



COMMONWEALTH of VIRGINIA

Parham Jaberi, MD, MPH
Acting State Health Commissioner

Department of Health
P O BOX 2448
RICHMOND, VA 23218

TTY 7-1-1 OR
1-800-828-1120

April 11, 2023

Frank Peck
Premier Consulting Services, Inc.
Post Office Box 21133
Roanoke, Virginia 24018

RE: COPN No. VA-04837
Our Lady of Peace, Inc.
Add 34 relocated nursing home beds at Our Lady of Peace

Dear Mr. Peck:

In accordance with Chapter 4, Article 1.1 of Title 32.1 of the Code of Virginia of 1950 (the Code), as amended, I reviewed the application and all supporting documents submitted by Our Lady of Peace, Inc. to expand authorized nursing home capacity by 34 beds through the relocation of beds from Planning District 1.

As required by Section 32.1-102.3B of the Code, I have considered all factors that must be taken into account in a determination of public need, and I have concluded that **approval** of the request is warranted based on the following findings:

1. The proposed project is consistent with the 8 Required Considerations of the Code of Virginia and the relevant provisions of the State Medical Facilities Plan.
2. It would improve access to patients with all payor sources.
3. The proposed project would enhance Our Lady of Peace's ability to keep patients in place for skilled and rehabilitation services, rather than displace them to another home.
4. The proposed project is more beneficial than the status quo and no reasonable alternatives are identified.
5. It has strong community support and no known opposition.
6. It appears to be financially viable in the immediate and long-term.

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This certificate is valid for the period April 28, 2023 through April 27, 2024. The total authorized capital cost of the project is \$10, 971,283.

Please file two copies of the application for a certificate extension with the Department no later than 30 days before the expiration date of the certificate. Part VIII of the Virginia Medical Care Facilities Certificate of Public Need Rules and Regulations identifies the filing requirements and review procedure for certificate extension requests.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Parham Jaberi MD', with a stylized flourish at the end.

Parham Jaberi, MD, MPH
Acting State Health Commissioner

Enclosure

cc: Allyson Tysinger, Senior Assistant Attorney General, Commonwealth of Virginia
Erik Bodin, Director, Division of Certificate of Public Need
Deborah K. Waite, Chief Operating Officer, Virginia Health Information
Tom Franck, MD, MPH, Acting District Director

COMMONWEALTH OF VIRGINIA
DEPARTMENT OF HEALTH
MEDICAL CARE FACILITIES CERTIFICATE OF PUBLIC NEED

THIS CERTIFIES THAT Our Lady of Peace, Inc. is authorized to initiate the proposal as described below.

NAME OF FACILITY: Our Lady of Peace

LOCATION: 751 Hillsdale Drive, Charlottesville, VA 22901

OWNERSHIP AND CONTROL: Our Lady of Peace, Inc.

SCOPE OF PROJECT: Expand authorized nursing home capacity by 34 beds through the relocation of beds from Planning District 1, for a total of 64 nursing home beds. Capital costs associated with this project are \$10,971,283. The project is expected to be complete by May 30, 2026.



Pursuant to Chapter 4, Article 1:1 of Title 32.1, Sections 32.1-102.1 through 32.1-102.12 of the Code of Virginia (1950), as amended and the policies and procedures promulgated thereunder, this Medical Care Facilities Certificate of Public Need is issued contingent upon substantial and continuing progress towards implementation of the proposal within twelve (12) months from the date of issuance. A progress report shall be submitted to the State Health Commissioner within twelve (12) months from the date of issuance along with adequate assurance of completion within a reasonable time period. The Commissioner reserves the right not to renew this Certificate in the event the applicant fails to fulfill these conditions. This Certificate is non-transferable and is limited to the location, ownership, control and scope of the project shown herein.

Certificate Number: VA-04837

Date of Issuance: April 11, 2023

Expiration Date: April 10, 2024

Parham Jaberri, MD, MPH, Acting State Health Commissioner