

# WILLIAMS MULLEN

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December 30, 2025

VIA EMAIL [[Karen.Shelton@vdh.virginia.gov](mailto:Karen.Shelton@vdh.virginia.gov)]

Karen Shelton, M.D.  
State Health Commissioner  
Virginia Department of Health  
109 Governor Street, 13<sup>th</sup> Floor  
Richmond, Virginia 23219

**Re: Loudoun VA PropCo, LLC, -- Letter of Intent**

Dear Dr. Shelton,

I am writing on behalf of our client, Loudoun VA PropCo, LLC, ("Loudoun"), to notify you of its intent to file a Certificate of Public Need ("COPN") application for the addition of twenty-four (24) nursing home beds to its Loudoun Rehabilitation and Nursing Center located at 235 Old Waterford Road NW, Leesburg, Virginia 20176, in Planning District 8. The development of Loudoun's project will be based upon an agreement to transfer 24 nursing home beds from The View at Goodwin Living, LLC, d/b/a Goodwin Living ("Goodwin Living") in Planning District 8. Goodwin Living will agree to the termination of its license to operate 24 nursing home beds upon issuance of a COPN for Loudoun's project.

Please note that issuance of a COPN for this project will not result in an increase in the number of licensed nursing home beds in Planning District 8. Please forward the relevant application materials to me at your earliest convenience

Please let me know if you have any questions. Thank you for your assistance.

Sincerely,



Matthew M. Cobb

cc: Mr. Antwon Jacobs [[Antwon.Jacobs@vdh.virginia.gov](mailto:Antwon.Jacobs@vdh.virginia.gov)] and [[COPN@vdh.virginia.gov](mailto:COPN@vdh.virginia.gov)]  
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Health Systems Agency of Northern Virginia