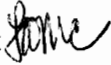


**MEMORANDUM**

November 29, 2019

TO: Planning, Housing, and Economic Development Committee

FROM: Linda McMillan, Senior Legislative Analyst 

SUBJECT: **Update: “Troubled Properties” (multi-family inspections)**

PURPOSE: Review of Annual Report

***Expected for this session:***

Aseem Nigam, Director, Department of Housing and Community Affairs (DHCA)  
Frank Demarais, Deputy Director, DHCA  
Chris Anderson, Chief, Community Development Division, DHCA  
Dan McHugh, Manager, Housing Code Enforcement, DHCA

**Background – Bill 19-15**

Bill 19-15, which was enacted on November 29, 2016 and became effective March 13, 2017, requires that the Director of DHCA must inspect each apartment complex and personal living quarters within each three-year period and may inspect it more often. There are about 77,000 units subject to the bill’s requirements. Bill 19-15 mandated a two-year intensive inspection program that required DHCA to inspect a sample of each multi-family property with a certificate of occupancy issued before January 1, 2015 by July 1, 2019. The legislation requires the Director must inspect at least once a year any rental property where the Director finds the property in violation of any applicable law “that adversely affects the immediate health and safety of the tenants,” including:

- Rodent or insect infestation affecting 20% or more units in a building;
- Extensive and visible mold growth on interior walls or surfaces exposed to the occupied space;
- Windows that do not permit a safe means of egress;

- Pervasive and recurring water leaks the result of chronic dampness, mold growth, or personal property damage in more than one unit; or
- Lack of one or more working utilities that is not shut off due to tenant non-payment...

The bill requires the Department to establish a procedure under method (2) regulation on what determines a “Troubled Property.” The regulation must (1) classify the violation types by severity; and (2) rate properties by (i) severity of violations; and (ii) quantity of violation. The Director must require a Corrective Action Plan for these properties.

Executive Regulation 5-17AM (COMCOR 29.40.01), Troubled Properties (© 37-41), provides the methodology for determining how properties are classified as being compliance, at risk, or troubled. Violations are placed into four categories: (1) Health and Safety Violations; (2) Higher Priority Violations; (3) Medium Priority Violations; and (4) Lower Priority Violations.

Health and Safety Violations are:

- Violations listed in Section 29-22(b)(1) – (previously noted)
- Violations that caused DHCA to use powers under Section 26-13 (Designation of unfit dwellings and unsafe nonresidential structures; condemnation) and Section 26-15 (Severe conditions and corrective actions).
- Missing, disabled, or non-functioning smoke detectors
- Broken entrance door and/or missing or broken locks
- HVAC system not maintaining a temperature of 68 degrees in heating month<sup>1</sup>
- Any other violation designated on the list that meets the requirements of Section 26-13.

DHCA assigns points based on the severity of each violation to create a “Severity of Violations Score.” They determine the average number of violations per unit to create a “Total Number of Violations Score.” The results are plotted on a table such as the one shown on © 40 which determines which are classified as “Troubled Properties.”

While the law requires a Corrective Action Plan and annual inspections for Troubled Properties, nothing prevents DHCA from inspecting properties as often as it finds appropriate whether or not the property meets the classification of a Troubled Property. DHCA will discuss with the Committee how they are undertaking some more intensive work with properties that are presenting with complaints and problems; but are not technically classified as a Troubled Property.

Bill 19-15 requires the Director to report to the Executive and Council by September 1 of each year on properties inspected in the prior fiscal year and each property that is to be inspected in the current fiscal year. The report must include information on violations found and for properties with a corrective action plan, a list of the violations found; violations corrected; and the status of the corrective action plan. For these properties, the report must include the number of citations issued, amount of fines collected, and the number of calls to the County concerning rental housing complaints by the language of the caller.

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<sup>1</sup> There are standards for heating but there are currently no standards for cooling. Bill 24-19, which is currently the subject of PHED Committee worksessions, seeks to address this issue.

DHCA provided its first report in September 2018. In FY18, 279 multi-family properties that included 9,494 units were inspected. There were no “Troubled Properties” designated in the 2018 report because the regulation was not in place. (Executive Regulation 5-17AM was adopted March 5, 2019.) However; 14 properties were identified as requiring annual inspections.

### **FY19 Annual Report Housing Code Inspection and “Troubled Properties”**

The FY19 Annual Report (September 2019) is attached at © 1-36. It provides: (1) Summary narrative including information on 311, staffing, and technology improvements (©1-7); (2) Listing of properties inspected in FY19 (© 8-21); (3) Listing of properties to be inspected in FY20 – both those requiring an annual inspection and those scheduled for the regular triennial inspection (© 22-29); (4) Sample of Corrective Action Plan (© 30-34); and (5) Letter to property owners and managers (© 35-36).

The following is a link to the Data Montgomery data set for property inspection results that classify the properties by Compliant, At-Risk, or Troubled.

<https://data.montgomerycountymd.gov/Consumer-Housing/Troubled-Properties-Analysis/bw2r-araf>

The report notes:

#### **The intensive inspection program FY17 (3<sup>rd</sup> Qtr) through FY19:**

- Over 22,000 individual units inspected.
- 664 apartment complexes inspected.
- 31,014 violations were identified.
- 29,861 corrected as of September 2019.

#### **In FY19:**

- 12,946 individual apartment units were inspected.
- 283 apartment complexes were inspected.
- Of 283 properties inspected: 188 were found compliant (66%); 50 are At-Risk (18%); and 45 were Troubled (16%).
- Of the 2,224 units inspected in Troubled Properties: 111 were infested with vermin and 95 had extensive interior mold.
- DHCA issued 307 citations to 19 multi-family rental properties.
- 70 citation were dismissed at court because the owner had completed repairs.
- The court imposed \$9,175 in fines against two properties.
- In addition, Code Enforcement responded to 1,441 complaints.

#### **During FY20:**

- DHCA will inspect 100% of the units in Troubled Properties (5,825 units).
- 300 apartment complexes and 10,624 units will be inspected (does not include complaints).

- Troubled Properties will be required to complete a Corrective Action Plan. A sample of this Plan is attached at © 30-34.

As required, the report also provides information on all calls to 311 either for Housing Code Enforcement or other Landlord Tenant Affairs assistance. This information is at © 5. There were 12,333 complaints made through 311. As noted earlier, 1,441 were for multi-family residences but 10,892 were for single-family homes.



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich  
County Executive

Aseem K. Nigam  
Director

**MEMORANDUM**

September 25, 2019

TO: Nancy Navarro, President  
Montgomery County Council

FROM: Aseem K. Nigam, Director *AN*  
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, 2018 through June 30, 2019

**Summary**

The Department of Housing and Community Affairs' Housing Code Enforcement Division is committed to preventing and ensuring that housing code violations that threaten the health and safety of residents and contribute to the physical decline of Montgomery County's neighborhoods are corrected in a timely manner. In doing so, DHCA ensures that existing housing is safe and well maintained for all county residents.

Under the direction and authority of Bill 19-15, DHCA developed and implemented a quantitative methodology to pinpoint multifamily properties that require more frequent inspections due to the number and severity of housing code violations cited. Commencing in the third quarter of FY17, and concluding at the end of FY19, DHCA inspected a representative sample of over 22,000 individual multifamily units at 664 apartment communities. In total, 31,014 housing code violations were identified, and 29,861 of those violations were corrected as of August 2019. In FY19 alone, DHCA inspected 12,946 individual apartment units at 283 properties. During the same time period, housing code inspectors received and responded to an additional 1,441 multifamily housing code complaints.

As required in Section 29-6(h) of the Montgomery County Code, the Director of DHCA must submit an annual report on multifamily rental housing inspections conducted each fiscal year (July 1<sup>st</sup>- June 30<sup>th</sup>) to the County Executive and County Council. The following narrative, charts and subsequent attachments constitute the Director's report under the above law. In this document, DHCA will:

- 1) Report the findings and provide a summary of the inspections conducted during this period
- 2) Review the properties slated for inspection in FY20
- 3) Provide a detailed update on the status of the Troubled Property enforcement and other key activities related to the implementation of Bill 19-15

Office of the Director

1401 Rockville Pike, 4th Floor • Rockville, Maryland 20852 • 240-777-0311 • 240-777-3791 FAX • [www.montgomerycountymd.gov/dhca](http://www.montgomerycountymd.gov/dhca)

The required two-year “surge” inspection of all multi-family rental units<sup>1</sup> was completed by June 30, 2019. Based on the number and severity of violations found during the surge, each apartment building was classified as either “Compliant” (low severity score and low number of violations per unit), “At-Risk” (combination of either the severity score or number of violations which is higher than the baseline scores for compliant properties, but less than the scores for troubled properties), or “Troubled” (high severity score and high number of violations per unit). The chart below represents the classification of multifamily properties inspected in FY19.

<b>Summary and Status of Multifamily Inspection Results for FY19</b>				
	<b>Compliant</b>	<b>At-Risk</b>	<b>Troubled</b>	<b>Total</b>
<b>Number of Properties Inspected</b>	188	50	45	283
<b>Number of Units Inspected</b>	8,239	1,727	2,224	12,946
<b>Number of Units Infested with Vermin</b>	0	0	111	111
<b>Number of Units with Extensive Interior Mold</b>	0	0	95	95

**Data Required Under Section 29-6(h)**

**Properties Inspected in FY19 and Inspection Results**

The address of each property inspected during the prior fiscal year, and the required information on each property inspected, can be found in Attachment 1. Please note that there are rarely incomplete inspections. However, there may be violation corrections that are incomplete as of the date of this report due to several factors. When applicable, a status update for incomplete violation corrections is provided in the detailed data included as part of Attachment 1.

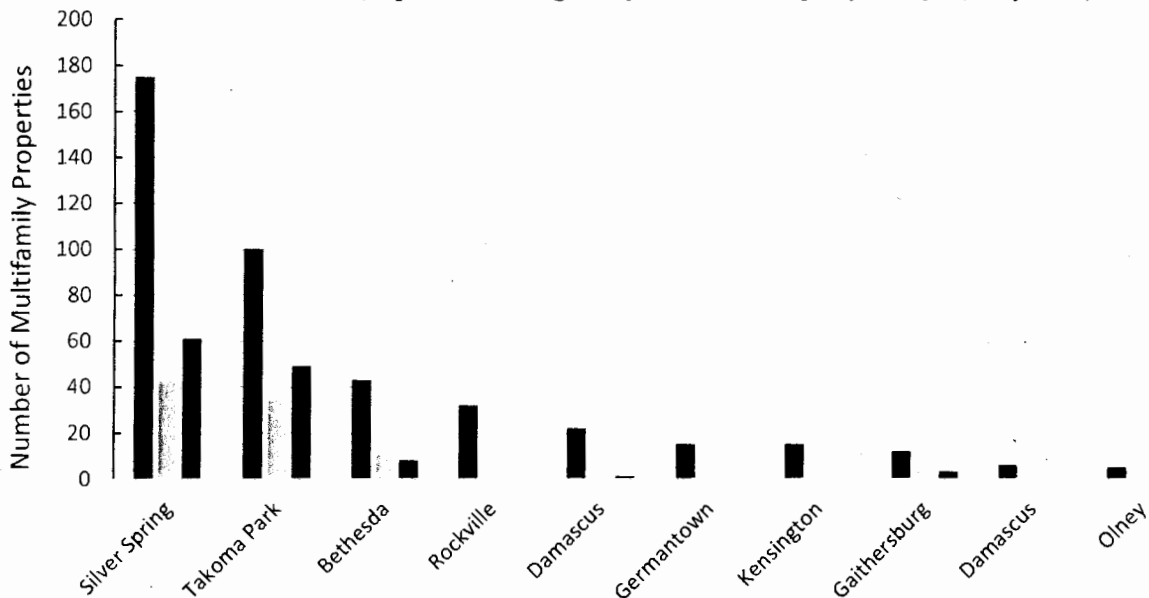
In summary, the total number of multifamily units inspected in FY19 was 12,946 at 283 properties. The percentage of units in properties inspected included a sampling that ranged from 25% to 100% for small properties and those with a history of numerous violations.

Nearly two-thirds of the apartment buildings inspected during the two-year surge (444) were found to be Compliant; 112 were classified as At-Risk; and 129 were identified as Troubled Properties. The bar graph below, developed from a dataMontgomery analysis, depicts the status of the top ten communities with the highest concentration of multifamily properties in Montgomery County. These ten communities constitute 94% (643) of the apartment complexes within DHCA’s jurisdiction.

<sup>1</sup> Montgomery County Code, Chapter 29, Section 29-22

### Compliance Status of Multifamily Properties by Community

(as per dataMontgomery Troubled Property Analysis, July 2019)



Top ten communities with the largest number of Multifamily Properties

■ Compliant    + At-Risk    ■ Troubled

Because there were more than 20,000 violations identified in FY19 and the detailed summary of the violations cited contains several hundred pages, all of the violations cited can be viewed in electronic format on DHCA's eProperty website by entering the property address (street numbers and street name only), name of the complex, case number, and/or rental license number. The eProperty website address is:

<http://apps.montgomerycountymd.gov/dhca-eproperty>

#### Properties Scheduled to be Inspected in FY 2020

Now that the two-year surge inspections have been completed, DHCA has a "roadmap" outlining where the department's multifamily rental property inspections will be focused (in addition to the statutorily required triennial inspections). During FY20, DHCA will inspect 100% of the units in the 109 Troubled Properties that were identified, inspected and closed prior to July 1, 2019 (this represents 5,825 units). A full list of these Troubled Properties is included as Attachment 2.

DHCA will also inspect 73% of 102 At-Risk Properties representing 3,782 apartment units. Additionally, 42.5% of 83 Compliant Properties representing 622 units, will be inspected as part of the standard multifamily triennial inspection process. Six previously exempted, newly constructed properties will undergo a 25% inspection which equates to 395 units. In total during FY20, DHCA's housing code inspectors will conduct 10,624 individual unit inspections at 300 apartment communities.

### **Properties Requiring a Corrective Action Plan**

Over the course of FY20, all property owners whose properties have been identified as “troubled” in the previous inspection cycle will be required to complete a corrective action plan. In addition to containing information regarding how they are going to turn the property around, owners will be required to submit detailed data on maintenance and management practices, any capital improvements planned and/or recently completed. The plan must also include information regarding contingency plans for emergency repairs and/or evacuation of the building. The full scope of what is required in the corrective action plan is included in a sample included as Attachment 3.

### **Number of Citations and Amount of Fines Collected**

DHCA housing code inspectors vigorously enforce the County’s housing code violations for the health and safety of residents. To this end, inspectors are not hesitant to cite uncorrected violations, or to pursue a violation through the court process. However, the primary goal of DHCA's housing code inspectors is to ensure compliance with the County's housing laws and safety standards. Consequently, DHCA achieves a high level of compliance from the owners and managers of multifamily rental properties without the need to issue citations. Inspectors recognize that having the landlord correct a deficiency for the benefit of the tenant is the most desirable outcome, and a low number of citations and court cases indicates that a high level of compliance is being achieved. A citation that leads to the need for a court hearing indicates that a needed repair may not be made for several months while waiting for a hearing. For this reason, the number of citations issued, and fines collected from the owners of multifamily rental complexes has been consistently low.

As stated, most owners make the required corrections and as a result, citations are dismissed prior to the court hearing. During FY19, DHCA issued 307 citations to 19 multifamily rental properties for failure to make required repairs. Ultimately, 70 citations were dismissed in court because the owner completed the repairs prior to appearing in court. For the citations that were charged as guilty and upheld, the court imposed \$9,175 in fines against two property owners. DHCA currently has 16 citations to 3 multifamily rental buildings awaiting court dates.

### **Calls to the County Concerning Rental Housing Complaints by Language of the Caller**

In addition to conducting the systematic mandated inspections required under Section 29-22 of the Montgomery County Code, DHCA housing code inspectors respond to individual tenant complaints on a routine basis. Over the course of FY19, DHCA housing inspectors responded to 1,441 complaints at multifamily properties. An additional 10,892 housing code-related complaints for single family dwellings and Takoma Park rental units were received. Each complaint was investigated and handled accordingly under the code. Of the complaints received during this period, 9,764 have been resolved and closed, while 1,128 are still open and in some step in the enforcement process.

The total number of Service Requests created by the County's 3-1-1 call center for "Housing Code Enforcement and Landlord Tenant Complaints" based on preferred language are as follows:



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
DHCA Housing Code Enforcement	7,155	479	719	12,333
DHCA Landlord Tenant Affairs	7,091	501	879	9,869
<b>TOTAL</b>	<b>14,246</b>	<b>980</b>	<b>1,598</b>	<b>22,202</b>

(Source: 3-1-1 call center for the period 7/1/18 through 6/30/19)

\* Other languages primarily include French, Korean, Chinese, or Vietnamese. The data includes general information and fulfillment MC 311 service requests. Note that the last column entitled "Total Number of Calls by Language" represents the total number of service requests for the time period for Type of call in column 1.

### **Other Accomplishments Related to Bill 19-15**

#### **Staff Hiring**

A total of fourteen new positions were approved in the FY18 budget to assist in implementing the provisions of Bill 19-15. During FY19, the last remaining position for the Outreach and Education Coordinator was filled. During FY19, the new Outreach Coordinator developed informational PowerPoint presentations and outreach materials (letters, postcards, guides etc.), DHCA website postings, press releases, and presented information about expanded housing code enforcement regulations to HOA's, tenants, property owners, non-profits, and the general public.

#### **Standardized Inspections and Ensuring Consistency**

In FY19, the Housing Code Enforcement Section finalized a Standard Operating Procedure (SOP) for the multifamily housing inspection process to assist in ensuring consistency with the inspections, governance of the new troubled property regulations, and subsequent increased follow-up enforcement. In the multifamily inspection unit, there are 10 housing code inspectors and one supervisor who are responsible for completing the inspections required under Bill 19-15. This team conducts individual and group inspections and meets monthly for training and group discussions to further assist the team in achieving accurate and thorough inspection results.

#### **Mobile Device/Tablet Field Inspection Application**

To increase inspection efficiency, DHCA-IT developed a native iOS application ("app") which has been installed on inspectors' iPhones and iPads. The app improves efficiency and data quality by eliminating previously redundant and manual data entry. The app has been designed so it can operate independent of a connection to cell or Wi-Fi service, thus eliminating any potential loss of productivity in case of signal loss.

The app provides contact information, as well as any notes and 311 service requests. All violations during an inspection can be viewed or entered on these devices. The information entered when conducting inspections has been developed as a drop-down list, thereby ensuring data entry consistency. The inspection data is synchronized with the main database upon completion of an inspection, to generate a "Notice of Violation" or other standard letters more efficiently.

The mobile app allows inspectors to add photos directly to the violation cited and issue or reissue citations. The app also contains a checklist to ensure compliance with the prominent placement of the "Renters Have Rights" poster inside multi-family properties, annual inspection certificates for elevators, fire alarm systems, and boilers as required by the State of Maryland.

### **Executive Regulations**

Executive Regulation 5-17AM establishing the criteria and methodology of designating a property as a "Troubled Property" was approved by the Council's Planning, Housing and Economic Development (PHED) subcommittee on February 11, 2019 and was signed by the County Executive on February 25, 2019. In addition to establishing the criteria for identifying troubled properties, the executive regulation also sets forth the methodology for identification of at-risk properties, and removing properties identified as either "troubled" or "at-risk" from the list once the properties come into regular and sustained compliance.

### **Troubled Property List**

In early March 2019, the "Troubled Property List" was made public via dataMontgomery as the "Troubled Property Analysis". The analysis identifies the classification of all 664 properties inspected between the third quarter of FY17 and FY19, and includes other detailed information such as: number of units; number of units inspected; number of units with no violations; and percentage of units with infestations. The website address is:

**<https://data.montgomerycountymd.gov/Consumer-Housing/Troubled-Properties-Analysis/bw2r-araf>**

Prior to publishing the troubled property list, on December 19, 2018, DHCA sent out a letter to all property owners and managers announcing the major changes to the multifamily inspection program due to Bill 19-15 (see Attachment 4). The letter included a brief introduction on pending Executive Regulations 5-17 (Troubled Properties), 02-17 (Establishment of Inspection Fees - approved July 19, 2017) and 3-18 (Repair and Deduct – approved July 24, 2018). In addition, the letter outlined other important reminders regarding new smoke and carbon monoxide alarm requirements, information about mold complaints, and other health and safety related matters.

### **Webpage**

During FY19, in conjunction with CountyStat and DHCA-IT, DHCA developed and launched an interactive website where the data collected through multifamily inspections is accessible to increase the public's awareness of the inspection findings for any multifamily property in Montgomery County. In addition to providing general information about the program and status of inspections, there is a map depicting the locations of apartment communities in the County with an indication of which ones are troubled, at-risk, and compliant.

**<https://stat.montgomerycountymd.gov/stories/s/54rw-g6jz>**

List of Attachments:

1. Properties Inspected in FY19 and Inspection Results
2. List of Complexes to be Inspected in FY20 Including Troubled
3. Sample Corrective Action Plan
4. December 19, 2018 Letter to all Property Owners and Managers

Inspected in FY19

Attachment 1  
Properties Inspected FY19 and Inspection Results

License Number	Community Name	Street Address	City	Zip Code	Case Number	First Inspection Date	Next Inspection Date	Inspection Frequency	Compliant	Unit Count	Units Inspected	Average Violations Per Unit	Severity Index	No Violations Observed	Infested Units Percentage	Units with Mold	Analysis Rating
	10111 Darnestown	10111															
90468	Road	Darnestown Rd	Rockville	20850	154291	4/16/2019		3	1	1	1	0	0	1	0	0	compliant
	2201 Spencerville	2201	Spencerville														
78103	Road	Spencerville Rd	le	20868	153887	3/18/2019		3	1	3	3	0	0	3	0	0	compliant
	2215 Spencerville	2215	Spencerville														
13612	Road	Spencerville Rd	le	20868	156069	6/13/2019		1	1	2	3	6.33	1.88	0	0	0	troubled
			Takoma														
90206	308 PATTERSON CT	308 Patterson Ct	Park	20912	152900	2/19/2019		2	1	7	7	2.14	1.31	1	0	0	at-risk
	4701 Willard	4701 Willard	Chevy														
17711	Apartments	Ave	Chase	20815	153872	3/21/2019		3	1	517	122	1.04	1.04	58	0	0	compliant
		4715 Cordell															
112859	4715 Cordell Avenue	Ave	Bethesda	20814	153784	3/10/2019		2	1	32	2	2.5	1.2	0	0	0	at-risk
		7902 Garland	Takoma														
17439	7902 Garland Ave	Ave	Park	20912	152898	2/11/2019		3	1	4	5	1.2	1.33	1	0	0	compliant
			Takoma														
17606	8401 Flower Avenue	8401 Flower Ave	Park	20912	153875	3/19/2019		2	1	6	6	1.5	3.88	0	0	0	at-risk
	Acclaim at	12912 Falling	Germantown														
100160	Germantown	Water Cir	wn	20874	154248	4/8/2019		2	1	143	39	1.87	1.85	11	0	0	at-risk
	Adler at Waters	20700 Crystal	Germantown														
91606	Landing	Hill Cir	wn	20874	154251	5/16/2019		2	1	300	85	2.31	1.44	28	0.01	0	at-risk
		11500	SILVER														
105435	AHC Bucknell LLC	BUCKNELL DR	SPRING	20902	154227	4/30/2019		1	1	40	12	2.41	2.1	0	0.08	0	troubled
			Silver														
17646	Alexander House	8560 2Nd Ave	Spring	20910	149255	8/23/2018		3	1	305	79	0.16	0.16	73	0	0	compliant
		11430 Amherst	Silver														
17361	Amherst Gardens	Ave	Spring	20902	152881	4/2/2019		1	1	22	22	7.04	1.93	0	0.13	0	troubled
		11500 Amherst	Silver														
17423	Amherst Square	Ave	Spring	20902	152883	4/2/2019		1	0	125	123	3.56	1.57	12	0.13	0.01	troubled
		2100 Olney															
42734	Andrew Kim House	Sandy Spring Rd	Olney	20832	152167	12/6/2018		3	1	76	18	0	0	18	0	0	compliant
	Archstone Wisconsin	4440 Willard	Chevy														
63144	Place	Ave	Chase	20815	154456	5/22/2019		3	1	432	112	0.2	1.18	52	0	0	compliant
		1135 University	Silver														
17158	Arcola Towers	Blvd W	Spring	20902	153891	3/21/2019		3	1	141	36	0.58	0.64	22	0.11	0	compliant
		1200 Blair Mill	Silver														
70364	Argent Apartments	Rd	Spring	20910	149155	8/6/2018		3	1	96	25	1.12	1.3	9	0.04	0.16	compliant
	Avery Park	1801 Hampshire	Silver														
88897	Apartments	Green Ln	Spring	20903	154495	5/21/2019		1	1	294	77	2.18	1.7	14	0.09	0	troubled



Attachment 1  
Properties Inspected FY19 and Inspection Results

17984	Avondale Street, 4500-4502	4500 Avondale St	Bethesda	20814	148712	7/13/2018	2	1	7	10	1.1	2.32	2	0	0 at-risk
17981	Avondale Street, 4504-4506	4504 Avondale St	Bethesda	20814	148710	7/13/2018	3	1	7	10	1.6	1.44	3	0	0 compliant
17982	Avondale Street, 4508-4510	4508 Avondale St	Bethesda	20814	148711	7/17/2018	1	1	7	10	2.9	2.58	0	0	0 troubled
17752	Avondale Street, 4512-4514	4512 Avondale St	Bethesda	20814	148707	7/19/2018	3	1	4	5	1.8	1.44	0	0	0 compliant
17815	Avondale Street, 4515-4515	4515 Avondale St	Bethesda	20814	148708	8/1/2018	3	1	4	4	0.75	1.33	2	0	0 compliant
17741	Avondale Street, 4516-4518	4516 Avondale St	Bethesda	20814	148706	8/8/2018	1	1	5	4	3.75	2.4	0	0	0 troubled
17979	Avondale Street, 4527-4918	4527 Avondale St	Bethesda	20814	148709	5/3/2019	2	1	4	4	1.75	3.57	0	0	0 at-risk
84793	Bainbridge Bethesda Ave	4918 St Elmo Ave	Bethesda Silver	20814	149950	8/28/2018	3	1	200	47	0.25	0.27	40	0	0 compliant
17977	Barbizon Apartments Barclay Development	735 Sligo Ave	Spring Chevy	20910	150071	5/6/2019	2	1	74	20	0.55	1.8	2	0	0.05 at-risk
65240	Corp Barclay One Associates	4716 Bradley Blvd	Chase Chevy	20815	154457	4/22/2019	3	0	76	20	1.15	1.38	4	0	0 compliant
17290	Associates	4716 Bradley Blvd	Chase Chevy	20815	147566	7/3/2018	3	1	81	21	0.61	0.92	9	0	0.04 compliant
17609	Barron House	8306 Barron St	Park Takoma	20912	153881	3/22/2019	3	1	22	6	1.16	1.22	2	0	0.16 compliant
17540	Bauer Park	14635 Bauer Dr	Rockville	20853	149962	9/4/2018	3	1	142	34	0.14	0.17	29	0	0 compliant
17636	Bethesda Place	7701 Woodmont Ave	Bethesda Silver	20814	149954	9/17/2018	3	1	100	25	0.24	0.16	23	0	0 compliant
17187	Blair House	8201 16Th St	Spring Silver	20910	153888	4/11/2019	1	1	313	74	2.14	1.87	5	0.05	0.02 troubled
17323	Bonifant Street, 828	828 Bonifant St	Spring Silver	20910	153883	3/7/2019	2	1	3	3	1	1.66	2	0	0 at-risk
18225	Brooke Park Apartments	6301 MacArthur Blvd	Bethesda	20816-3215	146561	9/27/2018	1	0	18	16	6.56	1.98	0	0.06	0.25 troubled
17687	Browning Avenue Apartments	906 Browning Ave	Takoma Park	20912	153874	4/8/2019	1	0	16	16	2.18	1.75	2	0.12	0 troubled
17170	Camp Hill Square	17825 Washington Grove Ln	Gaithersburg	20877	148732	8/20/2018	2	1	51	14	2.21	1.47	3	0.07	0.07 at-risk
17579	Canterbury	20019 Sweetgum Cir	Germantown	20874	149264	8/23/2018	2	1	544	136	1.38	1.53	38	0.02	0.06 at-risk
17398	Carleton, The	4740 Bradley Blvd	Chase Chevy	20815	149959	10/5/2018	3	1	100	23	0.26	0.17	20	0	0 compliant

9

Attachment 1  
Properties Inspected FY19 and Inspection Results

17308 Chateau Apartments	9727 Mt Pisgah Rd 7401 Westlake	Silver Spring	20903	149259	9/19/2018	3	1	399	86	0.6	1.01	48	0.02	0.02	compliant
17521 Chelsea Tower Cherry Knolls	Ter 18832 BENT	Bethesda GERMAN	20817	148737	7/13/2018	3	1	21	4	1.25	1.05	1	0	0	compliant
106982 Apartment Chevy Chase Drive, 17697 4830 Chevy Chase Lake	WILLOW CIR 4830 Chevy Chase Dr	TOWN Chevy Chase Chevy	20874	146689	8/8/2018	3	1	300	74	0.86	1.25	33	0.01	0.04	compliant
17163 North	3710 Manor Rd 21000 Father	Chase Germanto	20815	147542	7/3/2018	3	1	67	18	1	1.33	7	0	0.05	compliant
39309 Churchill Senior Living	Hurley Blvd	wn MONTGO	20874	153703	3/29/2019	3	1	121	15	1.2	0.43	12	0	0	compliant
106762 Cider Mill	18205 LOST KNIFE CIR	MERY VILLAGE Silver	20886	152904	3/6/2019	3	1	861	213	1.34	1.35	76	0.07	0	compliant
79547 Citron Apartments	815 Pershing Dr 2445	Spring Silver	20910	149958	9/25/2018	3	1	222	52	0.17	0.32	43	0	0	compliant
17236 Claridge House	Lyttonsville Rd	Spring Silver	20910	153873	4/9/2019	3	1	241	61	1.49	1.37	22	0	0	compliant
17296 Cole Spring Plaza	1001 Spring St 8811 Colesville	Spring Silver	20910	150070	10/5/2018	3	1	268	62	0.54	1.17	29	0.01	0.01	compliant
17297 Colesville Towers	Rd 8511 Snouffer	Spring Gaithersb	20910	153890	4/10/2019	2	1	259	57	1.68	1.79	13	0.03	0	at-risk
38226 Corrigan Square	School Rd 18889 Waring	urg Germanto	20879	153869	3/11/2019	3	1	106	7	0	0	7	0	0	compliant
57536 Covenant Village	Station Rd 14301 Georgia	wn Silver	20874	149969	8/22/2018	2	1	89	22	0.77	1.6	10	0	0	at-risk
17709 Crystal Springs	Ave	Spring Silver	20906	152903	3/7/2019	1	1	435	103	2.47	1.74	13	0.15	0	troubled
17761 Dale Drive, 527	527 Dale Dr	Spring Takoma	20910	153705	3/12/2019	2	1	10	6	1	1.55	2	0	0	at-risk
17624 Domer Avenue, 406	406 Domer Ave 4757 Chevy	Park Chevy	20912	153876	4/1/2019	3	1	2	3	0.33	0.33	2	0	0	compliant
17401 Dorset Apartments	Chase Dr	Chase Silver	20815	147529	7/10/2018	3	1	69	17	0.35	0.63	12	0	0.05	compliant
17644 Drings Reach	3407 Robey Ter 10800 Georgia	Spring Silver	20904	152886	2/28/2019	3	1	105	101	1.26	1.31	41	0	0	compliant
17294 Earle Manor II	Ave	Spring	20902	150063	9/13/2018	3	1	60	17	0.52	0.52	13	0	0.05	compliant
Eaves Washingtonian 21574 Center Edgemont At 56268 Bethesda Metro	0000 Marathon Cir. 4903 Edgemoor Ln	Gaithersb urg Bethesda	20878	149256	10/10/2018	3	1	287	72	0.7	0.96	39	0	0.02	compliant
			20814	149955	9/12/2018	3	1	122	28	0.71	1	14	0	0	compliant

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85490 Eleven55 Ripley	1155 Ripley St	Silver Spring	20910	149269	8/10/2018	3	1	379	99	0.31	0.62	70	0	0 compliant
17197 Elizabeth House	1400 Fenwick Ln	Silver Spring	20910	153885	4/18/2019	3	1	160	37	1.18	1.05	16	0	0 compliant
Elms At Clarksburg	12200 Elm	Clarksburg												
79327 Village	Forest Ct	g	20871	152131	12/13/2018	3	1	450	88	0.29	0.39	74	0	0 compliant
50866 Elms At Germantown	20426 Apple	Germantown												
	Harvest Cir	wn	20876	149968	10/3/2018	2	1	316	76	0.6	1.55	21	0	0 at-risk
90131 Enclave Silver Spring	11225 Oak Leaf	Silver Spring	20901	154158	3/7/2019	1	0	1119	1082	2.49	1.55	274	0.13	0.12 troubled
44507 Erie Avenue, 904	904 Erie Ave	Takoma Park	20912	153886	3/15/2019	3	1	1	1	0	0	1	0	0 compliant
57228 Erie Avenue, 910	910 Erie Ave	Takoma Park	20912	151446	10/4/2018	3	1	2	2	0	0	2	0	0 compliant
Falkland Chase														
81225 Apartments North	8305 16Th St	Silver Spring	20910	150018	10/2/2018	3	1	182	46	0.54	0.66	29	0.02	0.02 compliant
85104 Fenwick	8616 2Nd Ave	Silver Spring	20910	154224	4/18/2019	3	1	310	73	0.24	0.66	58	0	0 compliant
	5079 Bradley													
17300 Fields Of Bethesda	Bldv	Bethesda	20815	153882	4/25/2019	3	1	369	80	0.47	1.05	46	0	0.03 compliant
	2105 Hildarose	Silver Spring												
17203 Fields Of Silver Spring	Dr	Spring	20902	149951	8/21/2018	3	1	221	57	1.24	1.1	23	0.1	0.07 compliant
Five Star Premier														
Residences Of Chevy	8100	Chevy Chase												
17633 Chase	Connecticut Ave	Chase	20815	149262	8/1/2018	3	0	318	82	0.52	0.8	50	0	0.01 compliant
17462 Flower Avenue, 7905	7905 Flower Ave	Takoma Park	20912	153877	3/19/2019	2	1	3	1	2	3	0	0	0 at-risk
17485 Flower Avenue, 8001	8001 Flower Ave	Takoma Park	20912	151000	12/3/2018	3	1	1	1	2	1.5	0	0	0 compliant
17512 Flower Avenue, 8303	8303 Flower Ave	Takoma Park	20912	153878	4/4/2019	3	1	6	6	0.16	0.5	5	0	0 compliant
18140 Flower Avenue, 8415	8415 Flower Ave	Takoma Park	20912	153879	5/6/2019	1	1	5	5	3	1.93	0	0	0 troubled
41542 Flower Avenue, 8509	8509 Flower Ave	Takoma Park	20912	153880	4/2/2019	3	1	1	2	0.5	0.5	1	0	0 compliant
17031 Flower Avenue, 8515	8515 Flower Ave	Takoma Park	20912	152894	3/15/2019	1	1	5	4	1.5	2	1	0.25	0.25 troubled
18214 Flower Avenue, 8611	8611 Flower Ave	Takoma Park	20912	150999	10/1/2018	3	1	3	3	0.33	0.33	2	0	0 compliant
90324 Flower Avenue, 8623	8623 Flower Ave	Takoma Park	20912	154228	3/25/2019	3	1	6	6	0.16	0.16	5	0	0 compliant
Flower Branch	8628 Piney	Silver Spring												
17195 Apartments	Branch Rd	Spring	20901	149258	8/29/2018	3	1	362	308	1.35	1.31	104	0.07	0.08 compliant
	9316 Piney	Silver Spring												
17256 Forest Park Apartment	Branch Rd	Spring	20903	149953	10/2/2018	3	1	189	46	0.91	1.14	22	0.06	0.04 compliant

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17443 Foxhall Apartments	8715 Piney Branch Rd	Silver Spring	20901	149257	8/30/2018	1	1	263	59	1.45	1.75	17	0.2	0 troubled
17490 Frederick Road, 25901	25901 Frederick Rd	Clarksburg	20871	148739	7/2/2018	3	1	2	2	0	0	0	0	0 compliant
16472 Garland Avenue, 7803	7803 Garland Ave	Takoma Park	20912	151787	11/5/2018	2	1	1	1	1	5	0	0	0 at-risk
17717 Garland Avenue, 7814	7814 Garland Ave	Takoma Park	20912	148715	7/18/2018	3	1	1	2	0	0	2	0	0 compliant
17324 Garland Avenue, 7900	7900 Garland Ave	Takoma Park	20912	151794	11/5/2018	2	1	3	1	2	5	0	0	0 at-risk
17684 Garland Avenue, 7903	7903 Garland Ave	Takoma Park	20912	150993	10/18/2018	3	1	8	8	0.75	1.25	4	0	0.12 compliant
17342 Garland Avenue, 7907	7907 Garland Ave	Takoma Park	20912	151017	11/8/2018	1	1	3	4	5	2.25	0	0	0.5 troubled
17460 Garland Avenue, 7909	7909 Garland Ave	Takoma Park	20912	150996	11/1/2018	1	1	3	3	3.33	2.5	0	0	0 troubled
18209 Garland Avenue, 7911	7911 Garland Ave	Takoma Park	20912	154047	4/5/2019	3	1	4	3	0	0	3	0	0 compliant
18218 Garland Avenue, 8002	8002 Garland Ave	Takoma Park	20912	151015	12/7/2018	1	0	3	5	14.6	2.41	0	0.2	0 troubled
17997 Garland Avenue, 8003	8003 Garland Ave	Takoma Park	20912	154048	4/5/2019	2	1	1	2	0.5	3	0	0	0 at-risk
18161 Garland Avenue, 8005	8005 Garland Ave	Takoma Park	20912	150994	9/13/2018	1	1	3	4	2.75	2.7	0	0	0.5 troubled
17332 Garland Avenue, 8007	8007 Garland Ave	Takoma Park	20912	151020	10/2/2018	3	1	3	3	0	0	3	0	0 compliant
58698 Garland Avenue, 8008	8008 Garland Ave	Takoma Park	20912	154049	4/26/2019	2	1	3	3	1	3	0	0	0 at-risk
17765 Garland Avenue, 8009	8009 Garland Ave	Takoma Park	20912	151014	10/9/2018	3	1	5	5	0.8	1.5	2	0	0 compliant
17483 Garland Avenue, 8101	8101 Garland Ave	Takoma Park	20912	151021	10/11/2018	3	1	5	5	0	0	5	0	0 compliant
17016 Garland Avenue, 8103	8103 Garland Ave	Takoma Park	20912	152893	3/21/2019	3	1	1	1	0	0	1	0	0 compliant
17478 Garland Avenue, 8111	8111 Garland Ave	Takoma Park	20912	151013	10/15/2018	1	1	3	3	2.33	2.14	0	0	0 troubled
17688 Garland Avenue, 8203	8203 Garland Ave	Takoma Park	20912	151018	10/2/2018	3	1	6	6	0.5	0.5	3	0	0 compliant
17432 Garland Avenue, 8207	8207 Garland Ave	Takoma Park	20912	151019	10/2/2018	3	1	3	3	0.33	0.33	2	0	0 compliant
17307 Garland Avenue, 8215	8215 Garland Ave	Takoma Park	20912	151792	11/8/2018	1	1	4	5	1	2	0	0	0.2 troubled
17463 Garland Avenue, 8302	8302 Garland Ave	Takoma Park	20912	151011	10/22/2018	3	1	6	6	0.66	0.5	3	0	0 compliant

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50688	Garland Avenue, 8304	8304 Garland Ave	Takoma Park	20912	154050	4/5/2019	1	1	6	6	2.16	1.76	0	0.33	0 troubled
18223	Garland Avenue, 8305	8305 Garland Ave	Takoma Park	20912	151002	10/25/2018	2	1	6	6	0.83	2.5	1	0	0 at-risk
17466	Garland Avenue, 8306	8306 Garland Ave	Takoma Park	20912	151012	10/22/2018	3	1	6	7	1.85	0.87	3	0	0 compliant
17464	Garland Avenue, 8307	8307 Garland Ave	Takoma Park	20912	151003	10/25/2018	3	1	6	6	0.5	1.16	3	0	0 compliant
50690	Garland Avenue, 8308	8308 Garland Ave	Takoma Park	20912	154051	4/5/2019	1	1	6	5	1.2	1.83	0	0.2	0 troubled
17352	Garland Avenue, 8309	8309 Garland Ave	Takoma Park	20912	151001	10/25/2018	3	1	6	6	0.33	0.33	5	0	0 compliant
17985	Garland Avenue, 8311	8311 Garland Ave	Takoma Park	20912	154052	5/1/2019	2	1	6	7	2.14	1.47	2	0.14	0 at-risk
17962	Garland Avenue, 8312	8312 Garland Ave	Takoma Park	20912	151016	12/20/2018	2	1	3	3	1	3.33	0	0	0 at-risk
17602	Garland Avenue, 8313	8313 Garland Ave	Takoma Park	20912	151005	10/25/2018	3	1	6	6	0.83	0.66	2	0	0 compliant
17753	Garland Avenue, 8314	8314 Garland Ave	Takoma Park	20912	150980	10/4/2018	3	1	5	5	0	0	5	0	0 compliant
17611	Garland Avenue, 8315	8315 Garland Ave	Takoma Park	20912	154053	4/2/2019	3	1	3	5	1.6	1.5	1	0	0 compliant
17681	Garland Terrace	8301 Garland Ave	Takoma Park	20912	151022	10/18/2018	3	1	10	10	1.6	0.69	7	0	0.1 compliant
17291	Garland Towers	8221 Garland Ave	Takoma Park	20912	151790	11/15/2018	3	1	25	6	0	0	6	0	0 compliant
16956	Georgia Avenue, 20215	20215 Georgia Ave	Brookeville	20833	154040	3/18/2019	1	0	4	5	9.4	1.93	0	0	0 troubled
18210	Georgia Avenue, 22310	22310 Georgia Ave	Brookeville	20833	154041	3/18/2019	3	1	2	2	0	0	6	0	0 compliant
17279	Georgia West	8708 1St Ave	Spring	20910	152880	3/1/2019	3	1	107	23	0.21	0.78	18	0	0 compliant
17389	Glen Aldon	4858 Battery Ln	Bethesda	20814	154033	4/16/2019	2	1	66	18	1.5	1.8	3	0	0 at-risk
17650	Glen, The	2399 Jones Ln	Spring	20902	153855	4/22/2019	3	1	90	11	0.27	0.15	10	0	0 compliant
17347	Glenmont Crossing	2100 Georgian	Silver	20902	154034	4/1/2019	2	1	97	25	2.6	1.47	4	0	0 at-risk
17656	Glenview Avenue, 8512	8512 Glenview Ave	Takoma Park	20912	148714	7/17/2018	1	1	5	5	5.4	1.64	0	0.2	0 troubled
17608	Glenville Road, 8800	8800 Glenville Rd	Silver	20901	151849	11/29/2018	3	1	7	4	0.75	0.75	1	0	0 compliant
17610	Glenville Road, 8802	8802 Glenville Rd	Silver	20901	154054	4/17/2019	3	1	4	4	0	0	4	0	0 compliant
17014	Glenville Road, 8804	8804 Glenville Rd	Silver	20901	151851	11/29/2018	3	1	4	2	1	0.5	1	0	0 compliant

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17823	Glenville Road, 8806	8806 Glenville Rd	Silver Spring	20901	154055	4/17/2019	2	1	8	8	2.25	1.27	2	0	0 at-risk
17309	Glenville Road, 8807	8807 Glenville Rd	Silver Spring	20901	154035	4/10/2019	2	1	4	4	0.5	1.75	2	0	0 at-risk
17535	Glenville Road, 8808	8808 Glenville Rd	Silver Spring	20901	151853	11/29/2018	3	1	4	4	0	0	4	0	0 compliant
17790	Glenville Road, 8809	8809 Glenville Rd	Silver Spring	20901	154036	4/17/2019	1	1	4	5	7.6	2.39	0	0.4	0 troubled
17726	Glenville Road, 8810	8810 Glenville Rd	Silver Spring	20901	154056	4/17/2019	3	1	3	3	1.33	0.66	1	0	0 compliant
17335	Glenville Road, 8811	8811 Glenville Rd	Silver Spring	20901	154037	5/6/2019	1	1	7	8	4.75	1.86	0	0.12	0.12 troubled
17772	Glenville Road, 8812	8812 Glenville Rd	Silver Spring	20901	154057	4/17/2019	3	1	4	4	2	1.37	0	0	0 compliant
17329	Glenville Road, 8813	8813 Glenville Rd	Silver Spring	20901	154038	4/10/2019	3	1	8	5	1.6	0.9	2	0	0 compliant
17774	Glenville Road, 8814	8814 Glenville Rd	Silver Spring	20901	154058	4/17/2019	3	1	2	3	0	0	3	0	0 compliant
17756	Glenville Road, 8815	8815 Glenville Rd	Silver Spring	20901	154039	4/17/2019	1	1	4	4	4	1.56	0	0	0 troubled
17773	Glenville Road, 8817	8817 Glenville Rd	Silver Spring	20901	154236	4/23/2019	2	1	3	3	1.33	2	0	0	0 at-risk
17182	Goodacre Apartments	510 Domer Ave	Park Silver	20912	152895	2/27/2019	3	1	156	151	1.52	1.29	51	0.07	0.05 compliant
47480	Gramax Towers	8060 13Th St	Silver Spring	20910	150072	1/29/2019	3	1	180	43	0.6	1.02	16	0	0 compliant
28784	Grand, The	5801 Nicholson Ln	Rockville	20852	154496	5/8/2019	3	0	552	133	0.58	0.69	89	0	0 compliant
17542	Great Hope Homes	1140 Good Hope Dr	Silver Spring	20905-6007	153706	4/30/2019	3	1	104	13	1.15	0.61	7	0	0 compliant
16960	Greenwood Avenue, 8309	8309 Greenwood Ave	Takoma Park	20912	152891	1/23/2019	3	1	4	1	2	1.5	0	0	0 compliant
17383	Halpine Hamlet	5501 Halpine Pl 13013	Rockville	20851	153738	3/15/2019	3	1	67	9	0.55	1.44	4	0	0 compliant
17276	Halpine View	Crookston Ln	Rockville	20851	147619	9/12/2018	3	1	562	147	0.79	1.16	74	0.01	0.06 compliant
17366	Hampshire West	1432 Hampshire West Ct	Silver Spring	20903	154229	4/9/2019	3	1	184	47	0.53	0.96	30	0.04	0 compliant
18245	Hamptons Phase I I	19773 Crystal Rock Dr	Germantown	20874	146690	7/11/2018	3	1	245	54	1.24	1.32	18	0.03	0.01 compliant
18246	Hamptons Phase I I I	19773 Crystal Rock Dr	Germantown	20874	146691	7/12/2018	3	1	232	56	1.51	1.49	11	0	0.05 compliant

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17241 Highland House	5480 Wisconsin Ave	Chevy Chase	20815	154260	5/15/2019	3	1	391	97	0.67	0.59	60	0	0 compliant
17199 Holly Hall	10100 New Hampshire Ave	Silver Spring	20903	154221	5/14/2019	3	1	96	24	0.62	0.77	15	0.04	0 compliant
17592 Holsey Road, 9115	9115 Holsey Rd	Damascus	20872	154258	3/25/2019	3	1	2	2	0	0	4	0	0 compliant
17459 Houston Avenue, 808	808 Houston Ave	Takoma Park	20912	154300	4/23/2019	3	1	3	3	0	0	3	0	0 compliant
17012 Hudson Avenue, 907	907 Hudson Ave	Takoma Park	20912	152892	1/23/2019	3	1	3	3	0	0	3	0	0 compliant
58419 Inigo's Crossing	5405 Tuckerman Ln	Rockville	20852	154459	6/27/2019	3	1	473	94	0.29	0.99	49	0.01	0 compliant
17493 Kennebec Avenue, 811	811 Kennebec Ave	Takoma Park	20912	154264	4/2/2019	3	1	1	1	0	0	1	0	0 compliant
17400 Kentwood Apartments	4750 Chevy Chase Dr	Chevy Chase	20815	150074	10/5/2018	3	1	62	12	0.16	0.08	11	0	0 compliant
17560 Knights Bridge I	3310 Teagarden Cir	Silver Spring	20904	154265	5/7/2019	3	0	254	69	1.49	1.19	28	0.04	0.01 compliant
17571 Knights Bridge II	13516 Greencastle Ridge Ter	Burtonsville	20866	154259	5/13/2019	3	1	207	58	1.5	1.17	21	0	0 compliant
34400 Lewis Drive, 10325	10325 Lewis Dr	Damascus	20872	154460	5/3/2019	3	1	2	2	0	0	2	0	0 compliant
Long Branch Parkway, 17498 7904	7904 Long Branch Pkwy	Takoma Park	20912	152162	11/26/2018	3	1	3	3	0	0	3	0	0 compliant
Long Branch Parkway, 17495 7916	7916 Long Branch Pkwy	Takoma Park	20912	154266	4/4/2019	3	1	3	3	0	0	3	0	0 compliant
Long Branch Parkway, 42982 7920	7920 Long Branch Pkwy	Takoma Park	20912	154267	3/29/2019	3	1	1	1	0	0	1	0	0 compliant
88140 Mallory Square	15251 Siesta Key Way	Rockville	20850	154461	5/1/2019	3	0	365	82	0.36	0.38	65	0	0 compliant
17258 Manchester Manor	8401 Manchester Rd	Silver Spring	20901	154287	4/9/2019	3	1	53	14	1.78	1.4	2	0	0 compliant
Metro Pointe 62678 Apartments	11175 Georgia Ave	Silver Spring	20902	154462	5/8/2019	3	1	173	43	0.16	0.11	39	0	0 compliant
24024 Milestone Apartments	12526 Great Park Cir	Germantown	20876	147646	7/19/2018	3	1	574	136	0.94	0.84	80	0	0.03 compliant
Mill Creek Garden 17298 Apartments	17654 Amity Dr	Gaithersburg	20877	154042	3/25/2019	2	1	148	39	1.79	2.33	3	0.05	0 at-risk
82513 Millstone At Kingsview	13611 Ale House Cir	Germantown	20874	147588	7/19/2018	3	1	195	48	0.39	0.63	34	0	0.02 compliant
Montclair Apartments 17594 LP	3525 Sheffield Manor Ter	Silver Spring	20904	152885	2/7/2019	3	1	256	60	0.85	0.78	36	0	0.05 compliant
17527 Montgomery Club V	204 Water St	Gaithersburg	20877	150077	4/1/2019	2	1	47	7	0.85	2.14	2	0	0 at-risk

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17549	Montgomery Club V I	17101 Queen Victoria Ct	Gaithersburg	20877	154043	4/1/2019	1	1	109	17	2.23	2.42	1	0.11	0 troubled
17585	Montgomery Club V I I	9901 Killarney Ln	Gaithersburg	20877	154044	4/15/2019	1	1	112	31	1.61	1.69	6	0.29	0 troubled
17299	Montgomery Gardens	7521 Blair Rd	Takoma Park	20912	152896	1/16/2019	3	1	80	20	0.4	0.56	14	0	0.05 compliant
43262	Moore Road, 17320 Mt. Vernon Avenue,	17320 Moore Rd	Boyds	20841	154463	3/29/2019	3	1	2	2	0	0	2	0	0 compliant
17595	26026-28	26026 Mount Vernon Ave	Damascus	20872-2010	152166	11/19/2018	3	1	2	1	0	0	2	0	0 compliant
17377	Newdale Mews	3943 Newdale Rd	Chevy Chase Silver	20815	154237	4/10/2019	3	1	41	9	0.33	0.33	6	0	0 compliant
17002	Nolte Avenue, 8212	8212 Nolte Ave	Spring Silver	20910	154222	4/17/2019	2	1	2	3	1	2.33	0	0	0 at-risk
17596	Nolte Avenue, 8216 North Park	8216 Nolte Ave	Spring Chevy	20910	152899	1/16/2019	1	1	3	4	3	1.91	0	0	0 troubled
17477	Apartments	4615 Park Ave N	Chase	20815	154223	4/15/2019	3	1	310	71	0.57	0.9	42	0	0.01 compliant
18016	Northlake Apartments	12624 Grey Eagle Ct	Germantown	20874	149261	8/29/2018	3	1	304	77	0.88	0.97	39	0	0.01 compliant
17192	Northwest Park	475 Southampton Dr	Silver Spring	20903	151290	10/31/2018	3	1	747	722	1.55	1.23	286	0	0.03 compliant
105377	Not Available	17800 NEW HAMPSHIRE AVE	ASHTON	20861	154298	3/29/2019	3	1	2	2	0	0	2	0	0 compliant
113035	Oak Mill Apartments	20010 Frederick Rd	Germantown	20876	157508	6/29/2019	3	1	400	373	1.13	1.35	121	0.02	0.03 compliant
17733	Oakfield Apartments - Phase II	2217 Georgian Way	Silver Spring	20902	147628	8/3/2018	3	1	371	90	0.41	0.53	63	0.02	0 compliant
17511	Olney-Sandy Spring Road, 903 & 907	903 Olney Sandy Spring Rd	Laurel	20707	148734	7/23/2018	1	1	4	4	5	2	0	0	0.25 troubled
17548	Paint Branch Park	12005 Old Columbia Pike	Silver Spring	20904	152164	12/21/2018	3	1	14	13	0.76	1.18	6	0	0 compliant
45301	Palisades, The	4835 Cordell Ave	Bethesda	20814	149267	8/9/2018	3	1	311	76	0.21	0.31	63	0	0 compliant
17362	Park Montgomery	8860 Piney Branch Rd	Silver Spring	20903	154212	5/15/2019	2	0	143	36	2.19	1.39	10	0.02	0.02 at-risk
17544	Parkway Woods	12933 Twinbrook Pkwy	Rockville	20851	148738	7/26/2018	3	1	24	6	0	0	6	0	0 compliant
17767	Patterson Court, 306	306 Patterson Ct	Takoma Park	20912	154288	4/10/2019	3	1	5	5	0.2	0.2	4	0	0 compliant

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Properties Inspected FY19 and Inspection Results

17363 Pembridge Square	2315 Blueridge Ave	Silver Spring	20902	154045	4/2/2019	2	0	133	129	2.2	1.44	29	0.09	0 at-risk
17370 817 Philadelphia Avenue,	817 Philadelphia Ave	Silver Spring	20910	154226	3/28/2019	3	1	4	4	0.25	0.25	3	0	0 compliant
17242 Pine Ridge	8617 Piney Branch Rd	Silver Spring	20901	154230	4/25/2019	3	1	155	39	0.66	0.53	26	0	0 compliant
38968 Pinnacle Town Center	19860 Century Blvd	Germantown	20874	154249	5/2/2019	3	1	328	86	0.7	1.04	41	0	0 compliant
17304 Plyers Mill Road, 4107	4107 Plyers Mill Rd	Kensington	20895	150064	9/20/2018	3	1	12	12	1.5	1.37	3	0	0.08 compliant
90462 Plymouth Street, 8705	8705 Plymouth St	Silver Spring	20901	154285	4/26/2019	2	1	6	6	1.5	4	0	0	0 at-risk
96425 Plymouth Street, 8707	8707 Plymouth St	Silver Spring	20901	154286	4/9/2019	3	1	6	6	1.5	1.29	1	0	0 compliant
95642 Plymouth Street, 8710	8710 Plymouth St	Silver Spring	20901	154263	4/1/2019	2	1	6	6	3	1	2	0	0 at-risk
96373 Plymouth Street, 8713	8713 Plymouth St	Silver Spring	20901	151006	10/8/2018	1	1	6	6	2.83	1.58	0	0.16	0.16 troubled
112805 Plymouth Street, 8801	8801 Plymouth Street	Silver Spring	20910	154303	4/12/2019	2	1	6	6	1.5	1.66	0	0	0 at-risk
31124 Pond Ridge	18100 Pond Ridge Ct	Olney Takoma	20832	153764	4/23/2019	3	1	40	6	0.5	1	3	0	0 compliant
17529 Prospect Street, 912	912 Prospect St	Park Takoma	20912	154233	4/16/2019	3	1	3	3	0	0	4	0	0 compliant
17489 Prospect Street, 918	918 Prospect St	Park Takoma	20912	154234	4/8/2019	3	1	2	2	0	0	2	0	0 compliant
17312 Quebec Terrace, 1008	1008 Quebec Ter	Silver Spring	20903	154294	4/17/2019	1	1	14	13	5.15	1.86	0	0.15	0.23 troubled
17167 Randolph Square	5307 Randolph Rd	Rockville	20852	154216	4/9/2019	3	1	118	29	0.96	1.19	7	0	0 compliant
17496 Rebecca Apartments	10920 Connecticut Ave	Kensington	20895	150066	9/20/2018	3	1	102	25	0.32	0.52	18	0	0 compliant
Residences At Capital	5333 Westbard Ave	Bethesda	20816	154239	4/19/2019	3	1	258	59	0.67	0.84	27	0	0 compliant
42887 Crescent Trail	Ridge Drive, 6366,	Bethesda	20816	150075	9/13/2018	3	1	3	3	1.33	1	1	0	0 compliant
17517 6368 And 6370	6366 Ridge Dr	Bethesda	20816	150075	9/13/2018	3	1	3	3	1.33	1	1	0	0 compliant
17686 Ridge Road, 25930	25930 Ridge Rd	Damascus	20872	154281	4/5/2019	3	1	4	2	1	1	1	0	0 compliant
Ridgewood	4021 Postgate Ter	Silver Spring	20906	152902	2/13/2019	2	1	274	274	1.79	1.76	49	0	0.01 at-risk
17615 Apartments	12630 Veirs Mill Rd	Rockville	20853	152901	2/5/2019	3	1	526	126	0.86	1.39	39	0.06	0 compliant

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Properties Inspected FY19 and Inspection Results

17972 Rock Creek Woods	13206 Twinbrook Pkwy	Rockville Silver	20851	154289	4/16/2019	3	1	269	67	0.83	1.26	28	0.05	0.02 compliant
17325 Rollingwood	2535 Ross Rd	Spring	20910	152887	4/3/2019	1	0	283	268	2.02	1.52	65	0.13	0.01 troubled
46159 Rosedale Park	4720 Rosedale Ave	Bethesda	20814	152169	12/5/2018	3	1	164	39	0.2	0.2	35	0	0 compliant
Rosewood Residences 51600 2, Brookside View II	8206 Streamside Pl	Gaithersb urg Silver	20879	154497	5/20/2019	1	1	48	11	2.09	2.13	1	0	0 troubled
17345 Ruatan Street, 1050	1050 Ruatan St	Spring Silver	20903	150985	10/30/2018	1	1	4	5	6.4	2.22	0	0.8	0.6 troubled
17685 Ruatan Street, 1052	1052 Ruatan St	Spring Silver	20903	150990	10/9/2018	1	1	4	4	6	1.83	0	0.25	0.25 troubled
17758 Ruatan Street, 1054	1054 Ruatan St	Spring Silver	20903	150987	10/30/2018	1	1	4	5	7.8	1.71	0	0.4	0.4 troubled
17330 Ruatan Street, 1056	1056 Ruatan St	Spring Silver	20903	154284	4/26/2019	3	1	4	5	1.4	1.45	2	0	0 compliant
17757 Ruatan Street, 1058 Sandy Spring	1058 Ruatan St 1 Branchwood	Spring Sandy	20903	150988	10/30/2018	1	1	4	5	4.4	1.9	0	0	0.4 troubled
17575 Meadows	Ct	Spring	20860	152143	1/17/2019	3	1	55	13	0.76	0.58	9	0	0 compliant
95697 Sawyer Flats	9806 Mahogany Dr	Gaithersb urg	20878	154240	4/30/2019	3	0	648	154	1.2	1.34	53	0	0 compliant
17204 Seasons, The Silver Spring Avenue, 100380 605	4710 Bethesda Ave 605 SILVER SPRING AVE	Bethesda SILVER SPRING	20814	147515	8/9/2018	3	1	247	61	0.5	0.66	40	0	0.01 compliant
Silver Spring Avenue, 17737 628	628 Silver Spring Ave	Silver Spring	20910	154299	4/2/2019	1	1	4	4	2.5	1.7	0	0	0 troubled
Silver Spring Avenue, 17284 761	761 Silver Spring Ave	Silver Spring Silver	20910	142399	8/8/2018	3	1	4	5	0	0	5	0	0 compliant
17159 Sligo Park Hills Sligo Terrace	108 Schuyler Rd 8800	Spring Silver	20910	150067	9/18/2018	2	1	3	4	1.25	3.8	0	0	0 at-risk
17280 Apartments Solaire Metro	Manchester Rd	Spring Silver	20901	150067	9/18/2018	1	1	26	7	3.14	1.55	1	0	0 troubled
76320 Apartments	1150 Ripley St 10914 Georgia	Spring Silver	20910	154279	4/12/2019	2	0	54	54	2.14	1.35	11	0.07	0.01 at-risk
82909 Solaire Wheaton Stonecreek Club	Ave 12840 Locbury	Spring Germanto	20902	149268	8/3/2018	3	1	295	73	0.35	0.75	45	0	0.01 compliant
17555 Apartments	Cir 9061	wn Silver	20874	154214	4/16/2019	3	0	232	53	0.2	0.44	43	0	0 compliant
17428 Stratford Terrace	Manchester Rd	Spring	20901	152165	5/11/2019	2	1	240	59	1.1	2.08	16	0.05	0.01 at-risk
				154238	4/26/2019	2	0	19	22	1.77	2.28	2	0	0 at-risk

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Properties Inspected FY19 and Inspection Results

Strathmore Court At 23359 White Flint	5440 Marinelli Rd	Rockville Silver	20852	149967	9/18/2018	3	1	202	51	0.62	0.97	28	0	0.07 compliant
17165 Strathmore House	3004 Bel Pre Rd	Spring Silver	20906	154241	5/29/2019	3	1	210	44	1	0.91	24	0.09	0 compliant
17292 Summit Hills	8484 16Th St	Spring	20910	154210	5/9/2019	3	1	1120	279	1.76	1.46	87	0.01	0 compliant
17255 Sumner Highlands	4507 Sangamore Rd	Bethesda Montgom ery	20816	154243	4/17/2019	3	1	125	29	0.34	0.6	21	0	0 compliant
Sunrise Village House, 17551 LLC	19310 Club House Rd	Village Silver	20886	147582	7/3/2018	3	1	68	22	0.09	0.13	20	0	0 compliant
17547 The Birches	1532 Heather Hollow Cir	Spring Silver	20904	154293	5/23/2019	3	1	226	57	1.08	1.14	31	0.01	0 compliant
65106 The Cameron	8710 Cameron St	Spring Silver	20910	154464	5/2/2019	3	1	324	99	0.43	0.48	73	0	0 compliant
The Exchange At 79329 Wheaton Station	11215 Georgia Ave	Spring Silver	20902	149291	9/11/2018	3	1	484	113	0.31	0.36	92	0	0 compliant
The Flats At Wheaton 48335 Stations	11101 Georgia Ave	Spring Silver	20902	149266	8/29/2018	3	1	243	25	0.56	0.92	13	0	0 compliant
75916 The Galaxy	8025 13Th St	Spring	20910	154276	4/19/2019	2	1	195	49	0.73	3.72	0	0	0.02 at-risk
The Gardens Of Traville Senior 46012 Apartment	14411 Traville Garden Cir	Rockville Silver	20850	148552	7/13/2018	2	1	230	120	0.72	1.71	51	0.01	0.14 at-risk
84867 The George	11141 Georgia Ave	Spring Silver	20902	154465	5/7/2019	3	1	194	42	0.14	0.15	37	0	0 compliant
112363 The Lockwood	11431 Lockwood Dr	Spring	20904	151789	11/13/2018	1	1	111	106	2.83	1.81	24	0.24	0.15 troubled
17264 The Monterey	5901 Montrose Rd	Rockville	20852	147618	7/10/2018	3	1	432	89	0.58	0.73	55	0.01	0.01 compliant
98966 The Montgomery	6425 Rock Forest Dr	Bethesda	20817	149292	10/4/2018	3	1	386	94	0.35	0.8	60	0	0.01 compliant
23127 The Morgan	12000 Chase Crossing Cir	Rockville	20852	147624	8/2/2018	2	1	127	32	0.81	2	10	0	0 at-risk
The Point At 17632 Germantown	2 Observation Ct	Germanto wn	20876	154253	4/17/2019	2	1	218	50	1.54	1.52	19	0.02	0 at-risk
The Point at Hampton 100467 Hollow	3400 HAMPTON HOLLOW DR	SILVER SPRING	20904	154232	5/1/2019	3	1	240	57	0.66	1.13	33	0	0 compliant
The Residences At 85739 Thayer Avenue	814 Thayer Ave	Spring Silver	20910	148716	7/6/2018	3	1	52	13	0.38	0.41	10	0	0 compliant
The Rothbury 50466 Apartments	20120 Rothbury Ln	ery Village	20886	150518	10/10/2018	3	1	205	50	0.62	1.32	26	0	0.02 compliant

Attachment 1  
Properties Inspected FY19 and Inspection Results

108600 The Sanctuary	426 UNIVERSITY BLVD E	SILVER SPRING Montgome	20901	153859	5/20/2019	3	1	75	0	0	0	0	0	0	0 compliant
The Verandahs	9300 Willow Creek Dr	Spring Village	20886	154292	5/14/2019	1	1	185	52	2.3	1.96	6	0.15	0	troubled
17628 Apartments	The Veridian At Silver	1133 East West													
62427 Spring Metro	Hwy	Spring	20910	154466	5/14/2019	3	0	457	106	0.17	0.29	87	0	0	compliant
The Villages At	9901 Gable														
17641 Decoverly	Ridge Ter	Rockville	20850	147536	7/12/2018	3	1	564	139	0.48	0.83	84	0	0.01	compliant
	429 Diamond	Gaithersb													
17422 The Willows	Ave W	urg	20877	153860	3/6/2019	3	1	195	10	0.1	0.2	9	0	0	compliant
Tilbury Garden															
17532 Apartments	7806 Tilbury St	Bethesda	20814	154225	4/29/2019	1	0	30	10	2.2	2.2	1	0	0	troubled
	5707 Luxemburg														
17627 Timberlawn Crescent	St	Rockville	20852	154290	4/19/2019	3	1	107	24	0.2	0.27	21	0	0	compliant
	4400 East West														
17228 Topaz House	Hwy	Bethesda	20814	147564	7/18/2018	3	1	360	90	0.13	0.21	80	0	0	compliant
	3502														
	Morningwood														
17576 Towne Centre Place	Dr	Olney	20832	148735	7/27/2018	3	1	49	13	1.3	1.25	4	0	0	compliant
Towne Crest	17500 Towne	Gaithersb													
96500 Apartments	Crest Dr	urg	20877	154272	4/17/2019	3	0	107	25	0.16	0.24	21	0	0	compliant
UNIVERSITY GARDENS	440 University	Silver													
90366 II	Blvd E	Spring	20901	154467	5/3/2019	3	1	27	7	0	0	7	0	0	compliant
	820 University	Silver													
17310 University Manor	Blvd E	Spring	20903	152897	3/20/2019	3	1	136	133	1.82	1.4	33	0.17	0.03	compliant
Upstairs At Bethesda	7131 Arlington														
61346 Row	Rd	Bethesda	20814	149956	10/9/2018	3	1	180	25	0.64	1.23	13	0	0	compliant
17619 Vassar Circle, 3	3 Vassar Cir	Glen Echo	20812	154651	4/17/2019	3	1	1	1	1	1	0	0	0	compliant
	10416 Fawcett	Kensington													
17569 Victoria Apartment	St	n	20895	152884	1/29/2019	3	1	10	10	0.8	0.97	4	0	0.1	compliant
Victory Oaks At St.		Silver													
78742 Camillus	721 Beacon Rd	Spring	20903	153862	4/8/2019	3	1	49	13	0	0	13	0	0	compliant
	8810 BRADFORD	SILVER													
108368 Villaflores	RD	SPRING	20901	154231	4/4/2019	3	1	6	6	1.33	0.75	3	0	0	compliant
Village Square	12011 Veirs Mill	Silver													
17372 Wheaton	Rd	Spring	20906	152882	3/19/2019	2	1	162	40	1.8	1.82	7	0.05	0	at-risk
		Montgom													
	18700 Walkers	ery													
100298 Walker House	Choice Rd	Village	20886	154257	5/15/2019	3	1	212	56	1.67	1.02	22	0.03	0	compliant
	8343 Fairhaven	Gaithersb													
17229 Washington Square	Dr	urg	20877	154269	5/6/2019	3	1	50	13	1.23	1.11	5	0	0	compliant

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Attachment 1

Properties Inspected FY19 and Inspection Results

17368 Waterford Tower	14000 Castle Blvd	Silver Spring	20904	154220	5/10/2019	2	1	143	36	1.52	2.29	9	0.02	0 at-risk
17519 Waverly House	4521 East West Hwy	Bethesda Silver	20814	152163	12/4/2018	3	1	158	39	0.28	0.37	32	0.02	0 compliant
17268 Westchester West	3214 Hewitt Ave	Spring Silver	20906	154262	5/20/2019	2	1	345	85	1.55	1.6	22	0.09	0.01 at-risk
17191 White Oak Gardens	Lockwood Dr	Spring	20904	154235	5/23/2019	2	1	352	93	1.79	1.6	22	0.08	0.02 at-risk
Whitney At Bethesda	7707 Wisconsin Ave	Bethesda	20814	149265	8/29/2018	3	1	253	58	0.08	0.19	54	0	0 compliant
45214 Theatre	Willow Manor At	18003 Mateny	20874	149960	8/21/2018	3	1	102	25	0.32	0.52	18	0	0.04 compliant
51074 Cloppers Mill	Woodfield Apartments	23901 Gaithersb	20882	154255	5/16/2019	3	1	4	5	0.2	0.6	4	0	0 compliant
17317 LLC	Woodfield Rd	8380 Broderick	20877	148736	7/30/2018	2	1	32	8	1.5	1.7	2	0	0 at-risk
79586 Woodward Crossing	Cir	urg Silver	20904	154261	4/24/2019	3	1	228	79	0.44	0.82	51	0	0 compliant
17631 Yorkshire I	11401 July Dr	Spring Silver	20904	149957	9/17/2018	3	1	97	24	0.41	0.7	17	0	0.04 compliant
88246 Yorkshire II	11401 July Dr	Spring	20904	149957	9/17/2018	3	1	97	24	0.41	0.7	17	0	0.04 compliant

To be inspected FY20

Attachment 2

List of Complexes to be Inspected in FY20 Including Troubled Properties

Community Name	Street Address	City	Zip Code	Unit Count	Year Built	Next Inspection Date	Percentage	Number to be inspected	Rating
1019-1025 Quebec Terrace	1019 Quebec Ter	Silver Spring	20903	16	1954	August-19	100%	16	troubled
308 PATTERSON CT	308 Patterson Ct	Takoma Park	20912	7	1938	April-20	100%	7	at-risk
4715 Cordell Avenue	4715 Cordell Ave	Bethesda	20814	32	1965	April-20	100%	32	at-risk
7001 Arlington At Bethesda	7001 Arlington Rd	Bethesda	20814	140	2015	January-20	25%	35	N/A
804 Kennebec	804 KENNEBEC AVE	TAKOMA PARK	20912	3	1932	Feb-20	100%	3	compliant
8401 Flower Avenue	8401 Flower Ave	Takoma Park	20912	6	1940	April-20	100%	6	at-risk
8417 Flower Ave	8417 Flower Ave	Takoma Park	20912	4	1932	October-19	100%	4	at-risk
8513 Flower	8513 FLOWER AVE	TAKOMA PARK	20912	3	1931	October-19	100%	3	troubled
910 KENNEBEC AVE	910 Kennebec Ave	Takoma Park	20912	3	1943	October-19	100%	3	troubled
9439 L L C	9437 Georgia Ave	Silver Spring	20910	8	1953	Apr-20	100%	8	compliant
Acclaim at Germantown	12912 Falling Water Cir	Germantown	20874	143	2002	June-20	100%	143	at-risk
AHC Bucknell LLC	11500 BUCKNELL DR	SILVER SPRING	20902	40	1963	May-20	100%	40	troubled
Arbor Crest Of Silver Spring	12801 Old Columbia Pike	Silver Spring	20904	80	2004	Jun-20	25%	20	compliant
Aspenwood	14400 Homecrest Rd	Silver Spring	20906	85	1990	Jun-20	25%	21	compliant
Auden Apartments	2600 Glenallan Ave	Silver Spring	20906	140	1966	December-19	100%	140	troubled
Avenel Gardens	10100 Avenel Gardens Ln	Silver Spring	20903	20	1986	Jun-20	100%	20	compliant
Avondale Apartments	4507 Avondale St	Bethesda	20814	22	1942	January-20	100%	22	at-risk
Avondale Street, 4500-4502	4500 Avondale St	Bethesda	20814	7	1940	November-19	100%	7	at-risk
Avondale Street, 4508-4510	4508 Avondale St	Bethesda	20814	7	1940	November-19	100%	7	troubled
Avondale Street, 4516-4518	4516 Avondale St	Bethesda	20814	5	1941	November-19	100%	5	troubled
Avondale Street, 4522-24	4522 Avondale St	Bethesda	20814	7	1941	December-19	100%	7	at-risk
Avondale Street, 4523	4523 Avondale St	Bethesda	20814	4	1940	December-19	100%	4	at-risk
Avondale Street, 4526	4526 Avondale St	Bethesda	20814	4	1939	October-19	100%	4	troubled
Avondale Street, 4530	4530 Avondale St	Bethesda	20814	4	1939	October-19	100%	4	troubled
Avondale Street, 4531	4531 Avondale St	Bethesda	20814	4	1940	December-19	100%	4	at-risk
Avondale Street, 4534 & 4536	4534 Avondale St	Bethesda	20814	4	1939	October-19	100%	4	troubled
Baldwin TLC	7910 Long Branch Pkwy	Takoma Park	20912	6	1935	October-19	100%	6	troubled
Battery Gardens	4918 Battery Ln	Bethesda	20814	62	1954	November-19	100%	62	at-risk
Battery Lane Apartments	4887 Battery Ln	Bethesda	20814	86	1954	February-20	50%	43	at-risk
Belvedere	2107 Belvedere Blvd	Silver Spring	20902	93	1947	October-19	100%	93	troubled
Bennington At Silver Spring	1215 East West Hwy	Silver Spring	20910	223	2004	Nov-19	25%	56	compliant
Blair Park	7721 Eastern Ave	Takoma Park	20912	52	1936	Mar-20	25%	13	compliant
Blair Park Gardens	7700 Blair Rd	Takoma Park	20912	74	1938	September-19	100%	74	troubled
Blair Towns	8201 16Th St	Silver Spring	20910	78	2003	Jun-20	25%	20	compliant
Bonifant Street, 828	828 Bonifant St	Silver Spring	20910	3	1927	April-20	100%	3	at-risk
Bonifant Street, 943	943 Bonifant St	Silver Spring	20910	3	1938	October-19	100%	3	troubled

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## Attachment 2

## List of Complexes to be Inspected in FY20 Including Troubled Properties

Boulevard Of Chevy Chase	4733 Bradley Blvd	Chevy Chase	20815	11	1918	September-19	100%	11	troubled
Bradford Road, 8701	8701 Bradford Rd	Silver Spring	20901	3	1953	May-20	100%	3	compliant
Bradford Road, 8712	8712 Bradford Rd	Silver Spring	20901	6	1952	November-19	100%	6	at-risk
Bradford Road, 8716	8716 Bradford Rd	Silver Spring	20901	6	1951	Apr-20	100%	6	compliant
Bradford Road, 8718	8718 Bradford Rd	Silver Spring	20901	6	1952	Apr-20	100%	6	compliant
Bradford Road, 8800	8800 Bradford Rd	Silver Spring	20901	6	1951	Apr-20	100%	6	compliant
Bradford Road, 8802	8802 Bradford Rd	Silver Spring	20901	6	1952	November-19	100%	6	at-risk
Bradford Road, 8804	8804 Bradford Rd	Silver Spring	20901	6	1949	October-19	100%	6	troubled
Bradford Road, 8806	8806 Bradford Rd	Silver Spring	20901	6	1950	May-20	100%	6	compliant
Bradley Terrace	6903 Strathmore St	Chevy Chase	20815-6225	24		October-19	100%	24	troubled
Brooke Park Apartments	6301 MacArthur Blvd	Bethesda	20816-3215	18	1956	December-19	100%	18	troubled
Burnt Mills Crossing	10713 Venetia Mill Cir	Silver Spring	20901	96	1990	Jun-20	25%	24	compliant
Burnt Mills Crossing I I	10700 Venetia Mill Cir	Silver Spring	20901	40	1991	September-19	100%	40	at-risk
Camp Hill Square	17825 Washington Grove Ln	Gaithersburg	20877	51	1971	January-20	100%	51	at-risk
Canterbury	20019 Sweetgum Cir	Germantown	20874	544	1986	January-20	50%	272	at-risk
Carroll Apartments	8733 Carroll Ave	Silver Spring	20903	52	1955	September-19	100%	52	troubled
Chadswood	1 Cross Laurel Ct	Germantown	20876	11	1983	November-19	100%	11	at-risk
Clayborn Avenue, 402	402 Clayborn Ave	Takoma Park	20912	3	1941	Mar-20	100%	3	compliant
Clayborn Avenue, 403	403 Clayborn Ave	Takoma Park	20912	4	1940	Apr-20	100%	4	compliant
Clayborn Avenue, 405	405 Clayborn Ave	Takoma Park	20912	4	1940	Apr-20	100%	4	compliant
Colesville Towers	8811 Colesville Rd	Silver Spring	20910	259	1966	May-20	50%	130	at-risk
Corona Apartments	714 Sligo Ave	Silver Spring	20910	43	1960	September-19	100%	43	at-risk
Covenant Village	18889 Waring Station Rd	Germantown	20874	89	2007	February-20	50%	45	at-risk
Croydon Manor Apartments	104 Croydon Ct	Silver Spring	20901	96	1949	May-20	25%	24	compliant
Crystal Springs	14301 Georgia Ave	Silver Spring	20906	435	1968	April-20	100%	435	troubled
Dale Apartments	524 Thayer Ave	Silver Spring	20910	26	1960	October-19	100%	26	troubled
Dale Drive, 527	527 Dale Dr	Silver Spring	20910	10	1943	November-19	100%	10	at-risk
Damascus Gardens	9829 Bethesda Church Rd	Damascus	20872	104	1980	May-20	100%	104	at-risk
Domer Avenue, 310	310 Domer Ave	Takoma Park	20912	6	1942	November-19	100%	6	troubled
Domer Avenue, 311	311 Domer Ave	Takoma Park	20912	8	1953	October-19	100%	8	troubled
Domer Avenue, 404	404 Domer Ave	Takoma Park	20912	3	1934	Mar-20	100%	3	compliant
Earle Manor I	10820 Georgia Ave	Silver Spring	20902	80	1960	October-19	100%	80	troubled
Easley Street, 731	731 Easley St	Silver Spring	20910	4	1923	Mar-20	100%	4	compliant
Eastern Avenue Apartments	7603 Eastern Ave	Takoma Park	20912	41	1936	October-19	100%	41	troubled
Elms At Germantown	20426 Apple Harvest Cir	Germantown	20876	316	2005	January-20	50%	158	at-risk
Enclave Silver Spring	11225 Oak Leaf Dr	Silver Spring	20901	1119	1966	March-20	100%	1119	troubled
Fairfax Court	1 Fairfax Ct	Chevy Chase	20815	18	1960	October-19	100%	18	troubled
Fawcett Apartments	10411 Fawcett St	Kensington	20895	12	1953	November-19	100%	12	at-risk
Flats 8300	8300 Wisconsin Ave	Bethesda	20814	359	2015	February-20	25%	90	N/A

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## List of Complexes to be Inspected in FY20 Including Troubled Properties

Flats At Bethesda Avenue	7170 WOODMONT AVE	Bethesda	20814	162	2015	January-20	25%	41	N/A
Flower Avenue, 7817	7817 Flower Ave	Takoma Park	20912	2	1930	October-19	100%	2	troubled
Flower Avenue, 7905	7905 Flower Ave	Takoma Park	20912	3	1949	April-20	100%	3	at-risk
Flower Avenue, 8011	8011 Flower Ave	Takoma Park	20912	4	1946	October-19	100%	4	troubled
Flower Avenue, 8101	8101 Flower Ave	Takoma Park	20912	6	1941	October-19	100%	6	at-risk
Flower Avenue, 8201	8201 Flower Ave	Takoma Park	20912	4	1936	October-19	100%	4	troubled
Flower Avenue, 8205	8205 Flower Ave	Takoma Park	20912	2	1937	October-19	100%	2	troubled
Flower Avenue, 8207	8207 Flower Ave	Takoma Park	20912	5	1942	October-19	100%	5	at-risk
Flower Avenue, 8407	8407 Flower Ave	Takoma Park	20912	1	1936	November-19	100%	1	at-risk
Flower Avenue, 8411	8411 Flower Ave	Takoma Park	20912	2	1933	October-19	100%	2	troubled
Flower Avenue, 8413	8413 Flower Ave	Takoma Park	20912	6	1935	October-19	100%	6	troubled
Flower Avenue, 8501	8501 Flower Ave	Takoma Park	20912	4	1935	Jun-20	100%	4	compliant
Flower Avenue, 8503	8503 Flower Ave	Takoma Park	20912	6	1952	Mar-20	100%	6	compliant
Flower Avenue, 8511	8511 Flower Ave	Takoma Park	20912	2	1939	October-19	100%	2	at-risk
Flower Avenue, 8601	8601 Flower Ave	Takoma Park	20912	4	0	October-19	100%	4	at-risk
Flower Avenue, 8605 & 8607	8605 Flower Ave	Takoma Park	20912	6	1936	September-19	100%	6	troubled
Flower Avenue, 8609	8609 Flower Ave	Takoma Park	20912	3	1936	Mar-20	100%	3	compliant
Flower Avenue, 8615	8615 Flower Ave	Takoma Park	20912	4	1931	May-20	100%	4	compliant
Flower Avenue, 8619	8619 Flower Ave	Takoma Park	20912	5	1936	September-19	100%	5	troubled
Flower Avenue, 8627	8627 Flower Ave	Takoma Park	20912	5	1935	October-19	100%	5	troubled
Foxhall Apartments	8715 Piney Branch Rd	Silver Spring	20901	263	1947	February-20	100%	263	troubled
Garland Avenue, 7803	7803 Garland Ave	Takoma Park	20912	1	1940	November-19	100%	1	at-risk
Garland Avenue, 7900	7900 Garland Ave	Takoma Park	20912	3	1942	January-20	100%	3	at-risk
Garland Avenue, 7907	7907 Garland Ave	Takoma Park	20912	3	1942	December-19	100%	3	troubled
Garland Avenue, 7909	7909 Garland Ave	Takoma Park	20912	3	1942	December-19	100%	3	troubled
Garland Avenue, 8002	8002 Garland Ave	Takoma Park	20912	3	1942	January-20	100%	3	troubled
Garland Avenue, 8003	8003 Garland Ave	Takoma Park	20912	1	1938	May-20	100%	1	at-risk
Garland Avenue, 8005	8005 Garland Ave	Takoma Park	20912	3	1938	December-19	100%	3	troubled
Garland Avenue, 8008	8008 Garland Ave	Takoma Park	20912	3	1935	June-20	100%	3	at-risk
Garland Avenue, 8102	8102 Garland Ave	Takoma Park	20912	3	1938	Apr-20	100%	3	compliant
Garland Avenue, 8111	8111 Garland Ave	Takoma Park	20912	3	1938	December-19	100%	3	troubled
Garland Avenue, 8215	8215 Garland Ave	Takoma Park	20912	4	1941	December-19	100%	4	troubled
Garland Avenue, 8305	8305 Garland Ave	Takoma Park	20912	6	1942	November-19	100%	6	at-risk
Garland Avenue, 8310	8310 Garland Ave	Takoma Park	20912	6	1944	October-19	100%	6	troubled
Garland Avenue, 8312	8312 Garland Ave	Takoma Park	20912	3	1941	January-20	100%	3	at-risk
Georgia Spring, LLC	923 Silver Spring Ave	Silver Spring	20910	3	1938	November-19	100%	3	at-risk
Glen Aldon	4858 Battery Ln	Bethesda	20814	66	1958	June-20	100%	66	at-risk
Glen Dorra	4998 Battery Ln	Bethesda	20814	95	1962	February-20	50%	48	at-risk
Glen Mont	4900 Battery Ln	Bethesda	20814	50	1958	December-19	100%	50	at-risk

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List of Complexes to be Inspected in FY20 Including Troubled Properties

Glenmont Crossing	2100 Georgian Woods Pl	Silver Spring	20902	97	1967	June-20	100%	97	at-risk
Glenview Avenue, 8512	8512 Glenview Ave	Takoma Park	20912	5	1942	November-19	100%	5	troubled
Glenview Avenue, 8514	8514 Glenview Ave	Takoma Park	20912	5	1952	Mar-20	100%	5	compliant
Glenville Road, 8801	8801 Glenville Rd	Silver Spring	20901	4	1954	November-19	100%	4	at-risk
Glenville Road, 8806	8806 Glenville Rd	Silver Spring	20901	8	1954	May-20	100%	8	at-risk
Glenville Road, 8807	8807 Glenville Rd	Silver Spring	20901	4	1952	May-20	100%	4	at-risk
Glenville Road, 8817	8817 Glenville Rd	Silver Spring	20901	3	1953	May-20	100%	3	at-risk
Greenwood Ave, 8203	8203 Greenwood Ave	Takoma Park	20912	1	1937	Mar-20	100%	1	compliant
Greenwood Ave, 8515 & Browning	8515 Greenwood Ave	Takoma Park	20912	24	1949	November-19	100%	24	at-risk
Greenwood Avenue, 7815	7815 Greenwood Ave	Takoma Park	20912	6	1936	September-19	100%	6	troubled
Greenwood Avenue, 7901	7901 Greenwood Ave	Takoma Park	20912	2	1936	Mar-20	100%	2	compliant
Greenwood Avenue, 8000	8000 Greenwood Ave	Takoma Park	20912	1	1936	May-20	100%	1	compliant
Greenwood Avenue, 8001	8001 Greenwood Ave	Takoma Park	20912	5	1940	Mar-20	100%	5	compliant
Greenwood Avenue, 8003	8003 Greenwood Ave	Takoma Park	20912	2	1938	Mar-20	100%	2	compliant
Greenwood Avenue, 8108	8108 Greenwood Ave	Takoma Park	20912	6	1938	Mar-20	100%	6	compliant
Greenwood Avenue, 8201	8201 Greenwood Ave	Takoma Park	20912	3	1939	May-20	100%	3	compliant
Greenwood Avenue, 8205	8205 Greenwood Ave	Takoma Park	20912	1	1940	October-19	100%	1	troubled
Greenwood Avenue, 8207	8207 Greenwood Ave	Takoma Park	20912	3	1941	November-19	100%	3	at-risk
Greenwood Avenue, 8208	8208 Greenwood Ave	Takoma Park	20912	4	1921	Mar-20	100%	4	compliant
Greenwood Avenue, 8209	8209 Greenwood Ave	Takoma Park	20912	3	1941	Mar-20	100%	3	compliant
Greenwood Avenue, 8210	8210 Greenwood Ave	Takoma Park	20912	6	1943	May-20	100%	6	compliant
Greenwood Avenue, 8220	8220 Greenwood Ave	Takoma Park	20912	5	1936	September-19	100%	5	troubled
Greenwood Avenue, 8314	8314 Greenwood Ave	Takoma Park	20912	1	1978	November-19	100%	1	at-risk
Greenwood Avenue, 8400	8400 Greenwood Ave	Takoma Park	20912	5	1942	May-20	100%	5	compliant
Greenwood Avenue, 8401	8401 Greenwood Ave	Takoma Park	20912	6	1942	May-20	100%	6	compliant
Greenwood Avenue, 8402	8402 Greenwood Ave	Takoma Park	20912	5	1942	Apr-20	100%	5	compliant
Greenwood Avenue, 8403	8403 Greenwood Ave	Takoma Park	20912	3	1940	May-20	100%	3	compliant
Greenwood Avenue, 8404	8404 Greenwood Ave	Takoma Park	20912	4	1942	May-20	100%	4	compliant
Greenwood Avenue, 8405	8405 Greenwood Ave	Takoma Park	20912	3	1941	October-19	100%	3	troubled
Greenwood Avenue, 8406	8406 Greenwood Ave	Takoma Park	20912	4	1942	October-19	100%	4	at-risk
Greenwood Avenue, 8407	8407 Greenwood Ave	Takoma Park	20912	3	1940	May-20	100%	3	compliant
Greenwood Avenue, 8408	8408 Greenwood Ave	Takoma Park	20912	5	1942	May-20	100%	5	compliant
Greenwood Avenue, 8409	8409 Greenwood Ave	Takoma Park	20912	3	1941	Apr-20	100%	3	compliant
Greenwood Avenue, 8410	8410 Greenwood Ave	Takoma Park	20912	5	1942	October-19	100%	5	at-risk
Greenwood Avenue, 8500	8500 Greenwood Ave	Takoma Park	20912	5	1942	October-19	100%	5	troubled
Greenwood Avenue, 8501	8501 Greenwood Ave	Takoma Park	20912	3	1941	Mar-20	100%	3	compliant
Greenwood Avenue, 8503	8503 Greenwood Ave	Takoma Park	20912	5	1942	September-19	100%	5	troubled
Greenwood Avenue, 8505	8505 Greenwood Ave	Takoma Park	20912	5	1944	September-19	100%	5	troubled
Greenwood Avenue, 8507	8507 Greenwood Ave	Takoma Park	20912	4	1942	October-19	100%	4	at-risk



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List of Complexes to be Inspected in FY20 Including Troubled Properties

Greenwood Avenue, 8509	8509 Greenwood Ave	Takoma Park	20912	1	1941	Apr-20	100%	1	compliant
Greenwood Avenue, 8516	8516 Greenwood Ave	Takoma Park	20912	3	1948	Mar-20	100%	3	compliant
Greenwood Avenue, 8520	8520 Greenwood Ave	Takoma Park	20912	3	1942	Apr-20	100%	3	compliant
Greenwood Avenue, 8606	8606 Greenwood Ave	Takoma Park	20912	3	1938	October-19	100%	3	at-risk
Greenwood Circle, 812	812 Greenwood Cir	Takoma Park	20912	6	1943	Apr-20	100%	6	compliant
Greenwood Circle, 814	814 Greenwood Cir	Takoma Park	20912	5	1943	October-19	100%	5	troubled
Greenwood Circle, 816	816 Greenwood Cir	Takoma Park	20912	6	1943	Apr-20	100%	6	compliant
Greenwood Mews	8211 Greenwood Ave	Takoma Park	20912	3	1940	October-19	100%	3	at-risk
Greenwood Terrace	8502 Greenwood Ave	Takoma Park	20912	47	1948	Mar-20	25%	12	compliant
Hampton Point	3340 Hampton Point Dr	Silver Spring	20904	352	1986	October-19	100%	352	troubled
Hermitage Square	3213 Hewitt Ave	Silver Spring	20906	131	1969	Feb-20	25%	33	compliant
Hillbrooke Towers	515 Thayer Ave	Silver Spring	20910	55	1962	December-19	100%	55	at-risk
Holiday Park Townhouses	4115 Garrett Park Rd	Silver Spring	20906	20	1968	December-19	100%	20	at-risk
Holstein House	7903 Holstein St	Takoma Park	20912	1	1933	Feb-20	100%	1	compliant
Holstein Street, 7902	7902 Holstein St	Takoma Park	20912	2	1939	October-19	100%	2	troubled
Houston Avenue, 1001	1001 Houston Ave	Takoma Park	20912	2	1942	Apr-20	100%	2	compliant
Houston Avenue, 1002	1002 Houston Ave	Takoma Park	20912	2	1941	Apr-20	100%	2	compliant
Houston Avenue, 804	804 Houston Ave	Takoma Park	20912	3	1936	May-20	100%	3	compliant
Houston Avenue, 805	805 Houston Ave	Takoma Park	20912	4	1939	Mar-20	100%	4	compliant
Houston Avenue, 806	806 Houston Ave	Takoma Park	20912	5	1940	Apr-20	100%	5	compliant
Houston Avenue, 807	807 Houston Ave	Takoma Park	20912	2	1938	Mar-20	100%	2	compliant
Houston Avenue, 809	809 Houston Ave	Takoma Park	20912	2	1948	October-19	100%	2	at-risk
Houston Avenue, 810	810 Houston Ave	Takoma Park	20912	3	1936	Mar-20	100%	3	compliant
Houston Avenue, 811	811 Houston Ave	Takoma Park	20912	3	1940	October-19	100%	3	at-risk
Houston Avenue, 902	902 Houston Ave	Takoma Park	20912	3	1941	October-19	100%	3	troubled
Houston Avenue, 904	904 Houston Ave	Takoma Park	20912	1	1936	October-19	100%	1	at-risk
Houston Avenue, 905	905 Houston Ave	Takoma Park	20912	2	1948	October-19	100%	2	at-risk
Hudson Avenue, 807	807 Hudson Ave	Takoma Park	20912	2	1937	Feb-20	100%	2	compliant
Hudson Avenue, 908	908 Hudson Ave	Takoma Park	20912	6	1943	September-19	100%	6	troubled
James welu	811 Thayer Ave	Silver Spring	20910	3	1932	September-19	100%	3	troubled
Ken-Mil Apartments	9119 Manchester Rd	Silver Spring	20901	66	1961	September-19	100%	66	troubled
Kennebec Avenue, 1001	1001 KENNEBEC AVE	TAKOMA PARK	20912	3	1942	September-19	100%	3	troubled
Kennebec Avenue, 805	805 Kennebec Ave	Takoma Park	20912	3	1938	Feb-20	100%	3	compliant
Kennebec Avenue, 806	806 Kennebec Ave	Takoma Park	20912	4	1933	Feb-20	100%	4	compliant
Kennebec Avenue, 807	807 Kennebec Ave	Takoma Park	20912	5	1942	October-19	100%	5	at-risk
Kennebec Avenue, 900	900 Kennebec Ave	Takoma Park	20912	3	1936	September-19	100%	3	troubled
Kennebec Avenue, 903	903 Kennebec Ave	Takoma Park	20912	1	1940	November-19	100%	1	at-risk
Kennebec House	808 Kennebec Ave	Takoma Park	20912	5	1938	October-19	100%	5	troubled
Kensington House	10225 Frederick Ave	Kensington	20895	138	1985	February-20	100%	138	at-risk

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## List of Complexes to be Inspected in FY20 Including Troubled Properties

Liberty Mill Apartments	19520 WATERS RD	Germantown	20874	303	2015	March-20	25%	76	N/A
Longbranch Parkway, 7906	7906 Long Branch Pkwy	Takoma Park	20912	3	1937	October-19	100%	3	at-risk
Main Street, 9863	9863 Main St	Damascus	20872	4	1946	December-19	100%	4	at-risk
Manor Apartments	25801 Wright Rd	Damascus	20872	3	1954	November-19	100%	3	at-risk
Maplewood Avenue, 800	800 Maplewood Ave	Takoma Park	20912	4	1938	October-19	100%	4	at-risk
Maplewood Avenue, 805	805 Maplewood Ave	Takoma Park	20912	1	1939	Apr-20	100%	1	compliant
Maplewood Avenue, 806	806 Maplewood Ave	Takoma Park	20912	4	1932	September-19	100%	4	troubled
Middlebrooke	5015 Battery Ln	Bethesda	20814	84	1968	February-20	50%	42	at-risk
Mill Creek Garden Apartments	17654 Amity Dr	Gaithersburg	20877	148	1985	May-20	100%	148	at-risk
Montgomery Club V	204 Water St	Gaithersburg	20877	47	1979	June-20	50%	24	at-risk
Montgomery Club V I	17101 Queen Victoria Ct	Gaithersburg	20877	109	1982	May-20	100%	109	troubled
Montgomery Club V II	9901 Killarney Ln	Gaithersburg	20877	112	1983	May-20	100%	112	troubled
Montgomery White Oak	11550 Stewart Ln	Silver Spring	20904	591	1965	January-20	100%	591	troubled
Naples Manor	1 Carona Ct	Silver Spring	20905	64	1987	December-19	50%	32	at-risk
Nolte Avenue Apartments	8200 Nolte Ave	Silver Spring	20910	15	1940	Apr-20	100%	15	compliant
Nolte Avenue, 8207	8207 Nolte Ave	Silver Spring	20910	7	1954	October-19	100%	7	at-risk
Nolte Avenue, 8212	8212 Nolte Ave	Silver Spring	20910	2	1943	November-19	100%	2	at-risk
Not Available	302 PATTERSON CT	TAKOMA PARK	20912	5	1942	October-19	100%	5	troubled
Olney-Sandy Spring Road, 903 & 907	903 Olney Sandy Spring Rd	Laurel	20707	4	1959	November-19	100%	4	troubled
Pallas	11550 Old Georgetown Rd	Rockville	20852	319	2015	March-20	25%	80	N/A
Parkside Terrace	500 Easley St	Silver Spring	20910	86	1959	September-19	100%	86	troubled
Patterson Court, 304	304 Patterson Ct	Takoma Park	20912	3	1938	Feb-20	100%	3	compliant
Pembridge Square	2315 Blueridge Ave	Silver Spring	20902	133	1968	May-20	100%	133	at-risk
Peppertree Farm	14120 Weeping Willow Dr	Silver Spring	20906	881	1974	September-19	100%	881	troubled
Perrywood, 26040 Woodfield Rd, Damascus, 20872	26040 Woodfield Rd	Damascus	20872	26	1958	December-19	100%	26	troubled
Piney Branch Road, 8202-8208	8202 Piney Branch Rd	Silver Spring	20910	2	1938	October-19	100%	2	at-risk
Plymouth Street, 8705	8705 Plymouth St	Silver Spring	20901	6	1952	May-20	100%	6	at-risk
Plymouth Street, 8709	8709 Plymouth St	Silver Spring	20901	6	1952	October-19	100%	6	troubled
Plymouth Street, 8710	8710 Plymouth St	Silver Spring	20901	6	1952	May-20	100%	6	at-risk
Plymouth Street, 8711	8711 Plymouth St	Silver Spring	20901	6	1952	October-19	100%	6	troubled
Plymouth Street, 8712	8712 Plymouth St	Silver Spring	20901	6	1952	December-19	100%	6	troubled
Plymouth Street, 8713	8713 Plymouth St	Silver Spring	20901	6	1950	December-19	100%	6	troubled
Plymouth Street, 8715	8715 Plymouth St	Silver Spring	20901	4	1952	December-19	100%	4	at-risk
Plymouth Street, 8716	8716 Plymouth St	Silver Spring	20901	6	1952	November-19	100%	6	at-risk
Plymouth Street, 8717	8717 Plymouth St	Silver Spring	20901	4	1953	December-19	100%	4	troubled
Plymouth Street, 8800	8800 Plymouth St	Silver Spring	20901	6	1952	November-19	100%	6	troubled
Plymouth Street, 8801	8801 Plymouth Street	Silver Spring	20910	6	1952	May-20	100%	6	at-risk

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## List of Complexes to be Inspected in FY20 Including Troubled Properties

Plymouth Street, 8802	8802 Plymouth St	Silver Spring	20901	6	1952	October-19	100%	6	troubled
Plymouth Street, 8803	8803 Plymouth St	Silver Spring	20901	6	1952	November-19	100%	6	at-risk
Plymouth Street, 8807	8807 Plymouth St	Silver Spring	20901	6	1952	November-19	100%	6	at-risk
Prospect House	921 Prospect St	Takoma Park	20912	4	1962	October-19	100%	4	at-risk
Prospect Street, 903	903 Prospect St	Takoma Park	20912	1	1940	October-19	100%	1	troubled
Prospect Street, 907	907 Prospect St	Takoma Park	20912	2	1923	October-19	100%	2	at-risk
Prospect Street, 908	908 Prospect St	Takoma Park	20912	4	1942	October-19	100%	4	troubled
Prospect Street, 909	909 Prospect St	Takoma Park	20912	2	1926	Mar-20	100%	2	compliant
Prospect Street, 911	911 Prospect St	Takoma Park	20912	2	1938	September-19	100%	2	troubled
Prospect Street, 915	915 Prospect St	Takoma Park	20912	3	1954	October-19	100%	3	at-risk
Quebec Flats, LLC	1011 Quebec Ter	Silver Spring	20903	8	1954	September-19	100%	8	troubled
Quebec Terrace, 1000	1000 Quebec Ter	Silver Spring	20903	10	1955	August-19	100%	10	troubled
Quebec Terrace, 1005-07-09	1005 Quebec Ter	Silver Spring	20903	12	1954	August-19	100%	12	troubled
Quebec Terrace, 1006	1006 Quebec Ter	Silver Spring	20903	14	1955	August-19	100%	14	troubled
Quebec Terrace, 1008	1008 Quebec Ter	Silver Spring	20903	14	1955	May-20	100%	14	troubled
Quebec Terrace, 1010	1010 Quebec Ter	Silver Spring	20903	14	1955	August-19	100%	14	troubled
Quebec Terrace, 1015	1015 Quebec Ter	Silver Spring	20903	4	1955	August-19	100%	4	troubled
Quebec Terrace, 1017	1017 Quebec Ter	Silver Spring	20903	4	1952	August-19	100%	4	troubled
Quebec Terrace, 1027-1029	1027 Quebec Ter	Silver Spring	20903	8	1954	September-19	100%	8	troubled
Quebec Terrace, 1031	1031 Quebec Ter	Silver Spring	20903	4	1954	September-19	100%	4	troubled
Quebec Terrace, 1033-1045	1033 Quebec Ter	Silver Spring	20903	28	1953	August-19	100%	28	troubled
Ridgewood Apartments	4021 Postgate Ter	Silver Spring	20906	274	1987	May-20	100%	274	at-risk
Ruatan Street, 1050	1050 Ruatan St	Silver Spring	20903	4	1954	December-19	100%	4	troubled
Ruatan Street, 1052	1052 Ruatan St	Silver Spring	20903	4	1954	December-19	100%	4	troubled
Ruatan Street, 1054	1054 Ruatan St	Silver Spring	20903	4	1954	December-19	100%	4	troubled
Ruatan Street, 1058	1058 Ruatan St	Silver Spring	20903	4	1954	December-19	100%	4	troubled
S Apartments	8710 Bradford Rd	Silver Spring	20901	6	1952	Mar-20	100%	6	compliant
Schrider Street, 8101	8101 Schrider St	Silver Spring	20910	6	1938	Jun-20	100%	6	compliant
Schrider Street, 8115	8115 Schrider St	Silver Spring	20910	9	1956	October-19	100%	9	at-risk
Schrider Street, 8207	8207 Schrider St	Silver Spring	20910	4	1938	Jun-20	100%	4	compliant
Schrider Street, 8209	8209 Schrider St	Silver Spring	20910	4	1938	Jun-20	100%	4	compliant
Schrider Street, 8217	8217 Schrider St	Silver Spring	20910	5	1938	Jun-20	100%	5	compliant
Schrider Street, 8221	8221 Schrider St	Silver Spring	20910	4	1937	Jun-20	100%	4	compliant
Schuyler Rd., 100-102	100 Schuyler Rd	Silver Spring	20901	26	1949	Mar-20	100%	26	compliant
Silver Spring Avenue, 611	611 Silver Spring Ave	Silver Spring	20910	4	1938	Dec-19	100%	4	compliant
Silver Spring Avenue, 616	616 Silver Spring Ave	Silver Spring	20910	4	1938	October-19	100%	4	troubled
Silver Spring Avenue, 626	626 Silver Spring Ave	Silver Spring	20910	4	1939	December-19	100%	4	at-risk
Silver Spring Avenue, 755	755 Silver Spring Ave	Silver Spring	20910	1	1922	September-19	100%	1	troubled
Silver Spring Avenue, 761	761 Silver Spring Ave	Silver Spring	20910	3	1931	November-19	100%	3	at-risk



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## List of Complexes to be Inspected in FY20 Including Troubled Properties

Silver Spring House Apartments	555 Thayer Ave	Silver Spring	20910	80	1963	August-19	50%	40	at-risk
Sligo Avenue, 609	609 Sligo Ave	Silver Spring	20910	4	1958	October-19	100%	4	troubled
Sligo House Apartments	603 Sligo Ave	Silver Spring	20910	64	1959	December-19	50%	32	at-risk
Sligo Park Hills	108 Schuyler Rd	Silver Spring	20901	26	1949	December-19	100%	26	troubled
Sligo Terrace Apartments	8800 Manchester Rd	Silver Spring	20901	54	1948	June-20	100%	54	at-risk
Somerset Apartments	3115 Hewitt Ave	Silver Spring	20906	99	1972	Jun-20	25%	25	compliant
Stratford Terrace	9061 Manchester Rd	Silver Spring	20901	19	1961	June-20	100%	19	at-risk
Strathmore Apartments	7025 Strathmore St	Chevy Chase	20815	28	1942	December-19	100%	28	at-risk
Strathmore Apartments #2	7039 Strathmore St	Chevy Chase	20815	4	1935	Mar-20	100%	4	compliant
Thayer Avenue, 746	746 Thayer Ave	Silver Spring	20910	2	1922	Feb-20	100%	2	compliant
Thayer Avenue, 808	808 Thayer Ave	Silver Spring	20910	2	1917	October-19	100%	2	troubled
Thayer Avenue, 809	809 Thayer Ave	Silver Spring	20910	3	1932	September-19	100%	3	troubled
Thayer Avenue, 810	810 Thayer Ave	Silver Spring	20910	3	1921	September-19	100%	3	troubled
Thayer Terrace	525 Thayer Ave	Silver Spring	20910	74	1960	October-19	100%	74	troubled
The Galaxy	8025 13Th St	Silver Spring	20910	195	2011	May-20	25%	49	at-risk
The Gardens Of Traville Senior Apa	14411 Traville Garden Cir	Rockville	20850	230	2003	November-19	50%	115	at-risk
The Lockwood	11431 Lockwood Dr	Silver Spring	20904	111	1965	February-20	100%	111	troubled
The Morgan	12000 Chase Crossing Cir	Rockville	20852	127	1996	January-20	25%	32	at-risk
The Parc at Woodlake	14001 Castle Blvd	Silver Spring	20904	534	1979	November-19	100%	534	troubled
The Perry At Park Potomac	12430 Park Potomac Ave	Potomac	20854	297	2015	February-20	25%	74	N/A
The Point At Germantown	2 Observation Ct	Germantown	20876	218	1990	June-20	50%	109	at-risk
University Gardens	440 University Blvd E	Silver Spring	20901	64	1992	Jun-20	25%	16	compliant
Villa Nova	11513 Lockwood Dr	Silver Spring	20904	22	1972	Jun-20	100%	22	compliant
Villaflores	8808 BRADFORD RD	SILVER SPRING	20901	6	1950	Mar-20	100%	6	compliant
Village Square Wheaton	12011 Veirs Mill Rd	Silver Spring	20906	162	1963	April-20	50%	81	at-risk
Wabash Avenue, 901	901 Wabash Ave	Takoma Park	20912	2	1966	October-19	100%	2	troubled
Wabash Avenue, 907	907 Wabash Ave	Takoma Park	20912	6	1943	Feb-20	100%	6	compliant
Wheaton House	10811 Georgia Ave	Silver Spring	20902	71	1961	Apr-20	25%	18	compliant
White Ground Road, 17700	17700 White Ground Rd	Boyd	20841	2	1990	October-19	100%	2	troubled
Winexburg Manor	2301 Glenallan Ave	Silver Spring	20906	623	1969	February-20	100%	623	at-risk
Wisconsin Avenue, 7347	7347 Wisconsin Ave	Bethesda	20814	5	1929	October-19	100%	5	troubled
Woodward Crossing	8380 Broderick Cir	Gaithersburg	20877	32	2012	December-19	100%	32	at-risk

**MONTGOMERY COUNTY GOVERNMENT  
MULTIFAMILY HOUSING INSPECTION PROGRAM  
CORRECTIVE ACTION PLAN FOR TROUBLED PROPERTIES**

<b>Community:</b> <i>Sample Apartments</i>	<b>Address:</b> <i>123 Main Street, Silver Spring 20902</i>	
<b>Number of Units:</b> <i>300</i>	<b>Year Built:</b> <i>1975</i>	<b>License Number:</b> <i>12345</i>
<b>Complaints received previous inspection cycle:</b> <i>50</i>		<b>Date of Last Inspection:</b> <i>5/19/19</i>
<b>Owner/Agent Name:</b> <i>John Doe</i>	<b>Property Type:</b> <i>Medium Rise</i>	<b>Approx. date of Next Inspection:</b> <i>8/19/20</i>
<b>Percentage of Infested Units:</b> <i>15%</i>		

**Capital Improvements**

**Question:** When is the last time you've invested in any large major capital improvements on the property?

**Answer:** *Within the past: 24-35 months*

**Describe capital improvements made within the specified time:** *We have replaced all balconies throughout the property (275 units) for a total cost of \$1,500,000.*

**Question:** Are there any major capital improvements planned for the property?

**Answer:** *Yes*

**Describe planned capital improvements:** *Installation of new sliding patio doors throughout the property (300 units) at a total cost of \$500,000.*

**Indicate the time period in which the planned capital improvement is scheduled to occur:**

**Answer:** *Within the next 1 -2 years*

**Elevators**

**Question:** Does your property have an elevator?

**Answer:** *Yes*

**Question:** How many elevator cars are there on the property?

**Answer:** *4*

**Question:** Has the elevator motor or other major components within the elevator ever been replaced or completely renovated?

**Answer:** *Yes*

**Indicate the approximate number of years that have elapsed since major elevator repairs have been made:**

**Answer:** *Within the last 5-9 years*

**Emergency Preparedness and Contingency Plans**

***Hvac System***

**Question:** In the event of a major HVAC system failure that renders heating and/or air conditioners inoperative for more than 24hrs, do you have a contingency plan in place to provide alternative sources of heat and/or air conditioning?

**Answer:** *No, we do not have a contingency plan*

**Describe how you handle or would handle a major system failure to your HVAC systems:**

*We haven't experienced a system failure to our HVAC system that we weren't able to quickly resolve. In the past, we've relied upon third party mechanical contractors to make emergency repairs.*

***Fire and Flooding***

**Question:** In the event of a major emergency such as fire, water/flooding damage, do you have a contingency plan in place to provide alternative living arrangements if the building or portions thereof become uninhabitable?

**Answer:** *Yes, we have a well-organized and written contingency plan*

**Question:** Have you attached your most recent Fire/Flooding contingency plan to the Licensing Portal?

**Answer:** *Yes*

***Electricity, Gas and Water***

**Question:** In the event of loss of Electricity, Gas or Water for more than 24hrs, do you have a contingency plan in place to provide alternative services?

**Answer:** *No, we do not have a contingency plan*

**Describe how you handle or would handle a widespread loss of electricity, gas or water:**

*While we do not have a written contingency plan, we do have generators on site that will operate emergency lighting, power the elevators and fire alarm system.*

**HVAC System**

**Question:** Do you have a boiler or other HVAC equipment on-site that requires annual inspections by the State of Maryland?

**Answer:** *Yes*

**Question:** Have you uploaded your most recent certification to the Licensing Portal?

**Answer:** *No*

**Describe the type of HVAC systems in use on your property:**

*Heat is provided by central boilers and A/C is provided via rooftop chillers.*

**Question:** Do you have an onsite certified/licensed HVAC maintenance tech or engineer?

**Answer:** *Yes*

**List/describe the certifications/licenses in use:** *We have 2 Maintenance Techs onsite that are NATE (North American Technician Excellence) certified.*

**Management and Maintenance Practices**

**Question:** Is there a property manager on-site?

**Answer:** Yes

**Question:** What hours are property manager's office hours?

**Answer:** Monday through Friday, 10:00 am to 6:00 pm and Saturday 10:00 am to 2:00 pm

**Question:** Do you have a 24-hour emergency number for complaints?

**Answer:** Yes – (240) 123-4567

**Question:** Do you have one or more maintenance personnel on-site during regular business hours (Monday – Friday)?

**Answer:** Yes

**Indicate the number of maintenance personal assigned to this property:** 5-9

**Question:** For non-emergency repairs, on average, how long does it take for you to respond to tenant complaints?

**Answer:** 5-7 days

**Mold Remediation**

**Question:** Do you routinely utilize the services of a professional mold remediation company to abate mold?

**Answer:** No

**Question:** When a resident makes a complaint regarding mold, how soon does your maintenance team respond to inspect and treat?

**Answer:** 24hrs to 48hrs

**Describe your strategy to reduce the instances of mold on your property over the course of the next year. Mold hasn't been an issue at this property.**

**Pest Control**

**Question:** On a regular basis, do you employ the services of a licesned Pest Control Company?

**Answer:** Yes

**Name of Pest Control Company:** Always on time Pest Control

**Name of Contact:** Jane Doe

**Phone Number:** (240) 777-0000

**Email:** jane.doe@aotpc.com

**Question:** How often do you treat your property?

**Answer:** Weekly

**Question:** What types of pests do you routinely treat for?

**Answer:** *Mice, Rats and Roaches*

**Question:** When a resident makes a complaint regarding pests, how soon does your maintenance team follow-up?

**Answer:** *Within a week*

**Describe your strategy to reduce the presence of pests on your property over the course of the next year:** *In addition to responding to individual complaints, we will proactively canvass surrounding apartments to inquire if those residents are also experiencing an issue with pests. If they are, we will authorize additional pest control services at the same time to adjacent units.*

### **Smoke, Fire and Carbon Monoxide Alarms**

**Question:** If your property has fuel burning equipment inside the apartments, have you installed Carbon Monoxide Alarms in every unit?

**Answer:** *Yes*

**Enter the year carbon monoxide alarms were installed in all the units:** *2015*

**Question:** Do you maintain a Smoke Detector log indicating when you last replaced expired or defective devices?

**Answer:** *No*

**Question:** Does your property have a Fire Alarm System requiring inspection by the County Fire Marshall?

**Answer:** *Yes*

### **Tenant Related Issues**

**Question:** How often do you routinely inspect all your units?

**Answer:** *Every two years*

**Question:** If you come across a tenant that hoards and has significant accumulation of household goods and/or debris in their home, how do you address the situation?

**Answer:** *Depending upon the level of severity, we give tenants an opportunity to clear their units. If they do not, and we deem the condition to be a hazard, we commence eviction proceedings.*

**Question:** If a unit is condemned as unfit for human habitation by DHCA, do you have a relocation procedure/policy in place to provide alternative housing for the tenant?

**Answer:** *No*

### **Windows**

**Question:** Have the windows on your property ever been replaced?

**Answer:** *No*

**Summary**

**In addition to any information you've provided above, how will you ensure you reduce the overall number and severity of code violations on your property during the next inspection cycle?**

*We have added additional maintenance personnel to our team so that we can respond to service requests in a timelier manner. Our goal is to respond within the same day for emergencies and 72 hours for all other complaints. We have also instituted follow-up phone calls made two to three weeks after the close out of service requests to ensure originally identified problems have been corrected. We have likewise made the decision to inspect every unit once each year.*



Montgomery County, MD  
Housing Code Enforcement

December 19, 2018

Dear Rental Property Owners and Managers:

The Montgomery County Department of Housing and Community Affairs (DHCA), Housing Code Enforcement Section, would like to notify you of several important law changes that may significantly impact your rental property in the County.

Major changes contained in County Bill 19-15, Landlord-Tenant Relations have strengthened DHCA's housing code enforcement activities by requiring:

- More frequent inspections of all multi-family rental properties in Montgomery County to determine their current condition;
- Additional code enforcement resources to focus on properties with significant **health and safety issues** and properties with **numerous code violations**; and,
- Increased transparency about the condition of rental properties in the County through expanded data collection and sharing.

The following **Montgomery County Executive Regulations** may also impact your rental property:

- 1) 5-17 Troubled Properties (pending County Council approval) – DHCA must establish a housing code violation classification system to identify "**Troubled Properties**". All "**Troubled Properties**" will be subject to annual inspections (instead of an inspection every three years) and will be required to develop a corrective action plan to address code violations.
- 2) 02-17 Establishing Inspection Fees (approved July 18, 2017) - The annual licensing fee paid by a multi-family rental property owner covers the cost of **one initial code violation inspection and one follow-up second inspection within a three-year period**. Property owners are required to pay the cost of a 3<sup>rd</sup> and any subsequent inspections when a code violation is not corrected by the second inspection according to the following fee schedule:
  - 1<sup>st</sup> Inspection \$0
  - 2<sup>nd</sup> Inspection \$0
  - 3<sup>rd</sup> Inspection \$100 flat fee, plus \$25 for each rental unit that must be re-inspected
  - 4<sup>th</sup> Inspection \$200 flat fee, plus \$50 for each rental unit that must be re-inspected
  - 5<sup>th</sup> Inspection \$500 flat fee, plus \$125 for each rental unit that must be re-inspected
  - 6<sup>th</sup> Inspection \$1000 flat fee, plus \$250 for each rental unit that must be re-inspected
- 3) 3-18 Repair and Deduct (approved July 24, 2018) – The Director of DHCA may authorize tenants to repair a housing code violation and deduct up to one month's rent when a landlord fails to correct a housing code violation within the specified timeframe.

**Other Important Reminders:**

As we approach the winter, DHCA would like to remind you about five critical issues related to potential code violations and rental housing safety:

1) Maryland's New Smoke Alarm Reminder requires replacement of any smoke alarm that is 10 or more years old (from the date of manufacture) with a sealed 10-year life span battery operated smoke alarm. Montgomery County has additional smoke alarm equipment requirements based on when a building was constructed.

2) Maryland's Rental Property Carbon Monoxide Alarm requires all rental properties containing any fuel burning equipment, wood burning appliance, or an enclosed garage to have a carbon monoxide alarm in addition to a smoke alarm. *The Office of the Maryland Fire Marshall recommends that multi-family properties use a hard-wired combination smoke alarm/carbon monoxide alarm with a ten-year battery back-up.*

3) Gas Heating and Cooking Safety Awareness is a critical concern related to health and safety. **If anyone smells natural gas in or near your property, call 9-1-1 immediately.** Also, please ensure that residents and property staff immediately evacuate the property and relocate to a safe location.

4) **Complaints about mold** and related health risks in rental properties has increased significantly in the past six-months. Mold can be avoided by improving maintenance practices and educating tenants about the importance of repairing water leaks and ventilating rooms to avoid excessive moisture, humidity, and condensation. For additional information about mold prevention please refer to the EPA's "Brief Guide to Mold and Moisture and Your Home"

5) **Snow Removal** - in Montgomery County, all public sidewalks adjacent to a property, including any walkway in the public right-of-way, must be shoveled within 24 hours after the snow stops to provide a pathway wide enough for safe "pedestrian and wheelchair" use. Violators will receive a citation and will be subject to a fine. *Commercial and multi-family properties receive a separate violation for each day that the violation continues. In addition to fines, the County can clear snow and ice and charge a violator for the cost.*

In closing, we would like to thank you in advance for your proactive efforts to ensure that Montgomery County's rental housing stock is in safe condition!

Sincerely,

Timothy J. Goetzinger, Acting Director

**Additional Resources**

- DHCA Housing Code Enforcement Handbook
- DHCA Landlord Tenant Handbook
- BGE Natural Gas Safety Spanish/English Brochure
- Stay on the Safe Side of Natural Gas Outside
- Holiday Safety Reminder (English/Spanish)



[Print](#)

## COMCOR - Code of Montgomery County Regulations

**COMCOR 29.40.01 Troubled Properties**

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**29.40.01.01 Purpose**

The minimum maintenance standards that apartment complexes and buildings with personal living quarters (“rental housing” or “rental housing properties”) must meet are set forth in Chapter 26 of the Montgomery County Code. When the Department conducts a visual assessment of rental housing for compliance with Chapter 26, any violation of the Chapter 26 standards is noted by the Department without distinction as to the severity of the violation, except those violations cited under Section 26-13 and Section 26-15 of the Code. However, for the purposes of meeting the requirements of Section 29-22(b)(2), the Department categorizes and ranks violations in the order of severity, as outlined in this regulation to determine whether rental housing is to be designated as a Troubled Property.

This regulation sets forth a methodology for designating Troubled Properties under Section 29-22(b)(2) of the Montgomery County Code based on the severity and quantity of violations of Chapter 26, with rental housing designated as Troubled Properties being subject to annual inspections and the requirement to develop and implement a corrective action plan under Section 29-22(c).

**29.40.01.02 Definitions**

Unless defined below, all terms herein have the same meanings as those in Chapter 29 of the Code.

(a) *Corrective action plan* means a written property maintenance plan prepared by the Landlord of a Troubled Property, that describes in detail the specific actions that the Landlord will take within a specified time schedule to both identify and correct current and ongoing housing code violations in a timely manner and prevent future housing code violations to the greatest extent possible.

(b) *Troubled Property* means rental housing which, because of the severity and quantity of violations under Chapter 26, is subject to annual inspections by the Department and requires the development and implementation of a corrective action plan.

**29.40.01.03 Classifying Violations by Severity**

(a) The Department shall maintain and publicize a list of violations (“violations list”) with an assigned level of severity for each violation based on the four categories described below. The violations list may, by Executive Order, be revised periodically for completeness and clarity.

(b) *Health and Safety Violations.* Health and Safety Violations are generally those that present an imminent or immediate risk to tenants including, but not limited to:

- (1) Those violations listed in Section 29-22(b)(1) of the Code;
- (2) Violations which cause the Department to exercise the powers delineated in Section 26-13 and Section 26-15 of the Code;

- (3) Missing, disabled, or non-functioning smoke detectors;
- (4) Broken entrance doors and/or missing or broken locks;
- (5) HVAC system not maintaining a temperature of 68 degrees in heating months; or

(6) Any other violation designated on the violations list maintained by the Department. Unless the magnitude of a violation necessary to meet the level of a health and safety violation is specified in the Code or regulation, a violation must meet the requirements of Section 26-13(a) of the Code in order to achieve the designation of a health and safety violation.

(c) *Higher Priority Violations.* Higher Priority Violations are generally those that do not present an imminent or immediate risk to tenants' health or safety, but require more substantial and expensive repairs, including but not limited to:

- (1) Damage to interior doors and/or door locks;
- (2) Major wall damage;
- (3) The limited presence of mold that does not meet the standard set in Section 26-13(a)(3) of the Code;
- (4) Overcrowding;
- (5) Infestation not rising to the level established in Section 29-22(b)(1)(a);
- (6) Non-functioning or inadequately functioning major appliance, such as a refrigerator not cooling, or a stove not heating, to the required temperature;
- (7) Other damage to windows not related to egress;
- (8) Missing address indicators; or
- (9) Any other violation designated on the violations list maintained by the Department.

(d) *Medium Priority Violations.* Medium Priority Violations are generally those related to ongoing maintenance issues including, but not limited to:

- (1) Poor housekeeping presenting conditions conducive to infestation and/or accidents;
- (2) Faucet leaks and other non-emergency plumbing repairs;
- (3) Minor wall and/or tile repairs;
- (4) Carpet damage;
- (5) Deteriorated refrigerator gaskets;
- (6) HVAC system requiring general maintenance; or
- (7) Any other violation designated on the violations list maintained by the Department.

(e) *Lower Priority Violations.* Lower Priority Violations are generally those of a superficial or cosmetic nature including, but not limited to:

- (1) Interior walls and ceilings requiring general painting, scraping and preparation;
- (2) Lights and light covers in need of repairing or replacing;
- (3) Window blinds in need of repairing or replacing;
- (4) Broken or damaged toilet seat;
- (5) Broken or damaged bathroom towel rack and/or toothbrush holder;
- (6) Bathtub in need of re-glazing and/or repairing grout and caulking; or
- (7) Any other violation designated on the violations list maintained by the Department.

(f) The quantity and severity of violations under each category necessary to designate rental housing as a Troubled Property is set forth in Section 29.40.01.04 of this regulation.

#### **29.40.01.04 Designating Troubled Properties**

(a) After an inspection of rental housing and based on the inspection findings, the Department shall calculate two scores to be assigned to each rental property based on the following criteria:

(1) The severity of the violations found in the rental housing (the Severity of Violations Score, or “SV Score”);

(2) The total number of violations found in the rental housing (the Total Number of Violations Score, or “TV Score”).

(b) *Severity of Violations (“SV”) Score.*

(1) The Severity of Violations score shall be based on the following point system:

(i) Five (5) points for each Health and Safety Violation found;

(ii) Three (3) points for each Higher Priority Violation found;

(iii) Two (2) points for each Medium Priority Violation found;

(iv) One (1) point for each Lower Priority Violation found.

(2) The Department will assign the appropriate point value to each violation based on its severity and will add the points together to calculate the total number of points. The Department will then divide this total number of points by the total number of violations found in the Multifamily Dwelling Units inspected to determine an average number representing the Severity of Violations (“SV”) Score for that rental housing.

(c) *Total Number of Violations (“TV”) Score.* The Department will divide the total number of violations found in the rental housing by the total number of Multifamily Dwelling Units inspected to determine an average number of violations per unit which will be the Total Violations (“TV”) Score for that rental housing.

(d) On or about July 1, 2019, the Department shall analyze the results of inspections of rental properties that were conducted on or after January 15, 2017 according to the method described below. Thereafter, the Department will conduct this analysis annually for those rental properties inspected within the preceding 12-month period.

(e) The SV Score and the TV Score for each rental property shall be plotted as two coordinates on an “X-Y scatter graph” where the X-axis (horizontal) represents the property’s SV Score, and the Y-axis (vertical) represents the property’s TV Score (an illustration of such a graph is provided below).

(f) The coordinates for all rental properties shall be plotted on this graph to show the relative position of each rental property in relation to every other rental property based on the quantity and severity of its violations.

(g) Additionally, the Department shall calculate the mean TV Score and the mean SV Score for all rental properties. These mean values shall be plotted as points on the X-axis (representing the average severity of all violations across all properties) and the Y-axis (representing the average number of total violations across all properties), respectively.

(h) The graph shall then be divided into four quadrants by drawing a line perpendicular to each axis (the “mean line”), beginning at the mean score on each axis and ending at a point parallel to the endpoint of each axis. Each quadrant contains the coordinates of properties with certain characteristics:

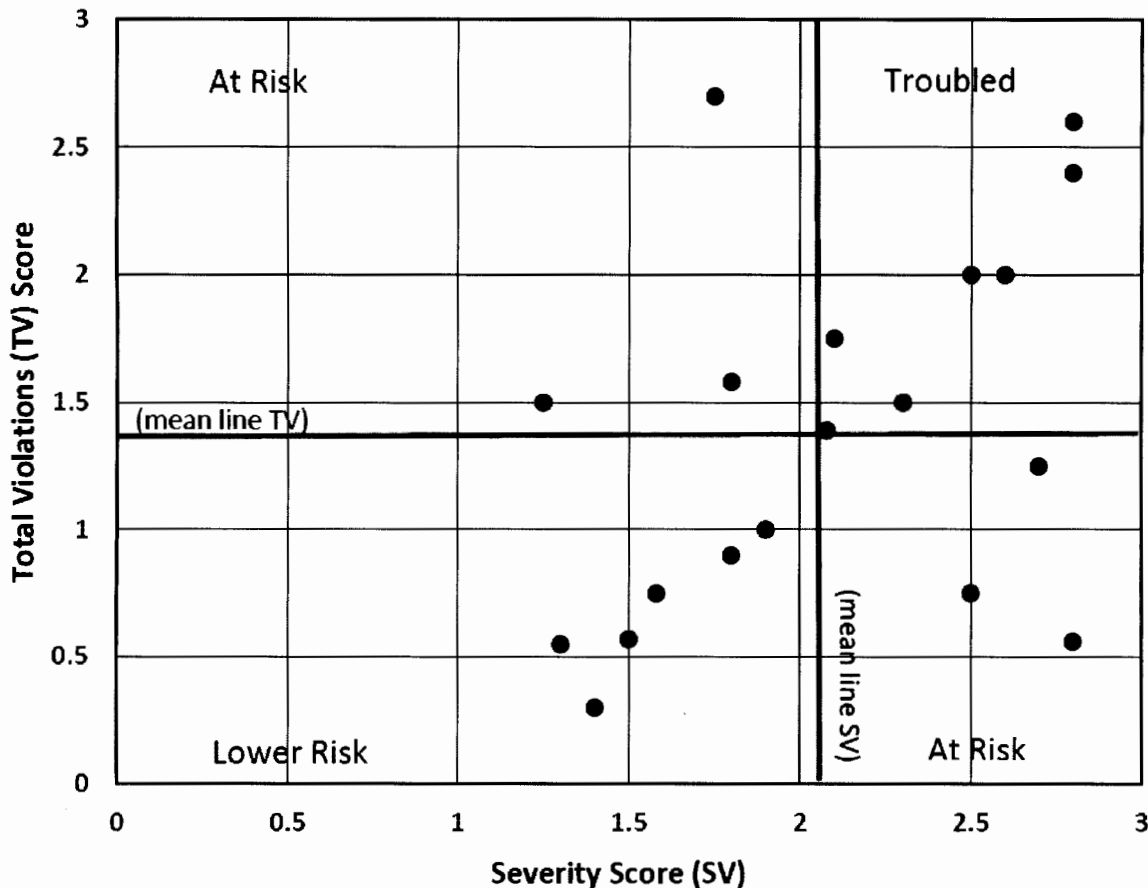
(1) The northwest quadrant (upper left) represents rental properties with a higher than average number of violations, and violations of a relatively lower level of severity;

(2) The northeast quadrant (upper right) represents rental properties with a higher than average number of violations, and violations of a relatively higher level of severity;

(3) The southeast quadrant (lower right) represents rental properties with a lower than average number of violations, and violations of a relatively higher level of severity; and,

(4) The southwest quadrant (lower left) represents rental properties with a lower than average number of violations, and violations of a relatively lower level of severity (please refer to the illustration below).

### Troubled Properties Analysis



(i) Those rental properties whose coordinates are located within or touching any boundary of the northeast quadrant shall be designated as Troubled Properties.

(j) Those rental properties whose coordinates are located within the northwest or southeast quadrant shall be considered “at-risk” properties commensurate with their coordinates proximity to the northeast quadrant containing Troubled Properties. The Director shall exercise his or her discretion to inspect these properties more frequently than once every three years to monitor the properties and encourage the Landlords to avoid Troubled Properties designation.

(k) Within 30 days of the Department’s designation of a rental property as a Troubled Property, the Department shall provide written notice of such designation to the Landlord. The Department may include any supporting documentation deemed necessary to support or explain that designation. The written notice should also include:

(1) The date established by the Department of the upcoming annual inspection of all dwelling units in the rental property;

(2) The requirement for, and description of, a corrective action plan which must be submitted to the Department prior to the date of the above annual inspection;

(3) The requirements of Section 29-22(e), including the requirement to submit quarterly maintenance logs to the Department, effective as of the date of the written notice;

(4) The remedies available under Section 29-25 and Section 26-16 of the Code if the Landlord fails to comply with the requirements of all applicable laws.

(l) Beginning on or about July 1, 2019, the Department will inspect every Troubled Property at least once within the succeeding 12-month period, as measured from the date all previously identified violations from the most recent inspection of the rental housing complex have been corrected and the case file for that property is closed. So long as a rental housing remains a Troubled Property, the Department will inspect the complex at least once within each succeeding 12-month period until the rental housing is no longer designated as a Troubled Property.

(m) Rental housing designated as a Troubled Property may have that designation removed at such time as the Director determines that the corrective action plan for the rental housing has been successfully completed and the property's SV and TV scores are no longer located in the upper northeast quadrant of the X-Y scatter graph.

(Administrative History: Reg. No. 5-17AM (Method 2); Orig. Dept.: Housing and Community Affairs)

*See also* COMCOR 29.22.01 Repair and Deduct