



COMMONWEALTH of VIRGINIA

Department of Health
P O BOX 2448
RICHMOND, VA 23218

Karen Shelton, MD
State Health Commissioner

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

September 15, 2026

Matthew M. Cobb
200 South 10th Street, Suite 1600
Richmond, Virginia 23219

**RE: Certificate of Public Need (COPN) Request Number VA-8870
PropCo, LLC
Leesburg, Virginia
Relocation of 24 nursing home beds from The View Alexandria to Loudoun Center
for Rehabilitation and Nursing, LLC d/b/a Loudoun Rehabilitation and Nursing
Center**

Dear Mr. Cobb:

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 Certificate of Public Need (COPN) application captioned above and all relevant documents. As required by Subsection B of Virginia Code §32.1-102.3, I have considered all matters, listed therein, in deciding public need under the COPN Law.

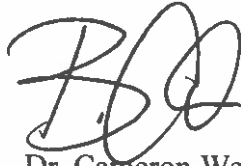
I have reviewed and adopted the enclosed findings, conclusions, and recommended decision of the adjudication officer that convened the informal fact-finding conference on this application in accordance with the Virginia Administrative Process Act, §2.2-4000 *et seq.* of the Code.

As required by §32.1-102.3(B) 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** is warranted based on the following findings:

- (i) The proposed project is consistent with the State Medical Facilities Plan (SMFP), is in harmony or in general agreement with the SMFP or with the public policies, interests and purposes to which the SMFP and the COPN Law are dedicated;
- (ii) No known opposition to the project exists from members of the public;
- (iii) There are no reasonable alternatives to the proposed project;

- (iii) The Health Systems Agency of Northern Virginia's board of directors recommends approval of the project;
- (iv) Harm to the utilization of any existing provider of nursing home services is unlikely;
- (v) The project is consistent with administrative precedents set over several years; and
- (vi) The project constitutes an appropriate and reasonable relocation, within a planning district, of existing, approved resources.

Sincerely,



Dr. Cameron Webb
State Health Commissioner

cc: Deborah K. Waite, Chief Operating Officer, Virginia Health Information
Charis A. Mitchell, Assistant Attorney General, Commonwealth of Virginia
Vanessa MacLeod, Adjudication Officer
Antwon Jacobs, COPN Supervisor, Division of Certificate of Public Need
Natalie Scarbrough, Project Analyst, Division of Certificate of Public Need
Dean Montgomery, Health Systems Agency of Northern Virginia

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

THIS CERTIFIES THAT Loudoun Center for Rehabilitation and Nursing, LLC d/b/a Loudoun Rehabilitation and Nursing Center is authorized to initiate the proposal as described below.

NAME OF FACILITY: Loudoun Rehabilitation and Nursing Center

LOCATION: 235 Old Waterford Road Northwest, Leesburg, Virginia, 20176

OWNERSHIP AND CONTROL: Loudoun Rehabilitation and Nursing Center

SCOPE OF PROJECT: Add twenty-four (24) nursing facility beds through transfer from The View Alexandria. Capital costs authorized for this project total \$5,456,000. The project is expected to be completed by September 15, 2029. This certificate is issued with the condition that appears on its reverse.



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-05010

Date of Issuance: September 15, 2026

Expiration Date: September 14, 2027



Dr. Cameron Webb, State Health Commissioner

