



**MARYLAND**  
**Health Care**  
**Commission**

Columbia Vantage House Corporation dba  
**Residences at Vantage Point**

**A CHANGE IN BED CAPACITY IN A CCF  
(NURSING HOME) IN HOWARD COUNTY**

**OCTOBER 16, 2025**



# Residences at Vantage Point

- ▶ Continuing Care Retirement community (CCRC) in Columbia
  - 201 independent apartment units
  - 50 assisted living beds
  - 44 comprehensive care facility (CCF) or nursing home beds
  
- ▶ Maryland Department of Aging
  
- ▶ COMAR 10.24.01.03K – CCF at a CCRC is excepted from CON review

# Proposed Project



- ▶ MHCC Bed Need Projections – 13 nursing home beds in Howard County
- ▶ RVP - Convert 13 of its 44 nursing home beds to public-use beds
  - Beds will not be restricted to CCRC residents
  - Beds will be available to eligible residents of Howard County and Maryland
- Average annual occupancy (2014-2023): 36%
- Capital Cost: \$0.00 and Incremental Workforce Cost: \$591,000
- Projected revenue: \$946,000 in first year, increases to \$1.3M
- Increase availability of 5-star nursing home to Medicaid recipients

# Staff Analysis



- ▶ Project is consistent with the State Health Plan
- ▶ Project meets the Certificate of Need review criteria, overall
  - **Health Equity** – The Commission shall consider how a proposed project will address health care disparities in availability, accessibility, and quality of care among different populations within the service area. The Commission shall consider how social determinants of health within the service area of the proposed project create disparities in the delivery of health care.



# Conditions for Approval - Health Equity

<b>Criterion</b>	<b>Condition for Approval</b>
10.24.01.08G(3)(g) – Health Equity	To address its commitment to Health Equity, before first use, RVP shall establish community partnerships with entities in Howard County that have implemented initiatives to address chronic diseases in at-risk populations. For three years, RVP shall document new/ongoing strategies that will result in an increase in access to older adults at-risk for chronic diseases. RVP shall, upon admission, screen and develop care plans for each resident seeking a public-use bed regarding their access to primary health care, unmet social needs, and resources that reduce their chronic disease burden. Upon discharge, RVP will utilize the community partnerships for the appropriate referral to assist the patient in meeting one of these three needs.



# Condition for Approval - Medicaid

<b>SHP Standard</b>	<b>Condition for Approval</b>
10.24.20.05A(2)(b)– Medicaid Participation	For three years after receiving first use, RVP shall document its progress in increasing its number of Medicaid patient days in the 13 public-use beds. RVP 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.
10.24.20.05A(2)(b)– Medicaid Participation	By Year three RVP 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.



# Recommended Decision

**APPROVE** the Certificate of Need  
with Three Conditions