



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS


Marc Elrich
County Executive

Scott Bruton
Director

MEMORANDUM

September 15, 2023

TO: Marc Elrich, County Executive
Montgomery County, Maryland

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

SUBJECT: Report Required under Section 29-6(h) of the Montgomery County Code Related to Rental Housing Inspections for the Period July 1, 2022, through June 30, 2023

Summary

As required in Section 29-6(h) of the Montgomery County Code, the Director of the Department of Housing and Community Affairs (DHCA) must submit an annual “Troubled Property Report” on multi-family rental housing inspections conducted each Fiscal Year (FY) (July 1 through June 30) to the County Executive and County Council. This report summarizes FY23 inspection findings and code enforcement outcomes for multi-family rental apartment properties. This report also contains data and information on the following topics:

- 1) A list of multi-family rental properties inspected during FY23, inspection results, and a “Troubled Property” list. (Attachment 1)
- 2) A list of multifamily properties to be inspected in FY24. (Attachment 2)
- 3) Housing code violation citation data for FY23.
- 4) Montgomery County 3-1-1 (MC311) call center service request data.

Background

The DHCA Code Enforcement Section is committed to carrying out its mission to correct problems that contribute to the physical decline of residential properties and neighborhoods. In doing so, through inspection processes, DHCA ensures that existing housing is safe and

Division of Community Development

Code Enforcement Common Ownership Communities Landlord-Tenant Affairs

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habitable for all Montgomery County residents. Annually, the code enforcement team conducts an average of 37,000 inspections and investigates 10,000 MC311 service request complaints for residential single-family and multi-family dwellings, commercial building exteriors, and vacant lots. To further enhance the County's ability to ensure the proper maintenance of multi-family rental properties and units by owners and property management companies, the County passed Executive Regulation, 5-17 "Troubled Properties" and associated Bill 19-15 "Licensing of Rental Housing-Landlord-Tenant Obligations" in 2017. In part, these regulations required DHCA to inspect all the nearly 700 multifamily properties within DHCA's jurisdiction. To accomplish this task, DHCA conducted a "surge" of inspections between FY17 and FY19. Shortly thereafter, DHCA announced completion of its two-year inspection "surge" of approximately 22,000 apartment units in approximately 700 multifamily properties. The results of this surge allowed DHCA to focus its inspection efforts on the most problematic multifamily rental buildings. Based on the number and severity of violations found after completed inspections, each apartment building was identified as Compliant, At-Risk, or Troubled. DHCA developed a "Troubled Property" prioritized inspection action plan. After a multifamily property is inspected, DHCA calculates two numerical scores: the Total Number of Violations score (TV) and a Severity of Violations (SV) score. Based on the total of these scores a multifamily rental property is categorized as Troubled, At-risk, or Compliant. The goal is to inspect Troubled Properties and At-Risk more frequently to ensure that violations are corrected.

For properties designated as Troubled, 100% of the units are inspected every year. Additionally, that property is required to submit a corrective action plan that identifies how it plans to correct existing violations and what steps it will take to ensure that violations do not recur in the future. Properties designated as At-Risk are inspected at least every two years and a minimum of 25% of the properties are inspected. The goal is to ensure that At-Risk properties do not fall into Troubled status. For properties that are Compliant 25% of the units are inspected every three years.

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

During FY23, DHCA identified several technology related issues that negatively impacted scheduling multifamily rental housing inspections, which it is actively working to correct to ensure that all scheduled inspections are completed in a timely fashion. First, at the beginning of FY24, DHCA discovered that the inspections of several small, troubled properties were not scheduled and completed because the code enforcement database did not effectively generate inspection schedules for properties with expired rental licenses. These properties have been identified in this report and will be inspected early in FY24. Second, DHCA found that the housing code inspection iOS application periodically had difficulty processing significant volumes of information when several simultaneous inspections were conducted at large multifamily properties. DHCA's Information Technology (IT) team is actively working to

rectify these issues. Despite these challenges, the iOS application continues to improve inspection efficiency and is much more user friendly than the previously utilized system.

Properties Inspected in FY23 and Inspection Results

During FY23, the Code Enforcement Section conducted mandated inspections and completed a total of 15,627 interior unit inspections at 309 properties. The tables and charts below provide a breakdown of multifamily rental property inspection results for FY23.

Table 1: Summary and Status of Multifamily Inspection Results for FY23

	Compliant	At-Risk	Troubled	Totals
Number of Properties Inspected	186	46	77	309
Number of Units Inspected	6213	1,374	8040	15,627
Number of Individual Properties with 20% of units with Vermin	2	0	13	15
Number of Individual Properties with 20% of units containing Mold	2	0	5	7
Number of Smoke Alarm Violations / Property	69	18	34	121
Number of CO Alarm Violations /Property	31	18	32	81

Charts 1 and 2 below show the percentage of properties and units that fell into the “Troubled” category relative to the total numbers of properties and units in Montgomery County. Properties and units in the “Not Troubled” categories are in either “Compliant or “At-Risk” categories, some of which were not scheduled for inspection in FY23.

Chart 1: Percent of Multi-Family Rental Properties Identified as Troubled in FY23

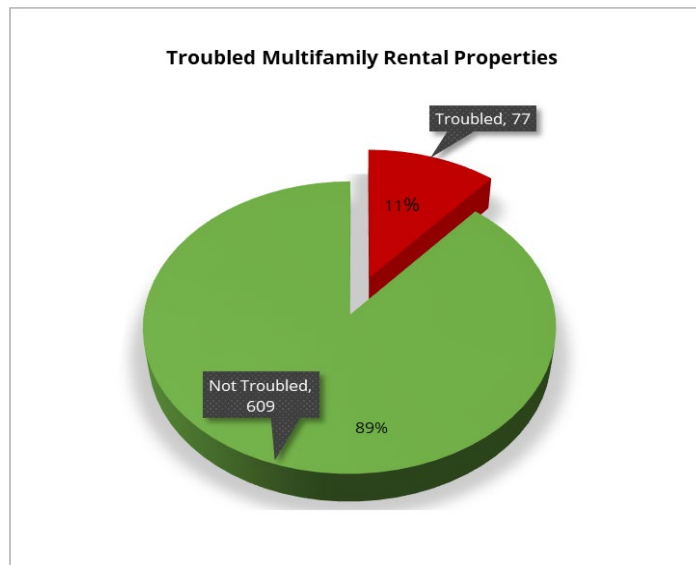
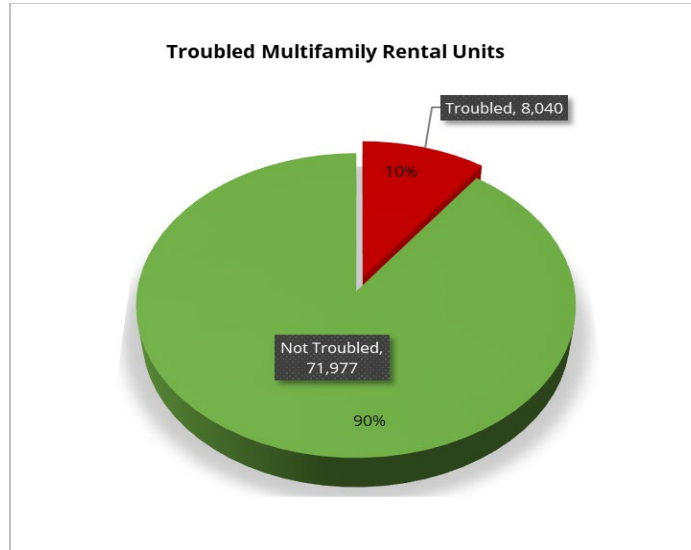


Chart 2: Percent of Multi-Family Units Identified as Troubled in FY23



Properties Scheduled to be Inspected in FY24

In FY24 DHCA’s Code Enforcement Section will inspect 14,171 units at 279 properties, as detailed in Table 2 below and in Attachment 2. Table 2 below identifies the categories of units and properties that DHCA’s Code Enforcement Section will inspect in FY24 and includes 100% of properties identified as Troubled in FY23, in addition to the At-Risk and Compliant properties scheduled for inspection in FY24.

Table 2: FY24 Projected Scheduled Multifamily Rental Inspections

	Units	Properties
Troubled Properties Inspections	9,318	94*
At-Risk Inspections	1,838	40
Compliant Inspections	3,228	145
TOTAL	14,171	279

*There were 17 carry-over inspections included in this total that are identified in Attachment 2.

Number of Citations Issued in FY23

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

citations and court cases indicates that the work of the Housing Code Enforcement Section achieves a high level of compliance.

A Notice of Violation (NOV) is issued to a landlord when a code violation is identified by a code enforcement inspector during a complaint-based or scheduled, mandated inspection. A NOV may include multiple code violations on the notice. During FY23, DHCA issued 2,896 notices of violation for 30,998 Code violations to 1,243 multifamily rental properties. Thirty-nine multifamily rental properties failed to make the repairs required by these NOVs, resulting in 2,783 citations. Fortunately, most landlords made the required corrections and as a result, many citations were dismissed prior to the court hearing. However, some landlords did not comply with required repairs, resulting in court hearings.

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

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

311 Calls Concerning Rental Housing Complaints by Language of the Caller

In addition to conducting the inspections required under Section 29-22 of the Montgomery County Code, the Housing Code Enforcement Section responds to individual tenant complaints on a routine basis. Most of these complaints are received through the County's 311 Call Center. A few complaints are received through in-person visits to DHCA's office. Over the course of FY23, the Housing Code Enforcement Section responded to 1,742 complaints at multifamily rental properties. An additional 4,415 housing related cases were received and followed up on at non-multifamily properties in the county and rental and complaint inspections within the City of Takoma Park. DHCA has maintained a memorandum of understanding with the City of Takoma Park, whereby DHCA conducts inspections within this jurisdiction for a fee. Regardless of jurisdiction or origination, these tenant-originated complaints are referred to as Service Requests.

The total number of Service Requests created by the County's 311 call center for "Housing Code Enforcement and Landlord Tenant Complaints" based on preferred language 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
Housing Code Enforcement	6,001	660	2,952	9,613
Landlord Tenant Affairs	9,131	722	2,536	12,389
TOTAL	15,132	1,382	5,488	22,002

(Source: 3-1-1 call center for the period 7/1/22 through 6/30/23)

* Other languages primarily include French, Korean, Chinese, or Vietnamese and those categorized as “other”. Includes General Information and Fulfillment SRs. Note that the last column entitled “Total Number of Calls by Language” represents the total number of Service Requests for the period for Type of call shown in column 1.

Troubled Property List

In addition to the” Troubled Property List” attached to this memorandum, DHCA will publish the data on Montgomery County’s “Open Data Portal Troubled Property Analysis” following the completion of the notification process in the fall of FY24.

SB/nb

List of Attachments:

1. List of Troubled Properties identified during FY23.
2. List of Multifamily Properties to be Inspected in FY24.

Attachment 1, Troubled Property FY23 (revised)

CommunityName	Street	Unit Count	Year Built	Units	Average	Weighted	No	Infested					Rating0
				Inspected	Violations	SeverityIndex	Violations	Units	Mold	NoSmoke	NoCoAlarm		
				0	PerUnit0	0	Observed0	e0	e0	Violations0	Violations0		
AHC Bucknell LLC	11500 BUCKNELL DR	40	1963	44	3.75	1.84	3	0.11	0.04	3	15	troubled	
Barbizon Apartments	735 Sligo Ave	74	1959	20	1.65	1.55	7	0	0.25	0	1	troubled	
Blitz Apartments I	1050 Ruatan St	4	1954	4	2.75	1.81	0	0	0	0	0	troubled	
Blitz Apartments III	1058 Ruatan St	4	1954	4	2.75	2.27	0	0	0	3	2	troubled	
Bonifant Street, 937	937 Bonifant St	2	1938	2	2.5	2.4	0	0	0	1	0	troubled	
Bradford Road, 8701	8701 Bradford Rd	3	1953	5	5	2.08	0	0.2	0	0	0	troubled	
Bradford Road, 8802	8802 Bradford Rd	6	1952	6	4	1.9	1	0.16	0	0	0	troubled	
Bradford Road, 8804	8804 Bradford Rd	6	1949	7	4.57	2.53	0	0	0.28	5	5	troubled	
Carroll Apartments	8733 Carroll Ave	52	1955	16	2.25	2.31	1	0.06	0	0	0	troubled	
Cider Mill	18205 LOST KNIFE CIR	861	1972	842	3.55	1.8	86	0.13	0.05	179	48	troubled	
Dalton Apartments	733 Sligo Ave	94	1959	25	3.24	2.57	2	0.04	0.44	0	0	troubled	
Enclave Silver Spring	11225 Oak Leaf Dr	1119	1966	1070	2.88	1.55	226	0.17	0.01	123	29	troubled	
Fairland Crossing	14001 Castle Blvd	534	1979	529	3.09	1.78	63	0.1	0.02	33	31	troubled	
Flower Avenue, 8205	8205 Flower Ave	2	1937	3	9	2.29	0	0.33	0.33	1	1	troubled	
Flower Avenue, 8303	8303 Flower Ave	6	1923	7	3.57	1.64	0	0	0	3	0	troubled	
Flower Avenue, 8501	8501 Flower Ave	4	1935	6	6.16	1.72	0	0	0	2	0	troubled	
Flower Avenue, 8503	8503 Flower Ave	6	1952	6	6.16	1.66	1	0.16	0	0	0	troubled	
Flower Avenue, 8515	8515 Flower Ave	5	1947	6	4	2.08	0	0.16	0	0	3	troubled	
Flower Avenue, 8605 & 8607	8605 Flower Ave	6	1936	5	4.6	2.17	0	0	0	0	1	troubled	
Flower Avenue, 8607	8607 FLOWER AVE	3	1936	3	5.33	2.18	0	0.66	0	0	1	troubled	
Forest Park Apartment	9316 Piney Branch Rd	191	1960	47	2.4	1.81	10	0.06	0.04	1	0	troubled	
Frederick Road, 25901	25901 Frederick Rd	2	1982	3	4.66	1.57	0	0	0	1	0	troubled	
Garland Avenue, 7909	7909 Garland Ave	3	1942	5	1	2.2	2	0.4	0	1	0	troubled	
Garland Avenue, 8009	8009 Garland Ave	5	1942	5	2.8	2	0	0	0	1	0	troubled	
Garland Avenue, 8302	8302 Garland Ave	6	1941	6	3.83	2.13	0	0	0	0	0	troubled	
Garland Avenue, 8304	8304 Garland Ave	6	1941	8	2.5	2.35	0	0.5	0	0	1	troubled	
Garland Avenue, 8315	8315 Garland Ave	3	1940	5	3.4	2.05	0	0	0	0	1	troubled	
Georgia Avenue, 20207	20215 Georgia Ave	4	1930	5	9.4	1.93	0	0	0	0	0	troubled	
Georgia Avenue, 9435	9435 Georgia Ave	6	1947	7	3	2.1	0	0	0	0	0	troubled	
Glen Wood	4857 Battery Ln	50	1958	15	4.6	2.11	1	0.13	0.46	0	0	troubled	
Glen, The	2399 Jones Ln	90	1995	23	2.43	1.62	2	0.08	0	5	0	troubled	
Glenville Road, 8809	8809 Glenville Rd	4	1953	5	2.8	1.2	2	0.2	0	0	0	troubled	
Glenville Road, 8812	8812 Glenville Rd	4	1954	6	4.83	1.92	0	0.33	0	0	0	troubled	
Glenville Road, 8815	8815 Glenville Rd	4	1953	5	5.4	1.51	0	0	0	0	0	troubled	
Glenville Road, 8817	8817 Glenville Rd	3	1953	4	2.75	2.33	0	0	0	0	0	troubled	
Greenwood Avenue, 7815	7815 Greenwood Ave	6	1936	8	2.5	2.35	0	0.12	0.12	0	1	troubled	
Greenwood Avenue, 8402	8402 Greenwood Ave	5	1942	5	1	1.8	1	0	0.2	0	0	troubled	
Greenwood Avenue, 8410	8410 Greenwood Ave	5	1942	7	2.28	1.85	0	0	0	0	1	troubled	
Holiday Park Townhouses	4115 Garrett Park Rd	20	1968	20	3.2	1.59	3	0.1	0	1	0	troubled	
Houston Avenue, 804	804 Houston Ave	3	1936	5	10.4	1.6	0	0	0	3	3	troubled	
Houston Avenue, 811	811 Houston Ave	4	1940	3	2.66	2.12	0	0	0	2	0	troubled	
Houston Avenue, 902	902 Houston Ave	3	1941	3	3.33	2.2	0	0	0	0	0	troubled	
Ken Gar	10719 Shaftsbury St	19	1979	18	3.72	1.68	2	0	0.05	0	0	troubled	
Ken-Mil Apartments	9119 Manchester Rd	66	1961	17	2.52	1.82	4	0	0.05	0	1	troubled	

Attachment 1, Troubled Property FY23 (revised)

Montgomery Gardens	7521 Blair Rd	80	1966	26	2.07	1.53	7	0	0	0	1 troubled
Montgomery White Oak	11550 Stewart Ln	591	1965	585	2.12	1.57	146	0.14	0.01	28	11 troubled
Nob Hill Apartments	9120 Piney Branch Rd	396	1959	96	2.47	1.57	25	0.11	0.02	4	4 troubled
Nolte Avenue Apartments	8200 Nolte Ave	15	1940	5	6	1.65	1	0.2	0	0	0 troubled
Olney-Sandy Spring Road, 903	903 OLNEY SANDY SPRING RD	4	1959	4	2.5	1.87	1	0	0	0	0 troubled
Paddington Square	8800 Lanier Dr	165	1960	53	2.88	2.03	6	0.05	0.24	3	0 troubled
Paint Branch Park	12005 Old Columbia Pike	14	1979	15	3.93	1.6	3	0	0	0	6 troubled
Parkway Woods	12933 Twinbrook Pkwy	24	1981	6	3.33	1.54	1	0	0	0	0 troubled
Perrywood,	26040 Woodfield Rd	26	1958	24	3.12	1.55	5	0.04	0	0	0 troubled
Piney Branch Road, 8202-8208	8202 Piney Branch Rd	2	1938	1	8	1.87	0	0	0	1	1 troubled
Plymouth Street, 8707	8707 Plymouth St	6	1952	8	3.25	1.52	0	0.12	0	0	0 troubled
Plymouth Street, 8709	8709 Plymouth St	6	1952	1	4	2	0	0	0	1	0 troubled
Plymouth Street, 8711	8711 Plymouth St	6	1952	1	5	1.66	0	0	0	0	0 troubled
Plymouth Street, 8712	8712 Plymouth St	6	1952	5	2	2.5	0	0.2	0	2	0 troubled
Plymouth Street, 8714	8714 Plymouth St	6	1952	7	6.14	2.32	0	0.14	0	5	2 troubled
Quebec Flats, LLC	1011 Quebec Ter	8	1954	10	5.1	1.78	0	0.4	0	1	0 troubled
Quebec Terrace, 1000	1000 Quebec Ter	10	1955	10	2.1	1.73	3	0.2	0	0	0 troubled
Quebec Terrace, 1008	1008 Quebec Ter	14	1955	12	6	2.22	0	0.25	0.08	0	0 troubled
Quebec Terrace, 1010	1010 Quebec Ter	14	1955	5	1.2	3	0	0	0.2	0	0 troubled
Quebec Terrace, 1015	1015 QUEBEC TER	4	1955	1	7	2.14	0	0	0	0	0 troubled
Quebec Terrace, 1027-1029	1027 Quebec Ter	8	1954	5	4.8	1.54	0	0	0	0	0 troubled
Quebec Terrace, 1031	1031 Quebec Ter	4	1954	4	3.25	1.69	0	0	0	0	0 troubled
Rollingwood	2535 Ross Rd	283	1961	226	2.17	1.56	56	0.14	0.03	11	7 troubled
Ruatan Street, 1056	1056 Ruatan St	4	1954	6	3	1.77	0	0	0	0	0 troubled
Sandy Spring Meadows	1 Branchwood Ct	55	1986	12	2.16	1.84	0	0	0.08	1	0 troubled
Schrider Street, 8101	8101 Schrider St	6	1938	5	7.6	1.55	0	0	0	1	0 troubled
Schrider Street, 8115	8115 Schrider St	9	1956	11	3.72	1.67	2	0.27	0	0	0 troubled
Schrider Street, 8215	8215 Schrider St	4	1938	6	9.33	1.87	0	0	0	7	4 troubled
Seneca Ridge	19568 Scenery Dr	71	1973	22	3.86	2.37	2	0.04	0	0	0 troubled
Silver Spring Avenue, 601	601 Silver Spring Ave	4	1938	5	2.6	1.93	1	0.2	0	0	2 troubled
Silver Spring Avenue, 611	611 Silver Spring Ave	4	1938	3	2.66	2	0	0	0	1	2 troubled
Silver Spring Avenue, 622	622 Silver Spring Ave	5	1953	5	3.2	1.9	1	0	0.2	0	0 troubled
Sligo Terrace Apartments	8800 Manchester Rd	54	1948	15	2.86	2.74	0	0.13	0	2	0 troubled
Spencerville Road, 2215	2215 Spencerville Rd	2	1900	2	3.5	2.5	0	0	0	0	0 troubled
Spring Parc Apartments	11 Featherwood Ct	400	1981	117	2.71	1.77	22	0.01	0.02	12	13 troubled
Stratford Terrace	9061 Manchester Rd	19	1961	21	3.76	2.04	1	0.14	0.04	0	2 troubled
Strathmore House	3004 Bel Pre Rd	210	1971	58	2.34	1.68	11	0.01	0	2	0 troubled
Summit Hills	8484 16Th St	1120	1961	271	2.82	1.88	30	0.04	0	3	0 troubled
Thayer Terrace	525 Thayer Ave	74	1960	72	3.08	1.75	14	0.29	0.04	0	0 troubled
The Warwick	1131 University Blvd W	399	1966	367	2.61	1.63	74	0.19	0.01	22	2 troubled
Towne Crest Apartments	17500 Towne Crest Dr	107	1966	32	3.25	1.7	5	0.09	0	5	0 troubled
Villaflores	8810 BRADFORD RD	6	1950	7	3.85	1.92	0	0.14	0	0	0 troubled
Vista at White Oak IV	11434 Lockwood Dr	175	2008	38	2.63	1.59	7	0.02	0.13	0	0 troubled
Vista at White Oak V	11434 Lockwood Dr	96	2008	18	2.22	1.66	3	0	0.11	0	0 troubled
Walker House	18700 Walkers Choice Rd	212	1971	54	2.01	1.74	12	0	0	7	4 troubled
Washington Square	8343 Fairhaven Dr	50	1970	14	4.92	2.2	0	0.21	0.07	2	3 troubled
Waterford Tower	14000 Castle Blvd	143	1968	24	2.04	1.92	3	0.08	0	3	0 troubled
White Oak Gardens	11600 Lockwood Dr	352	1965	92	2.01	1.71	22	0.04	0.04	7	3 troubled

Attachment 1, Troubled Property FY23 (revised)

Woodvale	13831 Castle Blvd	376	1981	108	3.07	1.86	14	0.1	0.01	24	2 troubled
Yorkshire Apartments	11401 July Dr	326	1990	62	2.32	2	11	0.08	0.06	5	0 troubled

Attachment 2, Multifamily Properties to be inspected FY 24

CommunityName	Street	Unit Count	Year Built	Rating0	# units to be inspected	Units to be inspected
AHC Bucknell LLC	11500 BUCKNELL DR	40	1963	troubled	100%	40
Barbizon Apartments	735 Sligo Ave	74	1959	troubled	100%	74
Blitz Apartments I	1050 Ruatan St	4	1954	troubled	100%	4
Blitz Apartments III	1058 Ruatan St	4	1954	troubled	100%	4
Bonifant Street, 937	937 Bonifant St	2	1938	troubled	100%	2
Bradford Road, 8701	8701 Bradford Rd	3	1953	troubled	100%	3
Bradford Road, 8802	8802 Bradford Rd	6	1952	troubled	100%	6
Bradford Road, 8804	8804 Bradford Rd	6	1949	troubled	100%	6
Carroll Apartments	8733 Carroll Ave	52	1955	troubled	100%	52
Cider Mill	18205 LOST KNIFE CIR	861	1972	troubled	100%	861
Dalton Apartments	733 Sligo Ave	94	1959	troubled	100%	94
Enclave Silver Spring	11225 Oak Leaf Dr	1119	1966	troubled	100%	1119
Fairland Crossing	14001 Castle Blvd	534	1979	troubled	100%	534
Flower Avenue, 8205	8205 Flower Ave	2	1937	troubled	100%	2
Flower Avenue, 8303	8303 Flower Ave	6	1923	troubled	100%	6
Flower Avenue, 8501	8501 Flower Ave	4	1935	troubled	100%	4
Flower Avenue, 8503	8503 Flower Ave	6	1952	troubled	100%	6
Flower Avenue, 8515	8515 Flower Ave	5	1947	troubled	100%	5
Flower Avenue, 8605 & 8607	8605 Flower Ave	6	1936	troubled	100%	6
Flower Avenue, 8607	8607 FLOWER AVE	3	1936	troubled	100%	3
Forest Park Apartment	9316 Piney Branch Rd	191	1960	troubled	100%	191
Frederick Road, 25901	25901 Frederick Rd	2	1982	troubled	100%	2
Garland Avenue, 7909	7909 Garland Ave	3	1942	troubled	100%	3
Garland Avenue, 8009	8009 Garland Ave	5	1942	troubled	100%	5
Garland Avenue, 8302	8302 Garland Ave	6	1941	troubled	100%	6
Garland Avenue, 8304	8304 Garland Ave	6	1941	troubled	100%	6
Garland Avenue, 8315	8315 Garland Ave	3	1940	troubled	100%	3
Georgia Avenue, 20207	20215 Georgia Ave	4	1930	troubled	100%	4
Georgia Avenue, 9435	9435 Georgia Ave	6	1947	troubled	100%	6

Attachment 2, Multifamily Properties to be inspected FY 24

Glen Wood	4857 Battery Ln	50	1958	troubled	100%	50
Glen, The	2399 Jones Ln	90	1995	troubled	100%	90
Glenville Road, 8809	8809 Glenville Rd	4	1953	troubled	100%	4
Glenville Road, 8812	8812 Glenville Rd	4	1954	troubled	100%	4
Glenville Road, 8815	8815 Glenville Rd	4	1953	troubled	100%	4
Glenville Road, 8817	8817 Glenville Rd	3	1953	troubled	100%	3
Greenwood Avenue, 7815	7815 Greenwood Ave	6	1936	troubled	100%	6
Greenwood Avenue, 8402	8402 Greenwood Ave	5	1942	troubled	100%	5
Greenwood Avenue, 8410	8410 Greenwood Ave	5	1942	troubled	100%	5
Holiday Park Townhouses	4115 Garrett Park Rd	20	1968	troubled	100%	20
Houston Avenue, 804	804 Houston Ave	3	1936	troubled	100%	3
Houston Avenue, 811	811 Houston Ave	4	1940	troubled	100%	4
Houston Avenue, 902	902 Houston Ave	3	1941	troubled	100%	3
Ken Gar	10719 Shaftsbury St	19	1979	troubled	100%	19
Ken-Mil Apartments	9119 Manchester Rd	66	1961	troubled	100%	66
Montgomery Gardens	7521 Blair Rd	80	1966	troubled	100%	80
Montgomery White Oak	11550 Stewart Ln	591	1965	troubled	100%	591
Nob Hill Apartments	9120 Piney Branch Rd	396	1959	troubled	100%	396
Nolte Avenue Apartments	8200 Nolte Ave	15	1940	troubled	100%	15
Olney-Sandy Spring Road, 903 & 907	903 OLNEY SANDY SPRING RD	4	1959	troubled	100%	4
Paddington Square	8800 Lanier Dr	165	1960	troubled	100%	165
Paint Branch Park	12005 Old Columbia Pike	14	1979	troubled	100%	14
Parkway Woods	12933 Twinbrook Pkwy	24	1981	troubled	100%	24
Perrywood,	26040 Woodfield Rd	26	1958	troubled	100%	26
Piney Branch Road, 8202-8208	8202 Piney Branch Rd	2	1938	troubled	100%	2
Plymouth Street, 8707	8707 Plymouth St	6	1952	troubled	100%	6
Plymouth Street, 8709	8709 Plymouth St	6	1952	troubled	100%	6
Plymouth Street, 8711	8711 Plymouth St	6	1952	troubled	100%	6
Plymouth Street, 8712	8712 Plymouth St	6	1952	troubled	100%	6
Plymouth Street, 8714	8714 Plymouth St	6	1952	troubled	100%	6
Quebec Flats, LLC	1011 Quebec Ter	8	1954	troubled	100%	8
Quebec Terrace, 1000	1000 Quebec Ter	10	1955	troubled	100%	10
Quebec Terrace, 1008	1008 Quebec Ter	14	1955	troubled	100%	14
Quebec Terrace, 1010	1010 Quebec Ter	14	1955	troubled	100%	14

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Quebec Terrace, 1015	1015 QUEBEC TER	4	1955	troubled	100%	4
Quebec Terrace, 1027-1029	1027 Quebec Ter	8	1954	troubled	100%	8
Quebec Terrace, 1031	1031 Quebec Ter	4	1954	troubled	100%	4
Rollingwood	2535 Ross Rd	283	1961	troubled	100%	283
Ruatan Street, 1056	1056 Ruatan St	4	1954	troubled	100%	4
Sandy Spring Meadows	1 Branchwood Ct	55	1986	troubled	100%	55
Schrider Street, 8101	8101 Schrider St	6	1938	troubled	100%	6
Schrider Street, 8115	8115 Schrider St	9	1956	troubled	100%	9
Schrider Street, 8215	8215 Schrider St	4	1938	troubled	100%	4
Seneca Ridge	19568 Scenery Dr	71	1973	troubled	100%	71
Silver Spring Avenue, 601	601 Silver Spring Ave	4	1938	troubled	100%	4
Silver Spring Avenue, 611	611 Silver Spring Ave	4	1938	troubled	100%	4
Silver Spring Avenue, 622	622 Silver Spring Ave	5	1953	troubled	100%	5
Sligo Terrace Apartments	8800 Manchester Rd	54	1948	troubled	100%	54
Spencerville Road, 2215	2215 Spencerville Rd	2	1900	troubled	100%	2
Spring Parc Apartments	11 Featherwood Ct	400	1981	troubled	100%	400
Stratford Terrace	9061 Manchester Rd	19	1961	troubled	100%	19
Strathmore House	3004 Bel Pre Rd	210	1971	troubled	100%	210
Summit Hills	8484 16Th St	1120	1961	troubled	100%	1120
Thayer Terrace	525 Thayer Ave	74	1960	troubled	100%	74
The Warwick	1131 University Blvd W	399	1966	troubled	100%	399
Towne Crest Apartments	17500 Towne Crest Dr	107	1966	troubled	100%	107
Villaflores	8810 BRADFORD RD	6	1950	troubled	100%	6
Vista at White Oak IV	11434 Lockwood Dr	175	2008	troubled	100%	175
Vista at White Oak V	11434 Lockwood Dr	96	2008	troubled	100%	96
Walker House	18700 Walkers Choice Rd	212	1971	troubled	100%	212
Washington Square	8343 Fairhaven Dr	50	1970	troubled	100%	50
Waterford Tower	14000 Castle Blvd	143	1968	troubled	100%	143
White Oak Gardens	11600 Lockwood Dr	352	1965	troubled	100%	352
Woodvale	13831 Castle Blvd	376	1981	troubled	100%	376
Yorkshire Apartments	11401 July Dr	326	1990	troubled	100%	326
1019-1025 Quebec Terrace	1019 Quebec Ter	16	1954	compliant	100%	16
7001 Arlington At Bethesda	7001 Arlington Rd	140	2015	compliant	25%	35
804 Kennebec	804 KENNEBEC AVE	3	1932	compliant	100%	3

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808 Houston Avenue, Takoma Park, MD 20912	808 Houston Ave	3	1941	compliant	100%	3
8417 Flower Ave	8417 Flower Ave	4	1932	compliant	100%	4
910 KENNEBEC AVE	910 Kennebec Ave	3	1943	compliant	100%	3
Amherst Gardens	11430 Amherst Ave	22	1962	compliant	100%	96
Amherst Square	11500 Amherst Ave	125	1962	compliant	25%	31
Argent Apartments	1200 Blair Mill Rd	96	2010	compliant	25%	96
Avondale Street, 4512-4514	4512 Avondale St	5	1940	compliant	100%	5
Avondale Street, 4531	4531 Avondale St	4	1940	compliant	100%	4
Avondale Street, 4534 & 4536	4534 Avondale St	4	1939	compliant	100%	4
Barclay One Associates	4716 Bradley Blvd	81	1953	compliant	25%	20
Battery Lane Apartments	4887 Battery Ln	86	1954	compliant	25%	21
Bennington At Silver Spring	1215 East West Hwy	223	2004	compliant	25%	56
Bonifant Street, 939	939 Bonifant St	2	1938	compliant	100%	2
Bonifant Street, 941-	941 Bonifant St	2	1938	compliant	100%	2
Burnt Mills Crossing I I	10700 Venetia Mill Cir	40	1991	compliant	25%	10
Chelsea Tower	7401 Westlake Ter	21	1983	compliant	100%	21
Chevy Chase Drive, 4830	4830 Chevy Chase Dr	17	1950	compliant	100%	17
Colesville Towers	8811 Colesville Rd	272	1966	compliant	25%	68
Dale Apartments	524 Thayer Ave	26	1960	compliant	100%	26
Dale Drive, 529	529 Dale Dr	9	1943	compliant	100%	9
Domer Avenue, 310	310 Domer Ave	6	1942	compliant	100%	6
Domer Avenue, 311	311 Domer Ave	8	1953	compliant	100%	8
Dorset Apartments	4757 Chevy Chase Dr	69	1953	compliant	25%	17
Eastern Avenue Apartments	7603 Eastern Ave	41	1936	compliant	25%	10
Elms At Germantown	20426 Apple Harvest Cir	316	2005	compliant	25%	79
Fawcett Apartments	10411 Fawcett St	12	1953	compliant	100%	12
Fawcett Street, 10410	10410 Fawcett St	7	1949	compliant	100%	7
Five Star Premier Residences Of Chevy Chase	8100 Connecticut Ave	318	1990	compliant	25%	80
Flats 8300	8300 Wisconsin Ave	359	2015	compliant	25%	90
Flats At Bethesda Avenue	7170 WOODMONT AVE	162	2015	compliant	25%	40
Flower Avenue, 8011	8011 Flower Ave	4	1946	compliant	100%	4
Flower Avenue, 8101	8101 Flower Ave	6	1941	compliant	100%	6
Flower Avenue, 8201	8201 Flower Ave	4	1936	compliant	100%	4
Flower Avenue, 8411	8411 Flower Ave	2	1933	compliant	100%	2

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Flower Avenue, 8413	8413 Flower Ave	6	1935	compliant	100%	6
Flower Avenue, 8511	8511 Flower Ave	2	1939	compliant	100%	2
Flower Avenue, 8619	8619 Flower Ave	5	1936	compliant	100%	5
Flower Avenue, 8623	8623 Flower Ave	6	1931	compliant	100%	6
Flower Avenue, 8627	8627 Flower Ave	5	1935	compliant	100%	5
Gallery Bethesda	4800 Auburn Ave	234	2013	compliant	25%	59
Garland Avenue, 7900	7900 Garland Ave	3	1942	compliant	100%	3
Garland Avenue, 7907	7907 Garland Ave	3	1942	compliant	100%	3
Garland Avenue, 8005	8005 Garland Ave	3	1938	compliant	100%	3
Garland Avenue, 8007	8007 Garland Ave	3	1942	compliant	100%	3
Garland Avenue, 8111	8111 Garland Ave	3	1938	compliant	100%	3
Garland Avenue, 8305	8305 Garland Ave	6	1942	compliant	100%	6
Garland Avenue, 8312	8312 Garland Ave	3	1941	compliant	100%	3
Georgia Avenue, 20514 & 20520	20514 Georgia Ave	8	1950	compliant	100%	8
Georgia Avenue, 22310	22310 Georgia Ave	2	1946	compliant	100%	2
Georgia Spring, LLC	923 Silver Spring Ave	3	1938	compliant	100%	3
Glen Dorra	4998 Battery Ln	95	1962	compliant	25%	24
Glenmont Crossing	2100 Georgian Woods Pl	97	1967	compliant	25%	24
Glenmont Forest	2386 Glenmont Cir	480	1962	compliant	25%	120
Glenmont Westerly	2309 Shorefield Rd	100	1967	compliant	25%	25
Glenville Road, 8801	8801 Glenville Rd	4	1954	compliant	100%	4
Glenville Road, 8810	8810 Glenville Rd	3	1954	compliant	100%	3
Glenville Road, 8814	8814 Glenville Rd	3	1954	compliant	100%	3
Greenwood Avenue, 8207	8207 Greenwood Ave	3	1941	compliant	100%	3
Greenwood Avenue, 8220	8220 Greenwood Ave	5	1936	compliant	100%	5
Greenwood Avenue, 8314	8314 Greenwood Ave	1	1978	compliant	100%	1
Greenwood Avenue, 8406	8406 Greenwood Ave	4	1942	compliant	100%	4
Greenwood Avenue, 8500	8500 Greenwood Ave	5	1942	compliant	100%	5
Greenwood Avenue, 8505	8505 Greenwood Ave	5	1944	compliant	100%	5
Greenwood Circle, 812	812 Greenwood Cir	6	1943	compliant	100%	6
Greenwood Circle, 814	814 Greenwood Cir	5	1943	compliant	100%	5
Hampden Lane, 4909	4909 Hampden Ln	6	1939	compliant	100%	6
Hampden Lane, 4911	4911 Hampden Ln	6	1948	compliant	100%	6
Hewitt Gardens	3331 Hewitt Ave	143	1971	compliant	25%	36

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Holstein Street, 7902	7902 Holstein St	2	1939	compliant	100%	2
Holstein Street, 7903	7903 Holstein St	2	1933	compliant	100%	2
Houston Avenue, 805	805 Houston Ave	4	1939	compliant	100%	4
Houston Avenue, 807	807 Houston Ave	2	1938	compliant	100%	2
Houston Avenue, 810	810 Houston Ave	3	1936	compliant	100%	3
Houston Avenue, 905	905 Houston Ave	2	1948	compliant	100%	2
Hudson Avenue, 807	807 Hudson Ave	2	1937	compliant	100%	2
Hudson Avenue, 908	908 Hudson Ave	6	1943	compliant	100%	6
Kennebec Avenue, 1001	1001 KENNEBEC AVE	3	1942	compliant	100%	3
Kennebec Avenue, 805	805 Kennebec Ave	3	1938	compliant	100%	3
Kennebec Avenue, 806	806 Kennebec Ave	4	1933	compliant	100%	4
Kennebec Avenue, 807	807 Kennebec Ave	5	1942	compliant	100%	5
Kennebec Avenue, 900	900 Kennebec Ave	3	1936	compliant	100%	3
Kennebec House	808 Kennebec Ave	5	1938	compliant	100%	5
Kensington House	10225 Frederick Ave	138	1985	compliant	25%	35
Liberty Mill Apartments	19520 WATERS RD	303	2015	compliant	25%	76
Londonderry	17041 Downing St	529	1970	compliant	25%	132
Longbranch Parkway, 7906	7906 Long Branch Pkwy	3	1937	compliant	100%	3
Manor at Cloppers Mill	18003 Mateny Rd	102	2005	compliant	25%	26
Maplewood Avenue, 800	800 Maplewood Ave	4	1938	compliant	100%	4
Maplewood Avenue, 805	805 Maplewood Ave	1	1939	compliant	100%	1
Metro 710	710 Roeder Rd	104	1967	compliant	25%	26
Metropolitan, The	7620 Old Georgetown Rd	308	1997	compliant	25%	77
Middlebrooke	5015 Battery Ln	84	1968	compliant	25%	21
Mill Creek Garden Apartments	17654 Amity Dr	148	1985	compliant	25%	37
Montgomery Arms	8700 Colesville Rd	129	1941	compliant	25%	32
Montgomery Trace Apartments	14114 Grand Pre Rd	192	1980	compliant	25%	48
Moore Road, 17320	17320 Moore Rd	2	1989	compliant	100%	2
Northgate	14200 Grand Pre Rd	250	1977	compliant	25%	63
Palisades, The	4835 Cordell Ave	311	2003	compliant	25%	78
Pallas	11550 Old Georgetown Rd	319	2015	compliant	25%	80
Park Wayne	2 Manchester Pl	221	1951	compliant	25%	55
Patterson Court, 304	304 Patterson Ct	3	1938	compliant	100%	3
Pembridge Square	2315 Blueridge Ave	133	1968	compliant	25%	33

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Plymouth Street, 8713	8713 Plymouth St	6	1950	compliant	100%	6
Plymouth Street, 8802	8802 Plymouth St	6	1952	compliant	100%	6
Plymouth Street, 8807	8807 Plymouth St	6	1952	compliant	100%	6
Pomander Court	1620 University Blvd W	24	1967	compliant	100%	24
Preston Place Townhouses	3710 Manor Rd	67	1959	compliant	25%	17
Prospect House	921 Prospect St	4	1962	compliant	100%	4
Prospect Street, 903	903 Prospect St	1	1940	compliant	100%	1
Prospect Street, 907	907 Prospect St	2	1923	compliant	100%	2
Prospect Street, 912	912 Prospect St	3	1953	compliant	100%	3
Prospect Street, 915	915 Prospect St	3	1954	compliant	100%	3
Prospect Street, 918	918 Prospect St	2	1952	compliant	100%	2
Quebec Terrace, 1005-07-09	1005 Quebec Ter	12	1954	compliant	100%	12
Quest Arcadian	13615 COLGATE WAY	432	1987	compliant	25%	108
Randolph Village Apartments	531 RANDOLPH RD	130	1997	compliant	25%	33
Ridgewood Apartments	4021 Postgate Ter	274	1987	compliant	25%	69
Round Hill Apartments of Chevy Chase	8584 Freyman Dr	150	1960	compliant	25%	38
Silver Spring Avenue, 515	515 Silver Spring Ave	5	1952	compliant	100%	5
Silver Spring Avenue, 761	761 Silver Spring Ave	3	1931	compliant	100%	3
Sligo Avenue, 609	609 Sligo Ave	4	1958	compliant	100%	4
Sligo Park Hills	108 Schuyler Rd	26	1949	compliant	100%	26
Solaire Metro Apartments	1150 Ripley St	295	2012	compliant	25%	74
Strathmore Apartments	7025 Strathmore St	28	1942	compliant	100%	28
Tamarron	18101 MARKSMAN CIR	132	0	compliant	25%	33
Tanglewood And Sligo LP	8902 Manchester Rd	132	1949	compliant	25%	33
Thayer Avenue, 746	746 Thayer Ave	2	1922	compliant	100%	2
Thayer Avenue, 808	808 Thayer Ave	2	1917	compliant	100%	2
Thayer Avenue, 809	809 Thayer Ave	3	1932	compliant	100%	3
The Encore At Wheaton Station	10898 Bucknell Dr	182	1966	compliant	25%	46
The Gardens Of Traville Senior Apartment	14411 Traville Garden Cir	230	2003	compliant	25%	58
The Monterey	5901 Montrose Rd	432	1967	compliant	25%	108
The Perry At Park Potomac	12430 Park Potomac Ave	297	2015	compliant	25%	74
The Residences At Thayer Avenue	814 Thayer Ave	52	2014	compliant	25%	13
The Villages At Decoverly	9901 Gable Ridge Ter	564	1991	compliant	25%	141
Topaz House	4400 East West Hwy	360	1967	compliant	25%	90

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Towne Centre Place	3502 Morningwood Dr	49	1984	compliant	25%	12
Wabash Avenue, 901	901 Wabash Ave	2	1966	compliant	100%	2
Wabash Avenue, 907	907 Wabash Ave	6	1943	compliant	100%	6
Wheaton House	10811 Georgia Ave	71	1961	compliant	25%	18
White Ground Road, 17700	17700 White Ground Rd	2	1990	compliant	100%	2
Wisconsin Avenue, 8200	8200 Wisconsin Ave	245	1967	compliant	25%	61
515 Thayer	515 Thayer Ave	55	1962	at-risk	50%	28
Aspen Hill Apartments	13515 Georgia Ave	202	1965	at-risk	50%	101
Auden Place	12631 Georgia Ave	163	1964	at-risk	50%	82
Avondale Street, 4504-4506	4504 Avondale St	7	1940	at-risk	100%	7
Avondale Street, 4515	4515 Avondale St	4	1940	at-risk	100%	4
Avondale Street, 4522-24	4522 Avondale St	7	1941	at-risk	100%	7
Avondale Street, 4523	4523 Avondale St	4	1940	at-risk	100%	4
Blair Park	7721 Eastern Ave	52	1936	at-risk	50%	26
Bradford Road, 8712	8712 Bradford Rd	6	1952	at-risk	100%	6
Bradford Road, 8716	8716 Bradford Rd	6	1951	at-risk	100%	6
Camp Hill Square	17825 Washington Grove Ln	50	1971	at-risk	50%	25
Canterbury	20019 Sweetgum Cir	544	1986	at-risk	50%	272
Charter House	1316 FENWICK LN	213	1964	at-risk	100%	213
Cherry Knolls Apartment	18832 BENT WILLOW CIR	300	1985	at-risk	50%	150
Clayborn Avenue, 405	405 Clayborn Ave	4	1940	at-risk	100%	4
Domer Avenue, 404	404 Domer Ave	3	1934	at-risk	100%	3
Fields Of Silver Spring	2105 Hildarose Dr	221	1947	at-risk	50%	111
Garland Avenue, 8215	8215 Garland Ave	4	1941	at-risk	100%	4
Garland Avenue, 8310	8310 Garland Ave	6	1944	at-risk	100%	6
Garland Avenue, 8311	8311 Garland Ave	6	1941	at-risk	100%	6
Greenwood Ave, 8203	8203 Greenwood Ave	1	1937	at-risk	100%	1
Greenwood Avenue, 8003	8003 Greenwood Ave	2	1938	at-risk	100%	2
Greenwood Avenue, 8209	8209 Greenwood Ave	3	1941	at-risk	100%	3
Hampton Point	3340 Hampton Point Dr	352	1986	at-risk	50%	176
Hamptons Phase I I	19773 Crystal Rock Dr	245	1979	at-risk	100%	245
Hermitage Square	3213 Hewitt Ave	131	1969	at-risk	50%	66
Manor Apartments	25801 Wright Rd	3	1954	at-risk	100%	3
Plymouth Street, 8715	8715 Plymouth St	4	1952	at-risk	100%	4

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Plymouth Street, 8717	8717 Plymouth St	4	1953	at-risk	100%	4
Plymouth Street, 8800	8800 Plymouth St	6	1952	at-risk	100%	6
Quebec Terrace, 1006	1006 Quebec Ter	14	1955	at-risk	100%	14
Quebec Terrace, 1015	1015 Quebec Ter	4	1955	at-risk	100%	4
Quebec Terrace, 1017	1017 Quebec Ter	4	1952	at-risk	100%	4
S Apartments	8710 Bradford Rd	6	1952	at-risk	100%	6
Schuyler Rd., 100-102	100 Schuyler Rd	26	1949	at-risk	100%	26
Seasons, The	4710 Bethesda Ave	247	1970	at-risk	50%	124
Silver Spring Avenue, 628	628 Silver Spring Ave	4	1938	at-risk	100%	4
Silver Spring, 626	626 Silver Spring Ave	4	1939	at-risk	100%	4
Sligo House Apartments	603 Sligo Ave	64	1959	at-risk	100%	64
Woodward Crossing	8380 Broderick Cir	32	2012	at-risk	50%	16