



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS


Marc Elrich
County Executive

Scott Bruton
Director

MEMORANDUM

October 1, 2024

TO: Marc Elrich, County Executive
Montgomery County, Maryland

FROM: Scott Bruton, Director 
Department of Housing and Community Affairs (DHCA)

SUBJECT: Report Required under Section 29-6(h) of the Montgomery County Code Related to Rental Housing Inspections for the Period July 1, 2023, through June 30, 2024

Summary

As required in Section 29-6(h) of the Montgomery County Code, the Director of the Department of Housing and Community Affairs (DHCA) must submit an annual “Troubled Property Report” on multifamily rental housing inspections conducted each Fiscal Year (FY) (July 1 through June 30) to the County Executive and County Council. This report summarizes the FY24 inspection findings and code enforcement outcomes for multifamily rental apartment properties. This report also contains data and information on the following topics:

- 1) A list of multifamily rental properties inspected during FY23, inspection results, and a “Troubled Property” list. (Attachment 1)
- 2) A list of properties that did not submit corrective action plans and/or maintenance reports or have not abated violations and will, therefore, remain Troubled. (Attachment 2)
- 3) A list of multifamily properties to be inspected in FY25. (Attachment 3)
- 4) Housing code violation citation data for FY24.
- 5) Montgomery County 3-1-1 (MC311) call center service request data.

Background

The DHCA Code Enforcement Section is committed to carrying out its mission to correct problems that contribute to the physical decline of residential properties and neighborhoods. In doing so, through inspection processes of a building’s grounds, interior, common areas, and

Division of Community Development

Code Enforcement Common Ownership Communities Landlord-Tenant Affairs

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some or all units, DHCA ensures that existing housing is safe and habitable for all Montgomery County residents. Annually, the Code Enforcement Section conducts an average of 37,000 inspections and investigates over 10,000 MC311 service request complaints for residential single-family and multifamily dwellings, commercial building exteriors, and vacant lots. To further enhance the County's ability to ensure the proper maintenance of multifamily rental properties and units by owners and property management companies, the County Bill 19-15 "Licensing of Rental Housing-Landlord-Tenant Obligations" and Executive Regulation, 5-17 "Troubled Properties" went into effect in 2017. In part, this legislation and regulation required DHCA to inspect all the approximately 700 multifamily properties within DHCA's jurisdiction, within specified timeframes.

After a multifamily property is inspected, DHCA calculates two numerical scores: a Total Number of Violations score (TV) and a Severity of Violations (SV) score. Based on these scores a multifamily rental property is categorized as Compliant, At-risk, or Troubled. For properties designated as Troubled, all the units are inspected annually. Additionally, Troubled Properties are required to submit a Corrective Action Plan that identifies how they plan to correct existing violations and what steps they will take to ensure that violations do not recur in the future. Troubled Properties are also required to submit quarterly reports of tenant work requests so that DHCA may determine if work requests are being responded to adequately and in a timely fashion. Properties designated as At-Risk may be inspected annually, biennially, or triennially, as determined by DHCA, and a minimum of 25% of each property's units are inspected. The goal is to ensure that At-Risk properties do not fall into Troubled status. For properties that are Compliant, 25% of the units are inspected every three years.

The unprecedented COVID-19 pandemic created a challenging inspection backlog, as all interior inspections were suspended effective March 16, 2020. At the beginning of FY22, DHCA's Housing Code Section resumed conducting mandated inspections of Montgomery County's multifamily housing stock. Consequently, the total number of inspections completed during FY20, FY21, and FY22 was well below normal operational projections. However, DHCA completed nearly all the regularly scheduled inspections in FY23.

During FY23 and FY24, DHCA identified several technology-related issues that negatively impacted the scheduling of multifamily rental housing inspections, which it is actively working to correct to ensure that all scheduled inspections are completed in a timely fashion. First, at the beginning of FY24, DHCA discovered that the inspections of several small, troubled properties were not scheduled and completed because the Code Enforcement database did not effectively generate inspection schedules for properties with expired rental licenses. These properties have been identified in this report and will be inspected early in FY25. Second, DHCA found that the housing code inspection iOS application periodically had difficulty processing significant volumes of information when several simultaneous inspections were conducted at large multifamily properties. DHCA's Information Technology (IT) team is actively working to rectify these issues. Part of this process involves redeveloping a new and improved application that will have the capability to operate on iOS, Android, and Windows platforms. Until the new platform is fully developed, DHCA will continue to make improvements to the iOS application to increase inspection efficiency.

Properties Inspected in FY24 and Inspection Results

During FY24, the Code Enforcement Section conducted mandated inspections and completed a total of 12,122 interior unit inspections at 209 properties. The tables and charts below provide a breakdown of multifamily rental property inspection results for FY24.

Table 1: Summary and Status of Multifamily Inspection Results for FY24

	Compliant	At-Risk	Troubled	Totals
Number of Properties Inspected	121	34	54	209
Number of Units Inspected	6,576	2,484	3,062	12,122
Number of Individual Properties with 20% of units with Vermin	0	0	13	13
Number of Individual Properties with 20% of units containing Mold	0	0	1	1
Number of Smoke Alarm Violations	25	9	18	52
Number of CO Alarm Violations	25	9	16	50

Charts 1 and 2 below show the percentage of properties and units that fell into the Troubled category relative to the total number of properties and units in Montgomery County. The remaining properties are in either Compliant or At-Risk categories, some of which were not scheduled for inspection in FY24.

Chart 1: Percent of Multifamily Rental Properties Currently Identified as Troubled, At-Risk or Compliant

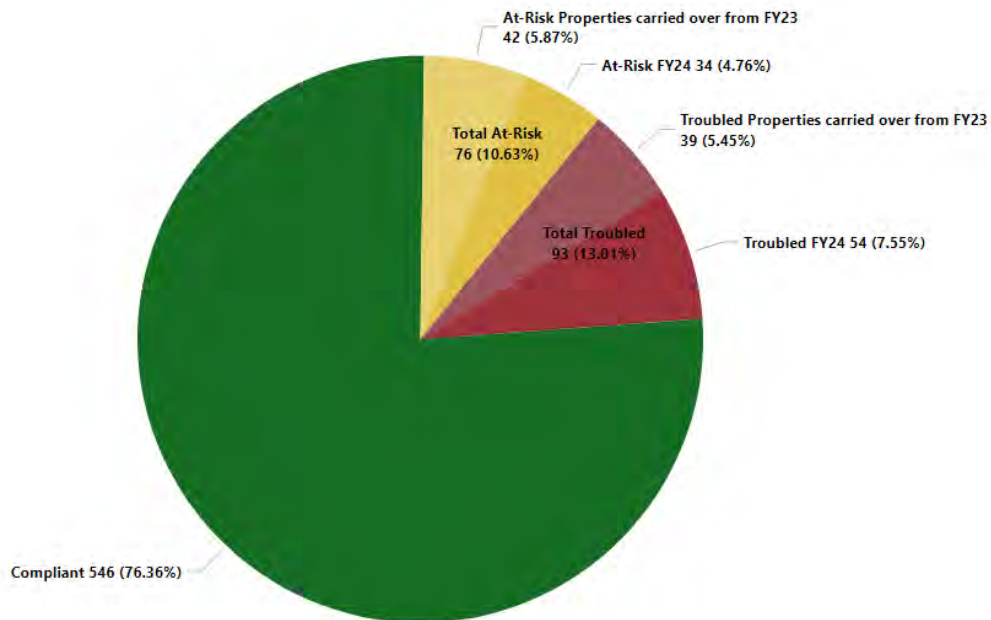
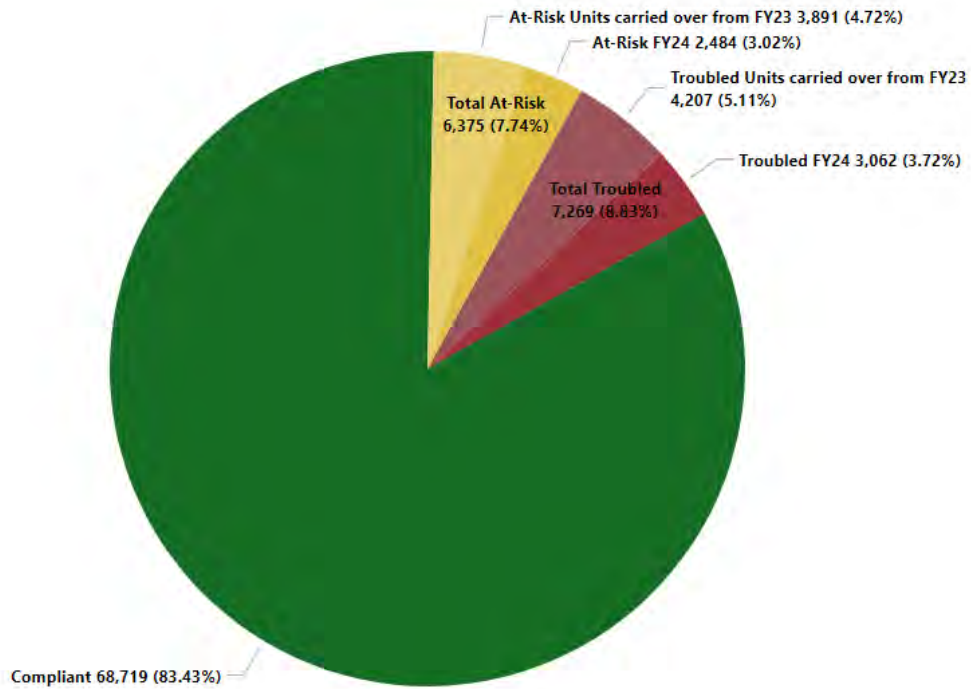


Chart 2: Percent of Multifamily Units Currently Identified as Troubled, At-Risk or Compliant



Properties Scheduled to be Inspected in FY25

In FY25, DHCA’s Code Enforcement Section will inspect 13,412 units at 281 multifamily properties, as detailed in Table 2 and in Attachment 3. Table 2 identifies the categories of multifamily units and properties that DHCA’s Code Enforcement Section will inspect in FY25 and includes 100% of properties identified as Troubled in FY24, in addition to the At-Risk and Compliant properties scheduled for inspection in FY25.

Table 2: FY25 Projected Scheduled Multifamily Rental Inspections

Designation	Units	Properties
Troubled Properties Inspections	7,268	93*
At-Risk Inspections	1,072	50
Compliant Inspections	5,072	138
TOTAL	13,412	281

* In FY24, there are 39 additional properties that were categorized as Troubled in FY23 and remain Troubled due to noncompliance with the FY23 designation (see attachment 2). In total, during FY24 there are 78 At-Risk properties, which includes the 50 designated in the table above and an additional 28 that were not scheduled for inspection during FY24.

Number of Citations Issued in FY24

The primary goal of DHCA's housing code inspection program is to ensure compliance with the County's housing laws and safety standards. To that end, DHCA achieves a high level of compliance from the owners and managers of multifamily rental properties without the need to issue citations to the landlords. Inspectors and landlords alike recognize that having the landlord correct a deficiency for the benefit of the tenant is the most desirable outcome, and a low level of citations and court cases indicates that the work of the Code Enforcement Section achieves a high level of compliance.

A Notice of Violation (NOV) is issued to a landlord when a code violation is identified by a Code Enforcement inspector during a complaint-based or scheduled, mandated inspection. A NOV may include multiple code violations on the notice. During FY24, DHCA issued 1,767 NOVs for 34,486 Code violations at various multifamily rental properties. Ninety multifamily rental properties failed to make the repairs required by these NOVs, resulting in 754 citations. Fortunately, most landlords made the required corrections, and, as a result, many citations were dismissed prior to the court hearing. However, some landlords did not comply with the required repairs, resulting in court hearings.

Unfortunately, due to the continuing influence of the COVID-19 pandemic, civil hearings remain backlogged in the District Court. Currently, court hearings for citations generally are heard six to eight months after issuance. Some landlords wait for hearings before making required repairs, so the delay in court hearings results in some repairs not being made for several months. Also, judges often significantly reduce fines during hearings if landlords have made the required repairs prior to the hearing. For these reasons, fines collected from citations have been consistently low since the beginning of the COVID-19 pandemic and continue to remain negligible.

DHCA and the Office of the County Attorney are collaborating to explore options to improve housing code compliance by landlords who have a history of not remedying NOVs and citations within required deadlines.

311 Calls Concerning Rental Housing Complaints by Language of the Caller

In addition to conducting the inspections required under Section 29-22 of the Montgomery County Code, the Housing Code Enforcement Section responds to individual tenant complaints on a routine basis. Most of these complaints are received through the County's 311 Call Center. A few complaints are received through in-person visits to DHCA's office. Over the course of FY24, the Code Enforcement Section responded to 1,942 complaints at multifamily rental properties. An additional 3,847 housing related cases were received and followed up on at non-multifamily properties in the County and rental and complaint inspections within the City of Takoma Park. DHCA has maintained a memorandum of understanding with the City of Takoma Park, whereby DHCA conducts inspections within this jurisdiction for a fee. Regardless of jurisdiction or origination, these tenant-originated complaints are referred to as Service Requests.

Table 3 lists the total number of Service Requests created by the County's 311 call center for "Housing Code Enforcement and Landlord Tenant Complaints" based on preferred language.

Table 3: 311 Service Requests by Type and Language

Type of Call	Preferred Language: English	Preferred Language: Spanish	Preferred Language: Other *	Total Number of Calls by Language
Bill 19-15	0	0	0	0
Housing Code Enforcement	5,960	759	3,293	10,012
Landlord Tenant Affairs	8,244	732	2,630	11,606
TOTAL	14,204	1,491	5,923	21,618

(Source: 311 call center for the period 7/1/23 through 6/30/24)

* Other languages primarily include French, Korean, Chinese, or Vietnamese and those categorized as "other." Includes General Information and Fulfillment SRs. Note that the column entitled "Total Number of Calls by Language" represents the total number of Service Requests for the period for the Type of call shown in column 1. Language preference is manually added by the call center staff and is not a mandatory field.

Troubled Property List

In addition to the "Troubled Property List" attached to this memorandum, DHCA will publish the data on Montgomery County's "Open Data Portal Troubled Property Analysis" following the completion of the landlord notification process in the fall of FY25.

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List of Attachments:

1. List of Troubled Properties identified during FY24.
2. FY23 Properties that did not submit corrective action plans and/or maintenance reports, or have not abated violations that remain troubled in FY24
3. List of Multifamily Properties to be Inspected in FY25.

**Attachment 1
Troubled Properties FY24**

Community Name	Street Address	Year Built	Unit Count	Units Inspected	Average Violations Per Unit	Weighted Severity Index	No Violations Observed	Infestation Units Percentage	Mold Percentage	Violation Count Smoke Alarm	Violation Count Carbon Monoxide Alarm	Rating
1019-1025 Quebec Terrace	1019 Quebec Ter	1954	16	21	2.38	2.38	0	0.23	0.09	0	0	troubled
806 KENNEBEC AVE	806 KENNEBEC AVE	1932	4	4	2	0.31	3	0.25	0	0	0	troubled
AHC Bucknell LLC	11500 BUCKNELL DR	1963	40	34	2.35	1.63	7	0.11	0	0	0	troubled
Aspen Hill Apartments	13515 Georgia Ave	1965	202	51	2.78	1.66	6	0.17	0	0	0	troubled
Auden Place	12631 Georgia Ave	1964	163	87	2.4	1.61	17	0.04	0.04	64	0	troubled
Battery Lane	4998 Battery Ln	1962	212	24	2.12	1.92	5	0.16	0.16	0	0	troubled
Camp Hill Square	17825 Washington Grove Ln	1971	50	41	2.95	1.86	4	0.21	0	0	0	troubled
Carroll Apartments	8733 Carroll Ave	1955	52	52	5.17	1.66	7	0.15	0	0	12	troubled
Clayborn Avenue, 405	405 Clayborn Ave	1940	4	5	2.6	2.3	0	0	0.2	0	0	troubled
Domer Avenue, 310	310 DOMER AVE	1942	6	7	4.14	1.89	1	0	0.14	0	0	troubled
Flower Avenue 8605	8605 FLOWER AVE	1936	3	4	3.5	1.83	0	0.25	0	4	0	troubled
Flower Avenue, 8511	8511 FLOWER AVE	1939	2	4	2.5	1.55	0	0	0	0	0	troubled
Forest Park Apartment	9316 Piney Branch Rd	1960	191	188	2.88	1.62	39	0.06	0.03	192	112	troubled
Garland Avenue, 7909	7909 Garland Ave	1942	3	5	1	2.2	2	0.4	0	2	0	troubled
Garland Avenue, 8304	8304 Garland Ave	1941	6	5	2.8	1.21	0	0.2	0	0	0	troubled
Glen, The	2399 Jones Ln	1995	90	73	3.76	1.92	5	0.06	0.01	975	2250	troubled
Glenview Avenue, 8512	8512 Glenview Ave	1942	5	6	4.5	1.69	0	0	0	1	0	troubled
Glenville Road, 8809	8809 Glenville Rd	1953	4	4	3	1.66	0	0.25	0	0	0	troubled
Glenville Road, 8815	8815 GLENVILLE RD	1953	4	5	11.2	1.66	0	0.2	0	0	0	troubled
Glenville Road, 8817	8817 GLENVILLE RD	1953	4	4	4	1.81	0	0.25	0	0	0	troubled
Greenwood Ave, 8505	8505 GREENWOOD AVE	1944	5	5	4.2	2.05	0	0	0	4	0	troubled
Greenwood Ave, 8515 & Browning Ave, 400	8515 Greenwood Ave	1949	24	21	4.04	1.75	2	0.14	0.04	0	2	troubled
Greenwood Avenue, 8003	8003 GREENWOOD AVE	1938	3	4	0.75	1.5	1	0.25	0	0	0	troubled
Greenwood Avenue, 8207	8207 Greenwood Ave	1941	3	4	2.5	2	0	0	0	0	0	troubled
Holiday Park Townhouses	4115 Garrett Park Rd	1968	20	18	3.38	1.53	3	0.27	0	0	0	troubled
Houston Avenue, 804	804 HOUSTON AVE	1936	2	5	2.2	1.9	0	0	0	0	0	troubled
Ken-Mil Apartments	9119 Manchester Rd	1961	66	59	2.32	1.79	6	0.03	0	6	0	troubled
Kennebec Avenue, 808	808 KENNEBEC AVE	1932	5	5	1.4	1.82	1	0.6	0	0	0	troubled
Longbranch Parkway, 7906	7906 Long Branch Pkwy	1937	3	3	3.33	2.2	0	0	0	1	0	troubled
Main Street, 9863	9863 Main St	1946	4	4	3	1.75	0	0	0	0	0	troubled
Montgomery White Oak	11550 Stewart Ln	1965	591	554	2.91	1.63	106	0.16	0.03	1554	666	troubled
Paint Branch Park	12005 Old Columbia Pike	1979	14	15	3.93	1.6	3	0	0	0	0	troubled
Parkway Woods	12933 Twinbrook Pkwy	1981	24	17	2.29	2.05	1	0.05	0	0	0	troubled
Patterson Court, 304	304 Patterson Ct	1938	3	4	2.25	2.33	0	0	0	2	0	troubled
Plymouth Street, 8707	8707 Plymouth St	1952	6	7	3	1.19	2	0.28	0	0	0	troubled
Plymouth Street, 8711	8711 PLYMOUTH ST	1953	6	6	3.16	1.84	0	0	0	0	1	troubled
Pond Ridge	18100 Pond Ridge Ct	1997	40	15	5	1.67	1	0	0	0	0	troubled
Quebec Flats, LLC	1011 Quebec Ter	1954	8	8	2.25	1.55	1	0	0	0	0	troubled
Quebec Terrace, 1010	1010 Quebec Ter	1955	14	15	4.6	1.82	1	0	0	0	0	troubled
Quebec Terrace, 1027-1029	1027 Quebec Ter	1954	8	7	3	1.63	1	0	0	0	0	troubled
Rollingwood Apartments	2535 Ross St	1961	283	259	2.54	1.57	50	0.1	0.02	2640	770	troubled
Ruatan Row, LLC	1050 RUATAN ST	1954	12	5	6.2	2.06	0	0.2	0.2	3	2	troubled
Schuyler Rd., 100-102	100 Schuyler Rd	1949	26	22	3.72	2.12	0	0	0	0	0	troubled
Schuyler Road Apartments	108 Schuyler Rd	1949	26	29	9.27	2.22	0	0.31	0.37	60	27	troubled

**Attachment 1
Troubled Properties FY24**

Seneca Ridge	19568 Scenery Dr	1973	70	65	3.89	1.62	8	0.23	0	272	0	troubled
Sligo Terrace Apartments	8800 Manchester Rd	1948	54	53	2.33	1.94	6	0	0.03	0	0	troubled
Spring Parc Apartments	11 Featherwood Ct	1981	400	367	2.91	1.53	77	0.05	0.02	486	486	troubled
Thayer Terrace	525 Thayer Ave	1960	74	70	2.21	1.55	14	0.02	0	2	6	troubled
The Warwick Apartments	1131 UNIVERSITY BLVD W	1967	399	352	2.31	1.56	84	0.16	0	81	36	troubled
Towne Crest Apartments	17500 TOWNE CREST DR	1966	107	105	4.36	1.92	7	0.12	0.04	0	204	troubled
Vista at White Oak IV	11434 Lockwood Dr	2008	175	87	2.73	1.82	12	0.03	0	0	12	troubled
Vista at White Oak V	11434 Lockwood Dr	2008	96	87	2.73	1.82	12	0.03	0	0	12	troubled
Washington Square	8343 Fairhaven Dr	1970	50	45	4.93	1.8	6	0.37	0.04	0	0	troubled
Waterford Tower	14000 CASTLE BLVD	1968	143	137	4.28	1.73	19	0.18	0.02	26	42	troubled

Attachment 2

FY-23 Properties that did not submit corrective action plans and/or maintenance reports, or has not abated violations that remain troubled in FY24

Community Name	Street Address	Year Built	Unit Count	Remaining Troubled due to Non-Compliance FY-23
Barbizon Apartments	735 Sligo Ave	1959	74	Troubled
Bonifant Street, 937	937 Bonifant St	1938	2	Troubled
Bradford Road, 8701	8701 Bradford Rd	1953	3	Troubled
Cider Mill	18205 LOST KNIFE CIR	1972	861	Troubled
Enclave Silver Spring	11225 Oak Leaf Dr	1966	1119	Troubled
Flower Avenue, 8303	8303 Flower Ave	1923	6	Troubled
Flower Avenue, 8501	8501 Flower Ave	1935	4	Troubled
Flower Avenue, 8515	8515 Flower Ave	1947	5	Troubled
Flower Avenue, 8607	8607 FLOWER AVE	1939	3	Troubled
Frederick Road, 25901	25901 Frederick Rd	1982	2	Troubled
Garland Avenue, 8009	8009 Garland Ave	1942	5	Troubled
Garland Avenue, 8302	8302 Garland Ave	1941	6	Troubled
Garland Avenue, 8315	8315 Garland Ave	1940	4	Troubled
Georgia Avenue, 9435	9435 Georgia Ave	1947	6	Troubled
Glen Wood	4857 Battery Ln	1958	50	Troubled
Glenville Road, 8812	8812 Glenville Rd	1954	4	Troubled
Greenwood Avenue, 7815	7815 Greenwood Ave	1936	6	Troubled
Houston Avenue, 902	902 Houston Ave	1936	3	Troubled
Montgomery Gardens	7521 Blair Rd	1966	80	Troubled
Nolte Avenue Apartments	8200 Nolte Ave	1940	15	Troubled
Olney-Sandy Spring Road, 903	903 OLNEY SANDY SPRING RD	1959	4	Troubled
Perrywood	26040 Woodfield Rd	1958	26	Troubled
Piney Branch Road, 8202-8208	8202 Piney Branch Rd	1938	2	Troubled
Plymouth Street, 8709	8709 Plymouth St	1953	6	Troubled
Plymouth Street, 8714	8714 Plymouth St	1952	6	Troubled
Quebec Terrace, 1000	1000 Quebec Ter	1955	10	Troubled
Quebec Terrace, 1008	1008 Quebec Ter	1955	14	Troubled
Quebec Terrace, 1015	1015 QUEBEC TER	1955	4	Troubled
Sandy Spring Meadows	1 Branchwood Ct	1986	55	Troubled

Attachment 2

FY-23 Properties that did not submit corrective action plans and/or maintenance reports, or has not abated violations that remain troubled in FY24

Schrider Street, 8101	8101 Schrider St	1938	6	Troubled
Schrider Street, 8115	8115 Scrider St	1956	9	Troubled
Schrider Street, 8215	8215 Schrider St	1938	4	Troubled
Silver Spring Avenue, 622	622 Silver Spring Ave	1953	5	Troubled
Spencerville Road, 2215	2215 Spencerville Rd	1900	2	Troubled
Stratford Terrace	9061 Manchester Rd	1961	19	Troubled
Summit Hills	8484 16Th St	1961	280	Troubled
Villaflores	8810 BRADFORD RD	1950	6	Troubled
White Oak Gardens	11600 Lockwood Dr	1965	352	Troubled
Woodvale	13831 Castle Blvd	1981	376	Troubled

**Attachment 3
Multifamily Properties to be inspected FY25**

Community Name	Street Address	Unit Count	Year Built	Rating	Percentage
1006 Quebec Terrace	1006 QUEBEC TER	14	1955	At-Risk	100%
811 Thayer Ave	811 Thayer Ave	3	1932	At-Risk	100%
8600 Apartments	8600 16Th St	172	1960	At-Risk	50%
8717 PLYMOUTH ST	8717 PLYMOUTH ST	4	1953	At-Risk	100%
Albert Apartment	10422 Fawcett St	4	1936	At-Risk	100%
Avondale Street, 4504-4506	4504 Avondale St	7	1940	At-Risk	100%
Cherry Knolls Apartment	18832 BENT WILLOW CIR	300	1985	At-Risk	50%
Courts Of Madison II	641 Sligo Ave	19	1957	At-Risk	100%
Fields Of Silver Spring	2105 Hildarose Dr	221	1947	At-Risk	50%
Flower Avenue, 8001	8001 Flower Ave	1	1949	At-Risk	100%
Flower Avenue, 8601	8601 Flower Ave	4	1936	At-Risk	100%
Friendly Gardens	2423 Lyttonville Rd	85	1971	At-Risk	50%
Garland Avenue, 7903	7903 Garland Ave	8	1938	At-Risk	100%
Garland Avenue, 8203	8203 Garland Ave	6	1953	At-Risk	100%
Garland Avenue, 8307	8307 Garland Ave	6	1942	At-Risk	100%
Garland Avenue, 8313	8313 Garland Ave	6	1943	At-Risk	100%
Glenville Road, 8804	8804 Glenville Rd	4	1954	At-Risk	100%
Glenville Road, 8806	8806 Glenville Rd	8	1954	At-Risk	100%
Greenwood Ave, 8203	8203 Greenwood Ave	1	1937	At-Risk	100%
Greenwood Avenue, 8001	8001 Greenwood Ave	5	1940	At-Risk	100%
Greenwood Avenue, 8208	8208 Greenwood Ave	4	1921	At-Risk	100%
Greenwood Avenue, 8209	8209 Greenwood Ave	3	1941	At-Risk	100%
Greenwood Avenue, 8210	8210 Greenwood Ave	6	1943	At-Risk	100%
Greenwood Avenue, 8402	8402 Greenwood Ave	5	1942	At-Risk	100%
Greenwood Avenue, 8403	8403 Greenwood Ave	3	1940	At-Risk	100%
Greenwood Avenue, 8405	8405 Greenwood Ave	3	1941	At-Risk	100%
Greenwood Avenue, 8606	8606 Greenwood Ave	3	1938	At-Risk	100%
Hampden Street, 4010	4010 Hampden St	12	1968	At-Risk	100%
Houston Avenue, 806	806 Houston Ave	5	1940	At-Risk	100%
Houston Avenue, 809	809 Houston Ave	2	1948	At-Risk	100%
Long Branch Parkway, 7904	7904 Long Branch Pkwy	3	1938	At-Risk	100%
Monterrey Apartments	7925 Chicago Ave	23	1954	At-Risk	100%

Attachment 3
Multifamily Properties to be inspected FY25

Montgomery Towers	415 Silver Spring Ave	61	1962	At-Risk	50%
Mt. Vernon Avenue, 26026-28	26026 Mount Vernon Ave	2	1949	At-Risk	100%
Nolte Avenue, 8216	8216 Nolte Ave	4	1943	At-Risk	100%
Oakfield Apartments - Phase II	2217 Georgian Way	371	1967	At-Risk	50%
Paramount Properties Apartments	1004 Houston Ave	4	1941	At-Risk	100%
Plymouth Street, 8716	8716 PLYMOUTH ST	6	1952	At-Risk	100%
Quebec Terrace, 1017	1017 Quebec Ter	4	1952	At-Risk	100%
Quebec Terrace, 1033-1045	1033 Quebec Ter	28	1953	At-Risk	100%
Ridge Drive, 6366, 6368 And 6370	6368 RIDGE DR	3	1933	At-Risk	100%
Schrider Street, 8201	8201 Schrider St	11	1938	At-Risk	100%
Schrider Street, 8209	8209 Schrider St	4	1938	At-Risk	100%
Schrider Street, 8217	8217 SCHRIDER ST	5	1990	At-Risk	100%
Seasons, The	4710 Bethesda Ave	247	1970	At-Risk	50%
Silver Spring Avenue, 628	628 Silver Spring Ave	4	1938	At-Risk	100%
Thayer Avenue, 810	810 Thayer Ave	3	1921	At-Risk	100%
Villaflores	8808 BRADFORD RD	6	1950	At-Risk	100%
Village Square Wheaton	12011 Veirs Mill Rd	162	1963	At-Risk	50%
Wisconsin Avenue, 7347	7347 Wisconsin Ave	5	1929	At-Risk	100%
4715 Cordell Avenue	4715 Cordell Ave	32	1965	Compliant	25%
7001 Arlington at Bethesda	7001 ARLINGTON RD	140	2015	Compliant	25%
7809 Woodmont Ave LLC	7809 WOODMONT AVE	3	2009	Compliant	100%
8001 Garland Ave	8001 GARLAND AVE	2	1942	Compliant	100%
8001 Woodmont	8001 WOODMONT AVE	322	2020	Compliant	25%
8807 PLYMOUTH	8807 PLYMOUTH ST	6	1952	Compliant	100%
Amherst Gardens	11430 Amherst Ave	22	1962	Compliant	100%
Amherst Square	11500 Amherst Ave	125	1962	Compliant	25%
Argent Apartments	1200 Blair Mill Rd	96	2010	Compliant	25%
Arrive North Bethesda	5901 MONTROSE RD	432	1967	Compliant	25%
Arrowwood	5410 MC GRATH BLVD	294	2020	Compliant	25%
Artspace Silver Spring Arts Campus	801 SLIGO AVE	68	2020	Compliant	25%
Ashton Market	50 OLNEY SANDY SPRING RD	3	2021	Compliant	100%
Atelier Apartments	2511 GLENALLAN AVE	254	2021	Compliant	25%
AVA Wheaton	2425 Blueridge Ave	319	2017	Compliant	25%
Axiom at Cabin Branch	22551 CABIN BRANCH AVE	272	2020	Compliant	25%

Attachment 3
Multifamily Properties to be inspected FY25

Axis at Shady Grove	9305 Corporate Blvd	366	2016	Compliant	25%
Bell Shady Grove	15250 SIESTA KEY WAY	315	2019	Compliant	25%
Black Eyed Susan Holdings	5317 BROOKEVILLE RD	1	1939	Compliant	100%
Brooke Park Apartments	6301 MACARTHUR BLVD	18	1956	Compliant	100%
Camden Shady Grove	9709 Key West Ave	457	2016	Compliant	25%
Central	8455 Fenton St	243	2017	Compliant	25%
Central Rental	301 CENTRAL AVE	4	1920	Compliant	100%
Chelsea Tower	7401 Westlake Ter	21	1983	Compliant	100%
Chevy Chase Drive, 4830	4830 Chevy Chase Dr	17	1950	Compliant	100%
Clayborn Avenue, 402	402 Clayborn Ave	3	1941	Compliant	100%
Colesville Towers	8811 Colesville Rd	272	1966	Compliant	25%
Core	8621 Georgia Ave	292	2017	Compliant	25%
Corrigan Square	8511 Snouffer School Rd	106	2005	Compliant	25%
Country Place Apartments	3900 Blackburn Ln	312	1979	Compliant	25%
Dale Apartments	524 Thayer Ave	26	1960	Compliant	100%
Dorset Apartments	4757 CHEVY CHASE DR	69	1964	Compliant	25%
Drake Apartments	4730 BRADLEY BLVD	47	1964	Compliant	25%
Eastern Avenue Apartments	7603 Eastern Ave	41	1936	Compliant	25%
Element 28	100 Commerce Ln	101	2016	Compliant	25%
Erie Avenue, 906	906 ERIE AVE	4	1942	Compliant	100%
Fawcett Street, 10410	10410 FAWCETT ST	7	1949	Compliant	100%
Fenton Silver Spring	8240 FENTON ST	124	2019	Compliant	25%
Five Star Premier Residences Of Chevy Chase	8100 Connecticut Ave	318	1990	Compliant	25%
Flats 8300	8300 WISCONSIN AVE	359	2016	Compliant	25%
Flower Avenue, 8623	8623 Flower Ave	6	1931	Compliant	100%
Gallery Bethesda	4800 Auburn Ave	234	2013	Compliant	25%
Gallery Bethesda II	4850 RUGBY AVE	219	2018	Compliant	25%
Garland Avenue, 7814	7814 Garland Ave	1	1933	Compliant	100%
Garland Avenue, 7908	7908 GARLAND AVE	1	1940	Compliant	100%
Garland Avenue, 8107	8107 GARLAND AVE	1	1937	Compliant	100%
Georgia Avenue, 22310	22310 Georgia Ave	2	1946	Compliant	100%
Georgian Court	3600 Bel Pre Rd	147	1976	Compliant	25%
Glenmont Crossing	2100 Georgian Woods Pl	97	1967	Compliant	25%
Glenmont Forest	2386 Glenmont Cir	480	1962	Compliant	25%

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Glenmont Westerly	2309 Shorefield Rd	102	1967	Compliant	25%
Glenville Road, 8810	8810 Glenville Rd	3	1954	Compliant	100%
Glenville Road, 8814	8814 Glenville Rd	3	1954	Compliant	100%
Great Hope Homes	1140 Good Hope Dr	104	1974	Compliant	25%
Greenwood Avenue, 8500	8500 Greenwood Ave	5	1942	Compliant	100%
Greenwood Avenue, 8501	8501 GREENWOOD AVE	3	1941	Compliant	100%
Greenwood Avenue, 8509	8509 Greenwood Ave	1	1941	Compliant	100%
Greenwood Circle, 812	812 Greenwood Cir	6	1943	Compliant	100%
Greenwood Circle, 814	814 GREENWOOD CIR	5	1943	Compliant	100%
Greenwood Circle, 816	816 Greenwood Cir	6	1943	Compliant	100%
Greenwood Flats, LLC	8102 GREENWOOD AVE	5	1944	Compliant	100%
Greenwood Terrace	8502 Greenwood Ave	47	1948	Compliant	25%
Harwood Flats	5454 NICHOLSON LN	335	2020	Compliant	25%
Hewitt Gardens	3331 Hewitt Ave	143	1971	Compliant	25%
Homes on Quaker Lane	17330 QUAKER LN	80	2020	Compliant	25%
Kensington Park Senior Living	3620 LITTLEDALE RD	61	2017	Compliant	25%
Lerner Black Hill	308 BALTUSROL DR	355	2020	Compliant	25%
Liberty Mill	19520 WATERS RD	304	2015	Compliant	25%
Londonderry	17041 Downing St	529	1970	Compliant	25%
Maizon Bethesda	4900 MOORLAND LN	229	2020	Compliant	25%
Manor at Cloppers Mill	18003 Mateny Rd	102	2005	Compliant	25%
Maplewood Avenue, 805	805 Maplewood Ave	1	1939	Compliant	100%
Metro 710	710 Roeder Rd	104	1967	Compliant	25%
Mill Creek Garden Apartments	17654 Amity Dr	148	1985	Compliant	25%
Momentum at Shady Grove	16011 REDLAND RD	110	2019	Compliant	25%
Montgomery Arms	8700 Colesville Rd	129	1941	Compliant	25%
Montgomery Trace Apartments	14114 Grand Pre Rd	192	1980	Compliant	25%
Northgate	14200 Grand Pre Rd	250	1977	Compliant	25%
Oxford Square	11902 Parklawn Pl	167	1966	Compliant	25%
Palisades, The	4835 Cordell Ave	311	2003	Compliant	25%
Pallas	11550 Old Georgetown Rd	319	2015	Compliant	25%
Park Wayne	2 Manchester Pl	221	1951	Compliant	25%
Patterson Court Apartments, LLC	308 PATTERSON CT	7	1938	Compliant	100%
Pembridge Square	2315 Blueridge Ave	133	1968	Compliant	25%

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Pointe View at Aspen Hill	3136 BEL PRE RD	120	2019	Compliant	25%
Pomander Court	1620 University Blvd W	24	1967	Compliant	100%
Portico at Silver Spring	1203 FIDLER LN	151	2008	Compliant	25%
Preston Place Townhouses	3710 Manor Rd	67	1959	Compliant	25%
Prospect Street, 903	903 Prospect St	1	1940	Compliant	100%
Prospect Street, 911	911 Prospect St	2	1938	Compliant	100%
Prospect Street, 912	912 Prospect St	3	1953	Compliant	100%
Prospect Street, 915	915 Prospect St	3	1954	Compliant	100%
Quebec Terrace, 1005-07-09	1005 Quebec Ter	12	1954	Compliant	100%
Quest Arcadian	13615 COLGATE WAY	432	1987	Compliant	25%
Randolph Village Apartments	531 RANDOLPH RD	130	1997	Compliant	25%
Residences At Rio	9890 Washingtonian Blvd	136	1989	Compliant	25%
Ridgewood Apartments	4021 Postgate Ter	274	1987	Compliant	25%
Round Hill Apartments of Chevy Chase	8584 Freyman Dr	150	1960	Compliant	25%
Silver Spring Avenue, 616	616 Silver Spring Ave	4	1938	Compliant	100%
Solaire Bethesda	7077 WOODMONT AVE	139	2016	Compliant	25%
Solaire Metro Apartments	1150 Ripley St	295	2012	Compliant	25%
Takoma Place II	8507 FLOWER AVE	6	1963	Compliant	100%
Takoma Place III	8505 FLOWER AVE	4	1970	Compliant	100%
Tanglewood And Sligo LP	8902 Manchester Rd	132	1949	Compliant	25%
Thayer & Spring Apartments	915 SILVER SPRING AVE	399	2018	Compliant	25%
Thayer Avenue, 746	746 THAYER AVE	3	1922	Compliant	100%
Thayer Avenue, 809	809 Thayer Ave	3	1932	Compliant	100%
The Bonifant At Silver Spring	929 Bonifant St	149	2016	Compliant	25%
The Brody	4901 MONTGOMERY LN	112	2017	Compliant	25%
The Centre at Silver Spring	3300 TEAGARDEN CIR	256	1984	Compliant	25%
The Daley at Shady Grove	8010 GRAMERCY BLVD	333	2017	Compliant	25%
THE EDGE	4885 EDMOND LN	154	2021	Compliant	25%
The Elm	4710 ELM ST	456	2020	Compliant	25%
The Elms at Century	12845 FAIRCHILD DR	299	2019	Compliant	25%
The Encore At Wheaton Station	10898 Bucknell Dr	182	1966	Compliant	25%
The Flats at Sandy Spring	17820 MEETING HOUSE RD	56	1977	Compliant	25%
The Glen at Kensington	10218 FREDERICK AVE	33	1961	Compliant	25%
The Glen at Kensington II	10214 FREDERICK AVE	10	1961	Compliant	100%

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The Leggett	1315 APPLE AVE	267	2022	Compliant	25%
The Lindley	8405 CHEVY CHASE LAKE TER	200	2018	Compliant	25%
The Metropolitan	7620 OLD GEORGETOWN RD	308	1997	Compliant	25%
The Pearl	180 High Park Ln	284	2016	Compliant	25%
The Perry At Park Potomac	12430 Park Potomac Ave	297	2015	Compliant	25%
The Residences At Thayer Avenue	814 Thayer Ave	52	2014	Compliant	25%
The Sanctuary	426 UNIVERSITY BLVD E	75	2018	Compliant	25%
The Villages At Decoverly	9901 Gable Ridge Ter	564	1991	Compliant	25%
Topaz House	4400 East West Hwy	360	1967	Compliant	25%
Towne Centre Place	3502 Morningwood Dr	49	1984	Compliant	25%
Victory Crossing Senior Apartments	1090 MILESTONE DR	105	2018	Compliant	25%
Victory Haven Senior Apartments	9616 MAIN ST	72	2020	Compliant	25%
Victory Oaks At St. Camillus	721 Beacon Rd	49	2012	Compliant	25%
Wellington Apartments	4800 WELLINGTON DR	38	1961	Compliant	25%
Wheaton House	10811 Georgia Ave	71	1961	Compliant	25%
Willow Manor at Fairland	13605 ROBEY RD	121	2020	Compliant	25%
Wilshire Estates	13716 NEW HAMPSHIRE AVE	141	2019	Compliant	25%
Wisconsin Avenue, 8200	8200 Wisconsin Ave	245	1967	Compliant	25%
Woodfield Commons	26390 WOODFIELD RD	84	2018	Compliant	25%
Garland Ave, 7806	7806 GARLAND AVE	2	1945	Compliant	100%
1019-1025 Quebec Terrace	1019 Quebec Ter	16	1954	Troubled	100%
806 KENNEBEC AVE	806 KENNEBEC AVE	4	1932	Troubled	100%
AHC Bucknell LLC	11500 BUCKNELL DR	40	1963	Troubled	100%
Aspen Hill Apartments	13515 Georgia Ave	202	1965	Troubled	100%
Auden Place	12631 Georgia Ave	163	1964	Troubled	100%
Battery Lane	4998 Battery Ln	212	1962	Troubled	100%
Camp Hill Square	17825 Washington Grove Ln	50	1971	Troubled	100%
Carroll Apartments	8733 Carroll Ave	52	1955	Troubled	100%
Clayborn Avenue, 405	405 Clayborn Ave	4	1940	Troubled	100%
Domer Avenue, 310	310 DOMER AVE	6	1942	Troubled	100%
Flower Avenue 8605	8605 FLOWER AVE	3	1936	Troubled	100%
Flower Avenue, 8511	8511 FLOWER AVE	2	1939	Troubled	100%
Forest Park Apartment	9316 Piney Branch Rd	191	1960	Troubled	100%
Garland Avenue, 7909	7909 Garland Ave	3	1942	Troubled	100%

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Garland Avenue, 8304	8304 Garland Ave	6	1941	Troubled	100%
Glen, The	2399 Jones Ln	90	1995	Troubled	100%
Glenview Avenue, 8512	8512 Glenview Ave	5	1942	Troubled	100%
Glenville Road, 8809	8809 Glenville Rd	4	1953	Troubled	100%
Glenville Road, 8815	8815 GLENVILLE RD	4	1953	Troubled	100%
Glenville Road, 8817	8817 GLENVILLE RD	4	1953	Troubled	100%
Greenwood Ave, 8505	8505 GREENWOOD AVE	5	1944	Troubled	100%
Greenwood Ave, 8515 & Browning Ave, 400	8515 Greenwood Ave	24	1949	Troubled	100%
Greenwood Avenue, 8003	8003 GREENWOOD AVE	3	1938	Troubled	100%
Greenwood Avenue, 8207	8207 Greenwood Ave	3	1941	Troubled	100%
Holiday Park Townhouses	4115 Garrett Park Rd	20	1968	Troubled	100%
Houston Avenue, 804	804 HOUSTON AVE	2	1936	Troubled	100%
Ken-Mil Apartments	9119 Manchester Rd	66	1961	Troubled	100%
Kennebec Avenue, 808	808 KENNEBEC AVE	5	1932	Troubled	100%
Longbranch Parkway, 7906	7906 Long Branch Pkwy	3	1937	Troubled	100%
Main Street, 9863	9863 Main St	4	1946	Troubled	100%
Montgomery White Oak	11550 Stewart Ln	591	1965	Troubled	100%
Paint Branch Park	12005 Old Columbia Pike	14	1979	Troubled	100%
Parkway Woods	12933 Twinbrook Pkwy	24	1981	Troubled	100%
Patterson Court, 304	304 Patterson Ct	3	1938	Troubled	100%
Plymouth Street, 8707	8707 Plymouth St	6	1952	Troubled	100%
Plymouth Street, 8711	8711 PLYMOUTH ST	6	1953	Troubled	100%
Pond Ridge	18100 Pond Ridge Ct	40	1997	Troubled	100%
Quebec Flats, LLC	1011 Quebec Ter	8	1954	Troubled	100%
Quebec Terrace, 1010	1010 Quebec Ter	14	1955	Troubled	100%
Quebec Terrace, 1027-1029	1027 Quebec Ter	8	1954	Troubled	100%
Rollingwood Apartments	2535 Ross Rd	283	1961	Troubled	100%
Ruatan Row, LLC	1050 RUATAN ST	12	1954	Troubled	100%
Schuyler Rd., 100-102	100 Schuyler Rd	26	1949	Troubled	100%
Schuyler Road Apartments	108 Schuyler Rd	26	1949	Troubled	100%
Seneca Ridge	19568 Scenery Dr	70	1973	Troubled	100%
Sligo Terrace Apartments	8800 Manchester Rd	54	1948	Troubled	100%
Spring Parc Apartments	11 Featherwood Ct	400	1981	Troubled	100%
Thayer Terrace	525 Thayer Ave	74	1960	Troubled	100%

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The Warwick Apartments	1131 UNIVERSITY BLVD W	399	1967	Troubled	100%
Towne Crest Apartments	17500 TOWNE CREST DR	107	1966	Troubled	100%
Vista at White Oak IV	11434 Lockwood Dr	175	2008	Troubled	100%
Vista at White Oak V	11434 Lockwood Dr	96	2008	Troubled	100%
Washington Square	8343 Fairhaven Dr	50	1970	Troubled	100%
Waterford Tower	14000 CASTLE BLVD	143	1968	Troubled	100%
Barbizon Apartments	735 Sligo Ave	74	1959	Troubled	100%
Bonifant Street, 937	937 Bonifant St	2	1938	Troubled	100%
Bradford Road, 8701	8701 Bradford Rd	3	1953	Troubled	100%
Cider Mill	18205 LOST KNIFE CIR	861	1972	Troubled	100%
Enclave Silver Spring	11225 Oak Leaf Dr	1119	1966	Troubled	100%
Flower Avenue, 8303	8303 Flower Ave	6	1923	Troubled	100%
Flower Avenue, 8501	8501 Flower Ave	4	1935	Troubled	100%
Flower Avenue, 8515	8515 Flower Ave	5	1947	Troubled	100%
Flower Avenue, 8607	8607 FLOWER AVE	3	1939	Troubled	100%
Frederick Road, 25901	25901 Frederick Rd	2	1982	Troubled	100%
Garland Avenue, 8009	8009 Garland Ave	5	1942	Troubled	100%
Garland Avenue, 8302	8302 Garland Ave	6	1941	Troubled	100%
Garland Avenue, 8315	8315 Garland Ave	4	1940	Troubled	100%
Georgia Avenue, 9435	9435 Georgia Ave	6	1947	Troubled	100%
Glen Wood	4857 Battery Ln	50	1958	Troubled	100%
Glenville Road, 8812	8812 Glenville Rd	4	1954	Troubled	100%
Greenwood Avenue, 7815	7815 Greenwood Ave	6	1936	Troubled	100%
Houston Avenue, 902	902 Houston Ave	3	1936	Troubled	100%
Montgomery Gardens	7521 Blair Rd	80	1966	Troubled	100%
Nolte Avenue Apartments	8200 Nolte Ave	15	1940	Troubled	100%
Olney-Sandy Spring Road, 903	903 OLNEY SANDY SPRING RD	4	1959	Troubled	100%
Perrywood,	26040 Woodfield Rd	26	1958	Troubled	100%
Piney Branch Road, 8202-8208	8202 Piney Branch Rd	2	1938	Troubled	100%
Plymouth Street, 8709	8709 Plymouth St	6	1953	Troubled	100%
Plymouth Street, 8714	8714 Plymouth St	6	1952	Troubled	100%
Quebec Terrace, 1000	1000 Quebec Ter	10	1955	Troubled	100%
Quebec Terrace, 1008	1008 Quebec Ter	14	1955	Troubled	100%
Quebec Terrace, 1015	1015 QUEBEC TER	4	1955	Troubled	100%

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Sandy Spring Meadows	1 Branchwood Ct	55	1986	Troubled	100%
Schrider Street, 8101	8101 Schrider St	6	1938	Troubled	100%
Schrider Street, 8115	8115 Schrider St	9	1956	Troubled	100%
Schrider Street, 8215	8215 Schrider St	4	1938	Troubled	100%
Silver Spring Avenue, 622	622 Silver Spring Ave	5	1953	Troubled	100%
Spencerville Road, 2215	2215 Spencerville Rd	2	1900	Troubled	100%
Stratford Terrace	9061 Manchester Rd	19	1961	Troubled	100%
Summit Hills	8484 16Th St	280	1961	Troubled	100%
Villaflores	8810 BRADFORD RD	6	1950	Troubled	100%
White Oak Gardens	11600 Lockwood Dr	352	1965	Troubled	100%
Woodvale	13831 Castle Blvd	376	1981	Troubled	100%