



NC DEPARTMENT OF  
**HEALTH AND  
HUMAN SERVICES**

**ROY COOPER** • Governor

**KODY H. KINSLEY** • Secretary

**MARK PAYNE** • Director, Division of Health Service Regulation

**RESPONSE REQUIRED**

March 28, 2023

Francisco Morales  
101 S Stratford Road  
Suite 210  
Winston-Salem, NC 27104

**Conditional Approval**

Project ID #: G-12289-22  
Facility: The Stanbridge  
Project Description: Develop a new ACH by relocating no more than 60 ACH beds, including 32 SCU beds, from Holden Heights  
County: Guilford  
FID #: 220735

Approved Capital Expenditure: \$9,740,000  
Conditions of Approval: See Attachment A  
Approved Timetable: See Attachment B  
Last Date to Appeal: April 27, 2023  
Required State Agency Findings: Will be mailed within five business days after the date of this letter

Dear Mr. Morales:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency) has conditionally approved the above referenced certificate of need application. The conditional approval is valid only for the approved capital expenditure shown above. If the capital cost will exceed the approved capital expenditure amount by more than 115%, the applicant must first obtain a new certificate of need.

**Response to the conditions in Attachment A should be attached to an email addressed to the Project Analyst and the Co-signer no later than 35 days from the date of the decision.** The certificate of need will not be issued if the response to the conditions in Attachment A has not been received by the Agency.

The timetable for completion of the project is the timetable outlined in the certificate of need application, unless an adjustment has been made by the Agency because the review period was extended. The approved timetable for this project is found in Attachment B.

The applicant shall not begin developing this project until after the certificate of need has been issued and the certificate of need will not be issued until the applicant has documented that all conditions that must be met prior to issuance of the certificate of need have been met.

The Certificate of Need law provides that any affected person has thirty (30) days after the date of the decision to file a petition for a contested case on this approval. Further, if you are aggrieved by any of the

**NC DEPARTMENT OF HEALTH AND HUMAN SERVICES • DIVISION OF HEALTH SERVICE REGULATION**

**HEALTHCARE PLANNING AND CERTIFICATE OF NEED SECTION**

LOCATION: 809 Ruggles Drive, Edgerton Building, Raleigh, NC 27603  
MAILING ADDRESS: 2704 Mail Service Center, Raleigh, NC 27699-2704  
<https://info.ncdhhs.gov/dhsr/> • TEL: 919-855-3873

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conditions you may file a petition for a contested case hearing in accordance with G.S.150B, Article 3. This petition must be filed with the Office of Administrative Hearings, 6714 Mail Service Center, Raleigh, North Carolina 27699-6714 within thirty (30) days of the date of this decision. Effective October 1, 2009, OAH requires a filing fee with submittal of petitions for contested cases. Please direct all questions regarding this fee to the OAH Clerk's Office (919-431-3000).

G.S. 150B-23 provides that a party filing a petition must also serve a copy of the petition on all parties to the petition. Therefore, if you file a petition for a contested case hearing, you must serve a copy of the petition on the Department of Health and Human Services by mailing a copy of your petition to:

Julie Cronin  
Department of Health and Human Services,  
Office of Legal Affairs,  
Adams Building – Room 154  
2001 Mail Service Center  
Raleigh, North Carolina, 27699-2001

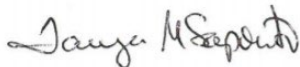
It is requested that a copy of the petition also be served on the Agency.

The certificate of need will not be issued before the completion of thirty-day appeal period which ends on the date shown above. If a contested case petition is filed with OAH within the thirty-day appeal period, the certificate will not be issued until the appeal is resolved.

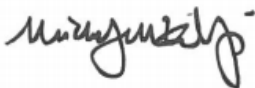
If the decision is appealed, the timetable set forth in this letter will be adjusted accordingly before the certificate of need is issued. Please contact this office if any clarification of this decision is required.

Please refer to the Project ID # and Facility ID # (FID) in all correspondence.

Sincerely,



Tanya M. Saporito  
Project Analyst  
[Tanya.saporito@dhhs.nc.gov](mailto:Tanya.saporito@dhhs.nc.gov)



Michael J. McKillip  
Team Leader  
[Mike.mckillip@dhhs.nc.gov](mailto:Mike.mckillip@dhhs.nc.gov)

Enclosures:

- Attachment A: Conditions of Approval
- Attachment B: Approved Timetable

cc: Construction Section, DHSR  
Adult Care Licensure Section, DHSR

**Attachment A**  
**Conditions of Approval**

1. Guilford Opco II, LLC and Guilford Propco II, LLC (hereinafter the certificate holder) shall materially comply with all representations made in the certificate of need application.
2. The certificate holder shall develop a new 60-bed ACH facility in Guilford County, The Stanbridge, by relocating 60 existing ACH beds from Holden Heights in Guilford County.
3. Upon completion of the project, The Stanbridge shall be licensed for no more than 60 ACH beds.
4. The certificate holder shall certify the percentage of the total number of licensed adult care home beds in the facility for recipients of State/County Special Assistance with Medicaid commensurate with representations made in the application.
5. Progress Reports:
  - a. Pursuant to G.S. 131E-189(a), the certificate holder shall submit periodic progress reports on the progress being made to develop the project consistent with the timetable and representations made in the application on the Progress Report form provided by the Healthcare Planning and Certificate of Need Section. The form is available online at: <https://info.ncdhhs.gov/dhsr/coneed/progressreport.html>.
  - b. The certificate holder shall complete all sections of the Progress Report Form.
  - c. The certificate holder shall describe in detail all steps taken to develop the project since the last progress report and should include documentation to substantiate each step taken as available.
  - d. The first progress report shall be due on January 1, 2024.
6. For the first two years of operation following completion of the project, The Stanbridge shall not increase private pay charges more than 5% of the projected private pay charges provided in Section Q of the application without first obtaining a determination from the Healthcare Planning and Certificate of Need Section that the proposed increase is in material compliance with the representations in the certificate of need application.
7. No later than three months after the last day of each of the first three full fiscal years of operation following initiation of the services authorized by this certificate of need, the certificate holder shall submit, on the form provided by the Healthcare Planning and Certificate of Need Section, an annual report containing the:
  - a. Payor mix for the services authorized in this certificate of need.
  - b. Utilization of the services authorized in this certificate of need.
  - c. Revenues and operating costs for the services authorized in this certificate of need.
  - d. Average gross revenue per unit of service.
  - e. Average net revenue per unit of service.
  - f. Average operating cost per unit of service.
8. Prior to the issuance of the certificate of need, the certificate holder (buyer) shall obtain documentation from Greensboro Opco Holdings, LLC (seller) showing that the purchase transaction between the buyer and seller has been completed and shall provide a copy of the documentation to the Healthcare Planning and Certificate of Need Section.
9. The certificate holder shall acknowledge acceptance of and agree to comply with all conditions stated herein to the Agency in writing prior to issuance of the certificate of need.

**Attachment B  
Approved Timetable**

<b>Milestone</b>		<b>Date</b> <i>mm/dd/yyyy</i>
1	Financing Obtained	03/01/2025
2	Drawings Completed	03/01/2025
3	Land Acquired	09/01/2024
4	Construction / Renovation Contract(s) Executed	03/01/2025
5	25% of Construction / Renovation Completed (25% of the cost is in place)	08/01/2025
6	50% of Construction / Renovation Completed	01/01/2026
7	75% of Construction / Renovation Completed	06/01/2026
8	Construction / Renovation Completed	11/01/2026
9	Equipment Ordered	10/01/2026
10	Equipment Installed	12/01/2026
11	Equipment Operational	01/15/2027
13	Licensure Obtained	02/01/2027
<b>14</b>	<b>Services Offered</b>	02/01/2027
15	Medicare and / or Medicaid Certification Obtained	03/01/2027
16	First Annual Report Due* (only for non-ESRD decisions)	05/01/2028