
	OccRt	18.73%	14.35%	8.02%	17.12%	0%	0%	16.74%	22.74%
	ADC	25.84	3.16	2.08	2.40	0	0	33.48	0.91
Bayonne MC - 10901	Beds	205	10	17	14	15	0	261	0
	OccRt	32.04%	0%	0%	62.11%	72.31%	0%	32.65%	0%
	ADC	65.68	0	0	8.70	10.85	0	85.23	0

* For Hoboken UMC, “Psych – Open Adult beds” includes both “Adult Open” and “Special Geriatric” bed categories.

Appendix A - Licensed Beds – continued

2015									
		Med / Surg	OB / GYN	Peds	ICU / CCU	Psych – Open Adult *	Child Adoles Interm	Combined	Interm Bassinettes (Lvl II)
Hoboken UMC - 10908	Beds	201	25	20	16	30	19	311	6
	OccRt	23.42%	39.04%	13.84%	49.45%	55.47%	51.78%	30.22%	23.15%
	ADC	47.08	9.76	2.77	7.91	16.64	9.84	93.99	1.39
Christ Hospital - 10902	Beds	294	13	31	18	20	0	376	2
	OccRt	25.09%	49.42%	5.95%	25.43%	57.56%	0%	26.10%	0%
	ADC	73.77	6.42	1.84	4.58	11.51	0	98.13	0
Jersey City MC - 10904	Beds	153	26	26	34	15	0	254	0
	OccRt	86.38%	72.98%	6.01%	81.52%	122.50%	0%	78.25%	0%
	ADC	132.16	18.98	1.56	27.72	18.38	0	198.79	0
Palisades MC - 10905	Beds	163	20	9	10	0	0	202	4
	OccRt	60.13%	48.92%	33.15%	76.71%	0%	0%	58.64%	0%
	ADC	98.02	9.78	2.98	7.67	0	0	118.46	0
Meadowlands Hospital MC - 10906	Beds	138	22	26	14	0	0	200	4
	OccRt	19.19%	9.74%	5.05%	18.96%	0%	0%	16.30%	8.36%
	ADC	26.48	2.14	1.31	2.65	0	0	32.59	0.33
Bayonne MC - 10901	Beds	205	10	17	14	15	0	261	0
	OccRt	33.21%	0%	0%	62.11%	76.51%	0%	32.47%	0%
	ADC	68.08	0	0	5.19	11.48	0	84.75	0

* For Hoboken UMC, “Psych – Open Adult beds” includes both “Adult Open” and “Special Geriatric” bed categories.

Sources:

Department’s Health Care Financing Systems Summary of Inpatient Utilization (B-2)

Appendix B – Maintained Beds

2011									
		Med / Surg	OB / GYN	Peds	ICU / CCU	Psych – Open Adult *	Child Adoles Interm	Combined	Interm Bassinettes (Lvl II)
Hoboken UMC - 10908	Beds	117	22	15	15	22	17	208	6
	OccRt	54.74%	53.49%	23.73%	38.58%	64.65%	24.95%	49.82%	31.05%
	ADC	64.04	11.77	3.56	5.79	14.22	4.24	103.62	1.86
Christ Hospital - 10902	Beds	156	16	21	18	19	0	230	0
	OccRt	75.71%	64.85%	21.66%	56.96%	42.71%	0%	65.82%	0%
	ADC	118.10	10.38	4.55	10.25	8.12	0	151.39	0
Jersey City MC - 10904	Beds	152	26	10	44	16	0	248	0
	OccRt	71.35%	67.89%	43.81%	62.86%	91.94%	0%	69.70%	0%
	ADC	108.45	17.65	4.38	27.66	14.71	0	172.85	0
Palisades MC - 10905	Beds	144	20	6	10	0	0	180	0
	OccRt	66.93%	52.21%	69.86%	78.77%	0%	0%	66.05%	0%
	ADC	96.38	10.44	4.19	7.88	0	0	118.89	0
Meadowlands Hospital MC – 10906	Beds	57	26	16	14	0	0	113	4
	OccRt	67.87%	19.74%	29.71%	43.87%	0%	0%	48.42%	81.99%
	ADC	38.68	5.13	4.75	6.14	0	0	54.71	3.28
Bayonne MC - 10901	Beds	127	0	17	14	15	0	173	0
	OccRt	52.23%	0%	1.32%	73.60%	85.06%	0%	51.81%	0%
	ADC	66.34	0	0.22	10.30	12.76	0	89.62	0

* For Hoboken UMC, “Psych – Open Adult beds” includes both “Adult Open” and “Special Geriatric” bed categories.

Appendix B - Maintained Beds – continued

2012									
		Med / Surg	OB / GYN	Peds	ICU / CCU	Psych – Open Adult *	Child Adoles Interm	Combined	Interm Bassinettes (Lvl II)
Hoboken UMC - 10908	Beds	96	22	15	15	30	17	195	6
	OccRt	45.60%	35.15%	18.54%	44.43%	80.42%	58.23%	48.71%	21.58%
	ADC	43.78	7.73	2.78	6.66	24.13	9.90	94.98	1.30
Christ Hospital - 10902	Beds	156	13	21	18	19	0	227	0
	OccRt	61.73%	79.13%	19.27%	49.56%	45.33%	0%	56.46%	0%
	ADC	96.30	10.29	4.05	8.92	8.61	0	128.17	0
Jersey City MC - 10904	Beds	153	26	10	44	16	0	249	0
	OccRt	71.75%	68.73%	32.43%	47.93%	84.31%	0%	66.45%	0%
	ADC	109.78	17.87	3.24	21.09	13.49	0	165.47	0
Palisades MC - 10905	Beds	144	20	6	10	0	0	180	0
	OccRt	68.84%	54.89%	62.66%	75.93%	0%	0%	67.48%	0%
	ADC	99.13	10.98	3.76	7.59	0	0	121.46	0
Meadowlands Hospital MC – 10906	Beds	36	18	21	14	0	0	89	4
	OccRt	77.29%	39.81%	18.83%	38.47%	0%	0%	49.81%	64.55%
	ADC	27.83	7.17	3.95	5.39	0	0	44.33	2.58
Bayonne MC - 10901	Beds	127	0	17	14	15	0	173	0
	OccRt	51.47%	0%	0.05%	69.32%	81.22%	0%	50.44%	0%
	ADC	66.37	0	0.01	9.70	12.18	0	87.27	0

* For Hoboken UMC, “Psych – Open Adult beds” includes both “Adult Open” and “Special Geriatric” bed categories.

Appendix B - Maintained Beds – continued

2013									
		Med / Surg	OB / GYN	Peds	ICU / CCU	Psych – Open Adult *	Child Adoles Interm	Combined	Interm Bassinettes (Lvl II)
Hoboken UMC - 10908	Beds	96	22	15	15	23	17	188	6
	OccRt	45.70%	44.97%	20.93%	54.01%	94.72%	65.75%	52.11%	24.61%
	ADC	43.87	9.89	3.14	8.10	21.79	11.18	97.97	1.48
Christ Hospital - 10902	Beds	156	13	21	18	19	0	227	0
	OccRt	51.50%	49.61%	12.21%	40.70%	56.78%	0%	47.35%	0%
	ADC	80.35	6.45	2.56	7.33	10.79	0	107.47	0
Jersey City MC - 10904	Beds	157	26	10	44	16	0	253	0
	OccRt	65.36%	69.96%	24.47%	52.70%	78.49%	0%	62.84%	0%
	ADC	102.61	18.19	2.45	23.19	12.56	0	158.99	0
Palisades MC - 10905	Beds	144	20	6	10	0	0	180	0
	OccRt	69.15%	54.12%	75.02%	76.14%	0%	0%	68.07%	0%
	ADC	99.58	10.82	4.50	7.61	0	0	122.52	0
Meadowlands Hospital MC – 10906	Beds	47	21	20	14	0	0	102	4
	OccRt	55.85%	26.03%	18.14%	20.61%	0%	0%	37.48%	20.21%
	ADC	26.25	5.47	3.63	2.88	0	0	38.23	0.81
Bayonne MC - 10901	Beds	127	0	17	14	15	0	173	0
	OccRt	49.28%	0%	0%	69.04%	68.84%	0%	47.73%	0%
	ADC	62.58	0	0	9.67	10.33	0	82.57	0

* For Hoboken UMC, “Psych – Open Adult beds” includes both “Adult Open” and “Special Geriatric” bed categories.

Appendix B - Maintained Beds – continued

2014									
		Med / Surg	OB / GYN	Peds	ICU / CCU	Psych – Open Adult *	Child Adoles Interm	Combined	Interm Bassinets (Lvl II)
Hoboken UMC - 10908	Beds	65	22	15	15	30	17	164	6
	OccRt	77.83%	50.26%	22.05%	54.01%	70.47%	66.74%	64.36%	22.60%
	ADC	50.59	11.06	3.31	8.10	21.14	11.35	105.55	1.36
Christ Hospital - 10902	Beds	146	12	20	16	10	0	204	0
	OccRt	59.10%	60.71%	10.04%	69.59%	94.38%	0%	56.94%	0%
	ADC	86.28	7.28	2.01	11.13	9.44	0	116.15	0
Jersey City MC - 10904	Beds	157	26	8	44	15	0	250	0
	OccRt	87.53%	72.22%	28.94%	68.62%	112.37%	0%	82.22%	0%
	ADC	137.42	18.78	2.32	30.19	16.85	0	205.56	0
Palisades MC - 10905	Beds	144	20	6	10	0	0	180	0
	OccRt	65.34%	55.22%	62.97%	78.36%	0%	0%	64.86%	0%
	ADC	94.10	11.04	3.78	7.84	0	0	116.75	0
Meadowlands Hospital MC – 10906	Beds	41	21	21	14	0	0	97	2
	OccRt	63.03%	15.03%	9.93%	17.12%	0%	0%	34.52%	45.48%
	ADC	25.84	3.16	2.08	2.40	0	0	33.48	0.91
Bayonne MC - 10901	Beds	127	0	17	14	15	0	173	0
	OccRt	51.72%	0%	0%	62.11%	72.31%	0%	49.26%	0%
	ADC	65.68	0	0	8.70	10.85	0	85.23	0

* For Hoboken UMC, “Psych – Open Adult beds” includes both “Adult Open” and “Special Geriatric” bed categories.

Appendix B - Maintained Beds – continued

2015									
		Med / Surg	OB / GYN	Peds	ICU / CCU	Psych – Open Adult *	Child Adoles Interm	Combined	Interm Bassinets (Lvl II)
Hoboken UMC - 10908	Beds	79	26	15	15	30	17	182	6
	OccRt	59.59%	37.53%	18.45%	52.75%	55.47%	57.87%	51.65%	23.15%
	ADC	47.08	9.76	2.77	7.91	16.64	9.84	93.99	1.39
Christ Hospital - 10902	Beds	118	11	16	10	19	0	174	0
	OccRt	62.51%	58.41%	11.52%	45.78%	60.59%	0%	56.39%	0%
	ADC	73.77	6.42	1.84	4.58	11.51	0	98.13	0
Jersey City MC - 10904	Beds	157	26	8	44	16	0	251	0
	OccRt	84.18%	72.98%	19.52%	63.00%	114.85%	0%	79.20%	0%
	ADC	132.16	18.98	1.56	27.72	18.38	0	198.79	0
Palisades MC - 10905	Beds	140	17	6	9	0	0	172	0
	OccRt	70.01%	57.55%	49.73%	85.24%	0%	0%	68.87%	0%
	ADC	98.02	9.78	2.98	7.67	0	0	118.46	0
Meadowlands Hospital MC – 10906	Beds	29	17	17	11	0	0	74	4
	OccRt	91.33%	12.60%	7.72%	24.13%	0%	0%	44.05%	8.36%
	ADC	26.48	2.14	1.31	2.65	0	0	32.59	0.33
Bayonne MC - 10901	Beds	127	0	4	14	15	0	160	0
	OccRt	53.61%	0%	0%	37.10%	76.51%	0%	52.97%	0%
	ADC	68.08	0	0	5.19	11.48	0	84.75	0

* For Hoboken UMC, “Psych – Open Adult beds” includes both “Adult Open” and “Special Geriatric” bed categories.

Sources:

Department’s Health Care Financing Systems Summary of Inpatient Utilization (B-2)