

# MARYLAND HEALTH CARE COMMISSION

## Certificate of Need

To: Pierce Carey, Executive Director  
Columbia Vantage House Corporation  
5400 Vantage Point Road  
Columbia Maryland, 21044

Date: October 16, 2025

Docket No.: 25-13-2472

### **PROJECT DESCRIPTION**

This Certificate of Need authorizes Residences at Vantage Point, a continuing care retirement community (CCRC), to convert 13 of its 44 comprehensive care facility (CCF) or nursing home beds in the facility in Howard County, Maryland to public use beds, thereby making them available to non-residents of the CCRC. The 44 beds at Residences at Vantage Point are currently restricted by regulation for use by CCRC residents. The proposed project requires no new construction or renovations. The total estimated capital cost of the project is \$0.00 for the conversion of beds.

### **ORDER**

The Maryland Health Care Commission reviewed the staff report and based on that analysis and the Record of the Review, ordered, on October 16, 2025, that a Certificate of Need be issued for the project, with the following conditions:

1. For three years after receiving first use, Residences at Vantage Point shall document its progress in increasing its number of Medicaid patient days in the 13 public-use beds. Residences at Vantage Point shall file reports annually with the Commission auditing its total days and the provision of Medicaid patient days as a percentage of the total days.
2. By year three, Residences at Vantage Point shall agree to serve and maintain a proportion of Medicaid days in the 13 public-use beds at its facility that is at least equal to the proportion of Medicaid days in all other nursing homes in the jurisdiction or region (Howard County or the Central Region), whichever is lower, calculated in accordance with Maryland COMAR 10.24.20.05A(2)(b) of the Nursing Home Chapter of the State Health Plan.
3. To address its commitment to Health Equity, before first use, Residences at Vantage Point shall establish community partnerships with entities in Howard County that have implemented initiatives to address chronic diseases in at-risk populations. For three years, Residences at Vantage Point shall document its strategies that will result in an increase in access to older adults at-risk for chronic diseases. Residences at Vantage Point

shall, upon admission, screen, survey, and develop care plans for each resident seeking a public-use bed regarding their access to primary health care, health education, and resources that reduce their chronic disease burden. Upon discharge, Residences at Vantage Point will utilize the community partnerships for the appropriate referral to assist the patient in meeting one of these three areas.

## **HOLDER RESPONSIBILITIES AND PROJECT IMPLEMENTATION**

With \$0.00 capital cost for this Certificate of Need, in accordance with COMAR 10.24.01.12A, the project implementation schedule is that Residences at Vantage Point may begin admitting public use patients after any applicable conditions required prior to first use are met and its first use request is approved.

## **OBLIGATION AND PERFORMANCE REQUIREMENTS**

In accordance with COMAR 10.24.01.12C(1)(d), for a project that does not involve construction or renovation, the approved project must be documented by Residences at Vantage Point that it is complete and operational within 18 months of this Certificate of Need approval.

## **PROPOSED CHANGES TO THE APPROVED PROJECT**

Before making any changes to the facts in the Certificate of Need application approved by the Commission, Residences at Vantage Point shall notify the Commission in writing and receive Commission approval of each proposed change in accordance with COMAR 10.24.01.17.

## **DESIGN APPROVAL AND FACILITIES LICENSURE BY MDH**

This Certificate of Need does not constitute a license or replace any approvals required by the Office of Health Care Quality (OHCQ) or others within the Maryland Department of Health (MDH). Residences at Vantage Point must provide OHCQ and MDH with all information required for facility licensure.

## **REQUEST FOR FIRST USE REVIEW**

In accordance with COMAR 10.24.01.18 Residences at Vantage Point shall request in writing, not less than 60 days but not more than 120 days before the first use of the public use nursing home beds, a first use review from the Commission, specifying the anticipated date of first use and documentation that the project has been substantially completed, the final cost of the project, a description of any differences in design, space or services in the completed project when compared to the description of the project reviewed and approved by the Commission. The request for first use shall state the completion date, within 120 days or less, consistent with this Certificate of Need. Commission staff will review the request in consultation with the Office of Health Care Quality, as provided in COMAR 10.24.01.18, to determine whether the project conforms to this Certificate of Need. First use approval does not constitute a license or replace any approvals

required by OHCQ or others within MDH to operate a health care facility. Therefore, Residences at Vantage Point should assure that OHCQ is notified of the imminent completion of the project and should arrange for completion of any inspections and or approvals required by OHCQ in a timely manner. First use approval remains in effect for 90 days. If first use does not occur within 90 days of approval, Residences at Vantage Point shall reapply for first use approval.

#### **ACKNOWLEDGEMENT OF RECEIPT OF CERTIFICATE OF NEED**

Acknowledgement of your receipt of this Certificate of Need, stating acceptance of its terms and conditions, is required within thirty (30) days.

#### **MARYLAND HEALTH CARE COMMISSION**

*Douglas Jacobs, MD, MPH*

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Douglas Jacobs, MD, MPH  
Executive Director

cc: Heather Reed, Deputy Director, Long Term Care, Office of Health Care Quality  
Maura Rossman, M.D., Health Officer, Howard County  
Alexis Hitchcock, Administrator, Residences at Vantage Point  
Howard Sollins, Senior Counsel, Baker, Donelson, Bearman, Caldwell & Berkowitz, PC