

State Of Maryland

2026 Bond Initiative Fact Sheet

1. Name Of Project		
Residences at Vantage Point		
2. Senate Sponsor	3. House Sponsor	
	Howard County Delegation	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Howard County	\$800,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of		
7. Matching Fund		
Requirements: Grant	Type:	
8. Special Provisions		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Pierce Carey		410-992-1101
10. Description and Purpose of Organization (Limit length to visible area)		
Residences at Vantage Point (RVP) is Howard County's only Life Plan retirement community for adults age 60 and older offering the security of life care. Initially known as "Vantage House", we officially opened our doors in 1990. Today, Vantage Point offers our residents the security of life care throughout our various facilities on campus. We proudly serve more than 300 residents who call Vantage Point their home. The community offers 201 independent apartments, 26 assisted living apartments, 24 assisted living memory support apartments, and comprehensive nursing care with 44 private and semi-private accommodations. We are a not-for-profit, privately owned corporation governed by a Corporate Board of Directors.		

11. Description and Purpose of Project (Limit length to visible area)

RVP is a Continuing Care Retirement Community (CCRC) offering a full spectrum of living options, including comprehensive nursing care with 44 private and semi-private accommodations. However, the assisted living and nursing care facilities are original to the 1990 build and are therefore outdated and require significant renovations to better meet the needs of residents. Residences at Vantage Point partnered with an outside architecture and design firm to plan the redevelopment of our Assisted Living and comprehensive nursing care facilities. Their plans, now finalized (and inclusive of preliminary cost estimates), have been delivered to our Board, which has approved them. Funding of these plans was paid for in part by our LBI request last year. This year's funding request will support architectural design & engineering (A&E) and other preliminary project costs prior to the start of full renovation construction, anticipated for 2027.

Round all amounts to the nearest \$1,000. The totals in Items 12 (Estimated Capital Costs) and 13 (Proposed Funding Sources) must match. The proposed funding sources must not include the value of real property unless an equivalent value is shown under Estimated Capital Costs.

12. Estimated Capital Costs

Acquisition	
Design	\$1,400,000
Construction	
Equipment	
Total	\$1,400,000

13. Proposed Funding Sources - (List all funding sources and amounts.)

Legislative Bond Initiative Grant	\$800,000
Residences at Vantage Point Capital Reserves	\$600,000
Total	\$1,400,000

14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)			
Begin Design	Complete Design	Begin Construction	Complete Construction
3/1/2026	6/30/2026	TBD	TBD
15. Total Private Funds and Pledges Raised		16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete
500000.00		Approximately 300	Approximately 300
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2025	\$125,000	Preliminary project planning and feasibility study	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Columbia Vantage House Corp. d/b/a/ Residences at Vantage Point. 5400 Vantage Point Rd. Columbia, MD 21044			
20. Legislative District in Which Project is Located		12A - Howard County	
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	RVP Corporate Board	Has An Appraisal Been Done?	Yes/No
Phone:	(410) 964-5454		No
Address:		If Yes, List Appraisal Dates and Value	
5400 Vantage Point Rd. Columbia, MD 21044			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
156	156	16000000.00	16000000.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			Own
B. If owned, does the grantee plan to sell within 15 years?			No
C. Does the grantee intend to lease any portion of the property to others?			No
D. If property is owned by grantee any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
N/A			
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
N/A			
26. Building Square Footage:			
Current Space GSF	35,000 SQ FT		
Space to be Renovated GSF	35,000 SQ FT		
New GSF			

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	1990
28. Comments	
<p>We appreciate the State's support last year and look forward to continuing this project on behalf of Maryland citizens age 60 and older. Additionally, we are gratified to have received permission in 2025 to open our health center beds to the community and have already begun to admit individuals for rehabilitative care. We expect this service to help alleviate hospital congestion, especially in Howard County. Our planned renovation will have a direct impact upon this service by modernizing rooms with the latest healthcare technology and ADA compliant features. Thank you for your conideration and support.</p> <p>Please note that we were unable to change the CONTACT fields but that Pierce Carey received and accepted another offer and is no longer with the community. Please make your contact Rock H. Schuler, Director of Development, 301-455-5437 and schulerr@vantagepointresidences.org. Thank you.</p>	