



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich
County Executive

Aseem K. Nigam
Director

MEMORANDUM

September 1, 2021

TO: Marc Elrich, County Executive

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, 2020 through June 30, 2021

Summary

The Department of Housing and Community Affairs Housing (DHCA) Code Enforcement Section is committed to carrying out its mission to correct problems that contribute to the physical decline of residential properties. In doing so, DHCA ensures that existing housing is safe and habitable for all Montgomery County residents.

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 report on multi-family rental housing inspections conducted each fiscal year (July 1 through June 30) to the County Executive and County Council.

Due to COVID-19 and the need to protect employees and residents from community transmission normal operations of the Housing Code Enforcement Section team was significantly impacted in fiscal year 2020 (as noted in the FY20 report submitted on September 14, 2020) and again in fiscal year 2021. Effective March 16, 2020, all mandated interior unit inspections were stopped. As a result, the total number of inspections slated to be completed for FY20 and FY21 was significantly reduced. Since there are several complexes pending an initial inspection, and others that required follow-up inspections, the troubled property analysis is incomplete at this time. (It should be noted that DHCA resumed all interior inspections effective July 1, 2021.)

While the pandemic has created unprecedented and challenging times, DHCA Housing Code Enforcement has continued to follow-up on complaints by addressing non-emergency health and safety violations virtually using video and/or photographic evidence supplied by

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residents. In addition, inspectors were able to conduct exterior and common area inspections for both troubled and non-troubled properties.

In this document, DHCA will:

- 1) Report on multi-family rental properties during FY21 inspected for exterior/common areas.
- 2) Review the properties slated for inspection in FY22; and,
- 3) Provide a partial update on other key activities related to Code Enforcement activities.

Data Required Under Section 29-6(h)

Properties Inspected in FY21 and Inspection Results

DHCA conducted a two-year “surge” inspection of all 695 multifamily rental properties in the county (containing 77,257 units) to identify “troubled” properties. The surge inspections were completed on June 30, 2019 and this process enabled staff to prioritize their enforcement efforts on the troubled properties beginning in FY20. Prior to the COVID-19 crisis beginning in March 2020, staff was able to successfully inspect 96 of the 111 (87%) troubled properties that were scheduled for FY20, leaving 15 trouble properties uninspected.

However, due to the COVID-19 emergency and the need to protect against the spread of the disease and to protect employees, effective March 16, 2020, all mandated interior unit inspections were stopped, leaving 108 multi-family properties remaining to be inspected in FY20.

Multi-Family Rental Property Inspections Remaining from FY20		
	Units	Properties
Troubled	1,412	15
Others	3,234	93
TOTAL	4,646	108

DHCA intended to complete the above inspections in FY21. However, the COVID-19 emergency prevented these inspections from occurring. Since DHCA was not able to complete the remaining FY20 inspections or other scheduled interior inspections, the troubled property analysis for FY21 is unable to be completed at this time.

While interior inspections were halted, inspectors did conduct inspections of property exteriors and common areas on 199 multi-family rental properties. The chart below shows the number of exterior/common area multi-family rental inspections conducted by DHCA. The address of each property inspected during FY21 can be found in Attachment 1.

FY21 Multi-Family Rental Property Inspections*		
	Units	Properties
Troubled	0	96
Others	0	103
TOTAL	0	199

Properties Scheduled to be Inspected in FY22

As previously mentioned, DHCA resumed interior inspections on July 1, 2021. DHCA intends to complete all remaining FY20 inspections and inspections on all other troubled properties identified in the troubled property analysis for the FY17-FY19 inspection cycle. Properties remaining from FY21 will be prioritized, with emphasis placed on completing the remaining interior inspections of 4,646 units in the 108 properties identified as troubled. Inspections of 3,234 units in ninety-three (93) At-Risk and Compliant properties that were scheduled for FY20 will also occur in FY22.

Based upon projections, this will result in inspections of 10,446 units at 218 properties in FY22, as detailed in the chart below and in Attachment 2.

FY22 Scheduled Multi-Family Rental Inspections		
	Units	Properties
FY21 (remaining) Troubled Properties Inspections	1,412	15
FY21 (remaining) At-Risk and Compliant Inspections	3,234	93
Estimated FY22 Troubled Properties Inspections	5,800	110
TOTAL	10,446	218

The resumption of these inspections will permit the troubled property analysis to be completed in FY22. To the extent possible, any newly identified troubled properties will be prioritized and added to the scheduled inspections for FY22.

Properties Requiring a Corrective Action Plan

Over the course of FY20, all property owners whose properties were identified as troubled in the previous inspection cycle were required to complete a corrective action plan. In addition to containing information regarding how they are going to turn the property around, owners were required to submit detailed data on maintenance and management practices and any capital improvements planned and/or recently completed. The plan also required property owners to include information regarding contingency plans for emergency repairs and/or evacuation of the building.

During FY20, sixty-eight (68) properties of the 111 troubled properties identified during the FY17-FY19 inspection cycle submitted their Corrective Action Plan. The remaining 43 properties that did not submit a corrective action plan, were automatically placed on the troubled property list for FY21. DHCA has informed these property owners of the requirement to create

corrective action plans and will take any necessary enforcement action to secure their compliance. The list of troubled properties that submitted their Corrective Action Plan is in located in Attachment 3.

Number of Citations Issued

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 multi-family rental complexes without the need to issue citations to the property owners. Inspectors 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 a high level of compliance is being achieved. A citation that leads to a court hearing means 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 multi-family rental complexes has been consistently low.

Due to COVID-19, the district courts were closed for civil hearings through April 2021. Since fines can only be imposed through court action, the total amounts of fines collected last year was negligible. As previously stated, most owners make the required corrections and as a result, citations are dismissed prior to the court hearing. During FY21, DHCA issued 151 citations to 20 multi-family rental buildings for failure to make repairs in a timely manner. DHCA staff are awaiting court dates since district court was affected by the pandemic and only resumed limited hearing as of April 2021.

311 Calls 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 Inspectors respond to individual tenant complaints on a routine basis. Over the course of FY21, DHCA housing code inspectors responded to 1,555 complaints at multi-family rental properties. An additional 3,921 housing related cases were received regarding single family properties and properties within the City of Takoma Park.

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	2	0	4	6
Housing Code Enforcement	4,169	491	927	5,587
Landlord Tenant Affairs	6,918	894	944	8,756
TOTAL	11,089	1,385	1,875	14,349

(Source: 3-1-1 call center for the period 7/1/20 through 6/30/21)

* Other languages primarily include French, Korean, Chinese, or Vietnamese. 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 time period for Type of call shown in column 1.

Other Accomplishments Related to Bill 19-15 and the Multifamily Inspection Program

Mobile Device/Tablet Field Inspection Application

To increase inspection efficiency and deal with the operational changes created by the COVID-19 crisis, staff worked closely with DHCA-IT to continue to expand the capabilities and functionality of the native iOS application (“App”) installed on inspectors' iPhones and iPads. In addition to improving the general efficiency and data quality, these efforts have resulted in the ability for inspectors to become much more mobile and capable of performing nearly 100% of their work in the field, thereby reducing the need to be in the office. These advancements in technology made it possible to accelerate the reconstitution of Inspector’s workspace and has aided DHCA in significantly reducing the risk of the spread of COVID-19.

Noteworthy improvements made in FY21 include: (1) the ability for inspectors to issue Notice of Violations from the Inspections App; (2) electronically generated citations for the courts; and (3) electronically generated email notifications of Notices of Violations to property owners and managers.

Air Conditioning Bill (Bill 24-19)

Bill 24-19 was enacted on March 20, 2020 and became effective on June 1, 2020. The bill requires all multi-family properties to have operative air conditioning systems installed and capable of maintaining a temperature of 80 degrees or less in all habitable spaces from June 1 to September 30.

As of June 30, 2021, DHCA inspectors have responded to 202 A/C complaints. The overwhelming majority of these complaints were for inoperative existing A/C units. Thirty (30) multi-family properties reported having multiple units down temporarily and DHCA received a total of 45 complaints for single family/condo properties reporting a unit outage. All of the A/C complaint during FY21 have been corrected. There have not been any reports of properties that do not have A/C at all. The typical problems with the A/C units usually require repair and, in some instances, replacements. Where repairs and/or replacement cannot be completed in an expeditious manner, property managers/owners have installed temporary/portable A/C units.

Window Guards Bill (Bill 51-20)

On April 6, 2021, the County Council approved Bill 51-20 (Landlord-Tenant Relations - Window Guards). The bill requires landlords of multi-family rental housing to install and maintain a window guard in each habitable room at no additional cost to tenants, if a child under age 11 occupies the dwelling or if any tenant requests in writing the installation of window guards. Landlords must also notify all tenants about the window guard law in writing during the

initial lease signing, at lease renewal, and in a notification of rent increase. The effective date of the bill is January 1, 2022. In June, DHCA provided an informational outreach email to all DHCA licensed multi-family property owners to inform them of the new window guard law. The draft window guard regulation to define the specific requirements is in the September 2021 Montgomery County Registry.

Troubled Property List

As mentioned previously, the Troubled Property List will be updated immediately following the completion of the inspection of the remaining properties that were scheduled for FY21.

Webpage

DHCA and CountyStat 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 rental property. In addition, the webpage has a map depicting all the various locations of apartment communities in the county with an indication of which ones are troubled, at-risk and compliant. The information contained on this page will be updated once the remaining FY20 inspections are completed.

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

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List of Attachments:

1. Report on multi-family rental properties during FY21 inspected for exterior/common areas.
2. List of Properties to be Inspected in FY22
3. List of Troubled Properties that Submitted Corrective Action Plans

Attachment 1

Report on multi-family rental properties during FY21 inspected for exterior/common areas

RentalLicense Number	CommunityName	FY21Exterior CaseNumber	FY21Exterior DateFiled
49049	Arbor Crest Of Silver Spring	164370	11/9/2020
17635	Aspenwood	164371	11/9/2020
17580	Avenel Gardens	164372	11/9/2020
44983	Blair Towns	164373	11/9/2020
17622	Somerset Apartments	164374	11/9/2020
17645	University Gardens	164375	11/9/2020
17823	Glenville Road, 8806	164377	11/9/2020
17309	Glenville Road, 8807	164380	11/9/2020
17773	Glenville Road, 8817	164381	11/9/2020
18134	Greenwood Avenue, 8201	164383	11/10/2020
17328	Greenwood Avenue, 8210	164384	11/10/2020
17819	Greenwood Avenue, 8400	164385	11/10/2020
17603	Greenwood Avenue, 8401	164386	11/10/2020
17009	Greenwood Avenue, 8403	164388	11/10/2020
18136	Greenwood Avenue, 8404	164389	11/10/2020
17319	Greenwood Avenue, 8407	164399	11/10/2020
17526	Greenwood Avenue, 8408	164400	11/10/2020
17442	Greenwood Avenue, 8520	164401	11/10/2020
18126	Houston Avenue, 804	164402	11/10/2020
17347	Glenmont Crossing	164403	11/10/2020
17428	Stratford Terrace	164404	11/10/2020
105435	AHC Bucknell LLC	164405	11/10/2020
17687	Browning Avenue Apartments	164406	11/10/2020
17312	Quebec Terrace, 1008	164407	11/10/2020
17389	Glen Aldon	164464	11/16/2020
17002	Nolte Avenue, 8212	164465	11/16/2020
17637	Burnt Mills Crossing	164467	11/16/2020
17270	Croydon Manor Apartments	164468	11/16/2020
88897	Avery Park Apartments	164469	11/16/2020
18222	Schrider Street, 8101	164470	11/16/2020
17599	Schrider Street, 8207	164471	11/16/2020
17527	Montgomery Club V	164472	11/16/2020
17585	Montgomery Club V I I	164473	11/16/2020
17628	The Verandahs Apartments	164475	11/16/2020
16959	Flower Avenue, 8501	164476	11/16/2020
17963	Flower Avenue, 8615	164477	11/16/2020
117113	Garland Avenue, 8002	164478	11/16/2020
17997	Garland Avenue, 8003	164479	11/16/2020
58698	Garland Avenue, 8008	164480	11/16/2020
50688	Garland Avenue, 8304	164481	11/16/2020
50690	Garland Avenue, 8308	164482	11/16/2020
17597	Schrider Street, 8209	164521	11/18/2020

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Report on multi-family rental properties during FY21 inspected for exterior/common areas

117324	Schrider Street, 8217	164522	11/18/2020
17201	Schrider Street, 8221	164523	11/18/2020
17434	Eastern Avenue Apartments	164524	11/18/2020
17280	Sligo Terrace Apartments	164525	11/18/2020
17536	Damascus Gardens	164526	11/18/2020
108557	The Point at Germantown Station	164528	11/18/2020
100160	Acclaim at Germantown	164529	11/18/2020
17549	Montgomery Club V I	164530	11/18/2020
90462	Plymouth Street, 8705	164531	11/18/2020
95642	Plymouth Street, 8710	164532	11/18/2020
112805	8801 Plymouth St Apartments, LLC	164533	11/18/2020
17467	Bradford Road, 8701	164534	11/18/2020
17682	Bradford Road, 8718	164535	11/18/2020
100380	Silver Spring Avenue, 605	164537	11/18/2020
112363	The Lockwood	164538	11/18/2020
75916	The Galaxy	164539	11/18/2020
17720	Bradford Road, 8806	164541	11/18/2020
17583	Howard Avenue, 3738	164927	12/29/2020
18130	Spring Parc Apartments	164928	12/29/2020
17510	Georgian Court	164929	12/29/2020
116708	Vista at White Oak V	164930	12/29/2020
116709	Vista at White Oak IV	164931	12/29/2020
116079	Valor Apartments	164932	12/29/2020
18570	8600 Apartments	164933	12/29/2020
17457	Greenwood Avenue, 8107	164934	12/29/2020
17539	Victory Forest Apartments	164935	12/29/2020
17186	Blair East	164936	12/29/2020
17266	Pooks Hill Towers	164937	12/29/2020
17445	Highland House West	164938	12/29/2020
51544	Residences At Rio	164939	12/29/2020
112472	Woodvale	164941	12/29/2020
17412	The Point At Silver Spring	164949	12/29/2020
17604	Greenwood Avenue, 8206	164950	12/29/2020
18221	Greenwood Avenue, 8105	164951	12/29/2020
17453	Silver Spring Avenue, 515	164952	12/29/2020
17481	Silver Spring Avenue, 511	164953	12/29/2020
76069	Lasko Manor	164957	12/30/2020
17234	Paddington Square	164958	12/30/2020
17305	Silver Spring/Nolte II	164959	12/30/2020
17488	Silver Spring Avenue, 601	164960	12/30/2020
17695	Silver Spring Avenue, 622	164961	12/30/2020
16955	Courts Of Madison I	164962	12/30/2020
106915	Flats At Bethesda Avenue	164963	12/30/2020
17274	Windsor Court/Windsor Towers	164968	12/30/2020

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118934	The Flats at Columbia Pike	164969	12/30/2020
17253	White Oak Towers	164990	1/4/2021
17385	Oak Hill Apartments	164992	1/4/2021
17523	Country Place Apartments	164994	1/4/2021
17260	Aspen Hill Apartments	164995	1/4/2021
105478	Randolph Village Apartments	164996	1/4/2021
45694	Hampshire Village	164998	1/4/2021
17172	Twin Towers	164999	1/4/2021
17281	Metro 710	165000	1/4/2021
17155	Charter House	165001	1/4/2021
17380	Montgomery Towers	165002	1/4/2021
17178	Montgomery Arms	165003	1/4/2021
116093	Portico at Silver Spring	165004	1/4/2021
17497	Northgate	165005	1/4/2021
17188	Blair Plaza	165006	1/4/2021
17235	Silver Spring Towers	165007	1/4/2021
17000	Bradford Road, 8714	165008	1/4/2021
17768	Greenwood Avenue, 8109	165009	1/4/2021
18217	Bonifant Street, 939	165011	1/4/2021
18219	Bonifant Street, 941-	165014	1/4/2021
17546	Flower Avenue, 8505 & 8507	165141	1/15/2021
61475	The Apartments At National Park Seminary	165142	1/15/2021
17536	Damascus Gardens	165143	1/15/2021
18212	Silver Spring Avenue, 611	165144	1/15/2021
108606	7770 Norfolk	165145	1/15/2021
92795	Camden Shady Grove	165146	1/15/2021
95467	Core	165147	1/15/2021
88893	Element 28	165148	1/15/2021
115288	Axis at Shady Grove	165149	1/15/2021
88854	Solaire Bethesda	165150	1/15/2021
88030	The Bonifant At Silver Spring	165151	1/15/2021
90329	The Pearl	165152	1/15/2021
86485	The Perry At Park Potomac	165153	1/15/2021
108674	8809 PLYMOUTH STREET, LLC	165259	1/27/2021
74035	Albert Apartment	165260	1/27/2021
17399	Aldon Apartments	165262	1/27/2021
85492	Aurora Apartments At North Bethesda Center	165264	1/27/2021
45287	Avalon At Grosvenor Station	165265	1/27/2021
17564	Bethesda Hill	165266	1/27/2021
17198	Bradley View	165267	1/27/2021
17642	Crossway Community	165272	1/28/2021
17409	Drake Apartments	165273	1/28/2021
18011	Falkland Chase West	165275	1/28/2021
18009	Fawcett Street, 10410	165276	1/28/2021

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17586	Fawcett Street, 10423	165277	1/28/2021
92816	Garland Avenue, 8104	165278	1/28/2021
18220	Georgia Avenue, 20514 & 20520	165312	2/2/2021
18568	Greenhills	165313	2/2/2021
17971	Hampden Lane, 4909	165316	2/2/2021
17970	Hampden Lane, 4911	165320	2/2/2021
17513	Hampden Street, 4010	165383	2/5/2021
NULL	NULL	165384	2/5/2021
17543	Ken Gar	165386	2/5/2021
17680	Kensington Gardens	165391	2/5/2021
73130	Lorraine	165393	2/5/2021
17157	Nob Hill Apartments	165394	2/5/2021
18232	Oak Ridge Apartments	165395	2/5/2021
17318	Oxford Square	165396	2/5/2021
17525	Plymouth Street, 8805	165398	2/5/2021
17129	Pomander Court	165399	2/5/2021
108315	Quest Arcadian	165400	2/5/2021
17614	Scotland Community	165420	2/8/2021
17553	Shady Grove Apartments	165421	2/8/2021
17802	Stewartown Homes	165422	2/8/2021
116494	Warwick Apartments MC	165423	2/8/2021
46079	Victory Terrace	165424	2/8/2021
17231	Wayne Manchester Towers	165427	2/8/2021
17396	Wellington Apartments	165428	2/8/2021
61121	Wentworth House Apartments	165429	2/8/2021
112414	Willow Manor at Fair Hill Farm	165430	2/8/2021
17304	Plyers Mill Road, 4107	165749	3/4/2021
81220	Falkland Chase Apartments South	165754	3/5/2021
17287	Avondale Street, 4519	166577	5/5/2021
47208	Chevy Chase Drive, 4810	166578	5/5/2021
17164	Preston Place Townhouses	166579	5/5/2021
17376	Village Square West	166586	5/5/2021
17593	Archstone Grosvenor Tower	166587	5/5/2021
65907	Meridian At Grosvenor Station	166588	5/5/2021
84458	PerSei	166589	5/5/2021
105594	North Bethesda Market	166590	5/5/2021
17590	Apartments At Miramont	166591	5/5/2021
17643	Lenox Park	166592	5/5/2021
44851	Barrington Apartments	166593	5/5/2021
17451	Rock Creek Palisades	166611	5/6/2021
45178	Avalon At Traville	166620	5/6/2021
82884	The Premier	166621	5/6/2021
17265	Friendly Gardens	166638	5/7/2021
36446	Hughes House	166639	5/7/2021

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Report on multi-family rental properties during FY21 inspected for exterior/common areas

17702	The Encore At Wheaton Station	166640	5/7/2021
17282	Tanglewood And Sligo LP	166641	5/7/2021
17387	Round Hill Apartments	166658	5/10/2021
17173	Hewitt Gardens	166700	5/11/2021
65836	East West, 1200	166701	5/11/2021
17617	Oaks At Four Corners	166702	5/11/2021
17278	Glenmont Forest	166703	5/11/2021
17734	Glenmont Westerly	166704	5/11/2021
17994	Montgomery Trace Apartments	166705	5/11/2021
17531	Londonderry Towers	166746	5/12/2021
17302	Parklane Apartments	166748	5/12/2021
17176	Londonderry	166749	5/12/2021
108557	The Point at Germantown Station	166750	5/12/2021
18243	Hamptons Phase I	166751	5/12/2021
17589	Seneca Club Apartment	166752	5/12/2021
17200	Seneca Ridge	166753	5/12/2021
118905	Tamarron Apartments	166754	5/12/2021
17166	Triangle Towers	166755	5/12/2021
26019	Metropolitan, The	166756	5/12/2021
17171	Cambridge Square	166757	5/12/2021
82144	Gallery Bethesda	166758	5/12/2021
17402	Wisconsin Avenue, 8200	166759	5/12/2021
17530	Magruders Discovery	166760	5/12/2021
17403	Glen Brook	166761	5/12/2021
17411	Glen Wood	166762	5/12/2021
17419	Westwood Tower	166763	5/12/2021
17392	Glen Lane	166764	5/12/2021

Multifamily Properties to Inspect in FY2022

Community Name	Address	Case Type	Year Built	Percentage to Inspect	Units To Inspect
308 PATTERSON CT	308 Patterson Ct, Takoma Park	At-Risk 100%	1938	100%	7
4715 Cordell Avenue	4715 Cordell Ave, Bethesda	At-Risk 100%	1965	100%	32
9439 L L C	9437 Georgia Ave, Silver Spring	Triennial 100%	1953	100%	8
Acclaim at Germantown	12912 Falling Water Cir, Germantown	at-risk	2002	100%	143
AHC Bucknell LLC	11500 BUCKNELL DR, Silver Spring	troubled	1963	100%	40
Amherst Gardens	11430 Amherst Ave, Silver Spring	troubled	1962	100%	22
Amherst Square	11500 Amherst Ave, Silver Spring	troubled	169	100%	125
Arbor Crest Of Silver Spring	12801 Old Columbia Pike, Silver Spring	compliant	2004	25%	20
Aspenwood	14400 Homecrest Rd, Silver Spring	compliant	1990	25%	21
Avenel Gardens	10100 Avenel Gardens Ln, Silver Spring	compliant	1986	100%	20
Avery Park Apartments	1801 HAMPSHIRE GREEN LN, Silver Spring	troubled	1970	100%	294
Battery Lane Apartments	4887 Battery Ln, Bethesda	At-Risk 50%	1954	50%	43
Blair Park	7721 Eastern Ave, Takoma Park	Triennial 25%	1936	25%	13
Blair Towns	8201 16Th St, Silver Spring	compliant	2003	25%	20
Bradford Road, 8701	8701 Bradford Rd, Silver Spring	compliant	1953	100%	3
Bradford Road, 8718	8718 Bradford Rd, Silver Spring	Triennial 100%	1952	100%	6
Bradford Road, 8800	8800 Bradford Rd, Silver Spring	Triennial 100%	1951	100%	6
Bradford Road, 8806	8806 Bradford Rd, Silver Spring	compliant	1950	100%	6
Browning Avenue Apartments	906 Browning Ave, Takoma Park	troubled	1961	100%	16
Burnt Mills Crossing	10713 Venetia Mill Cir, Silver Spring	compliant	1990	25%	24
Clayborn Avenue, 402	402 Clayborn Ave, Takoma Park	Triennial 100%	1941	100%	3
Clayborn Avenue, 403	403 Clayborn Ave, Takoma Park	Triennial 100%	1940	100%	4
Clayborn Avenue, 405	405 Clayborn Ave, Takoma Park	Triennial 100%	1940	100%	4
Colesville Towers	8811 Colesville Rd, Silver Spring	At-Risk 50%	1966	50%	130
Covenant Village	18889 Waring Station Rd, Germantown	At-Risk 50%	2007	50%	45
Croydon Manor Apartments	104 Croydon Ct, Silver Spring	compliant	1949	25%	24
Crystal Springs	14301 Georgia Ave, Silver Spring	troubled	170	100%	435
Damascus Gardens	9829 Bethesda Church Rd, Damascus	at-risk	1980	100%	104
Domer Avenue, 404	404 Domer Ave, Takoma Park	Triennial 100%	1934	100%	3

Multifamily Properties to Inspect in FY2021 -FY2022

Community Name	Address	Case Type	Year Built	Percentage to Inspect	Units To Inspect
Easley Street, 731	731 Easley St, Silver Spring	Triennial 100%	1923	100%	4
Eastern Avenue Apartments	7603 Eastern Ave, Takoma Park	troubled	1936	100%	41
Flower Avenue, 8501	8501 Flower Ave, Takoma Park	compliant	1935	100%	4
Flower Avenue, 8503	8503 Flower Ave Apt 6, Takoma Park	Triennial 100%	1952	100%	6
Flower Avenue, 8609	8609 Flower Ave, Takoma Park	Triennial 100%	1936	100%	3
Flower Avenue, 8615	8615 Flower Ave, Takoma Park	compliant	1931	100%	4
Garland Avenue, 8002	8002 Garland Ave, Takoma Park	troubled	1942	100%	3
Garland Avenue, 8003	8003 Garland Ave, Takoma Park	at-risk	1938	100%	1
Garland Avenue, 8008	8008 Garland Ave, Takoma Park	at-risk	1935	100%	3
Garland Avenue, 8102	8102 Garland Ave, Takoma Park	Triennial 100%	1938	100%	3
Garland Avenue, 8304	8304 GARLAND AVE, Takoma Park	troubled	1941	100%	6
Garland Avenue, 8308	8308 GARLAND AVE, Takoma Park	troubled	1941	100%	6
Glen Aldon	4858 Battery Ln, Bethesda	at-risk	1958	100%	66
Glenmont Crossing	2100 Georgian Woods Pl, Silver Spring	at-risk	1967	100%	97
Glennville Road, 8806	8806 Glennville Rd, Silver Spring	at-risk	1954	100%	8
Glennville Road, 8807	8807 Glennville Rd, Silver Spring	at-risk	1952	100%	4
Glennville Road, 8817	8817 Glennville Rd, Silver Spring	at-risk	1953	100%	3
Greenwood Avenue, 7901	7901 Greenwood Ave, Takoma Park	Triennial 100%	1936	100%	2
Greenwood Avenue, 8000	8000 Greenwood Ave, Takoma Park	compliant	1936	100%	1
Greenwood Avenue, 8201	8201 Greenwood Ave, Takoma Park	compliant	1939	100%	3
Greenwood Avenue, 8210	8210 Greenwood Ave, Takoma Park	compliant	1943	100%	6
Greenwood Avenue, 8400	8400 Greenwood Ave, Takoma Park	compliant	1942	100%	5
Greenwood Avenue, 8401	8401 Greenwood Ave, Takoma Park	compliant	1942	100%	6
Greenwood Avenue, 8402	8402 Greenwood Ave, Takoma Park	Triennial 100%	1942	100%	5
Greenwood Avenue, 8403	8403 Greenwood Ave, Takoma Park	compliant	1940	100%	3
Greenwood Avenue, 8404	8404 Greenwood Ave, Takoma Park	compliant	1942	100%	4
Greenwood Avenue, 8407	8407 Greenwood Ave, Takoma Park	compliant	1940	100%	3
Greenwood Avenue, 8408	8408 Greenwood Ave, Takoma Park	compliant	1942	100%	5
Greenwood Avenue, 8409	8409 Greenwood Ave, Takoma Park	Triennial 100%	1941	100%	3

Multifamily Properties to Inspect in FY2021-FY2022

Community Name	Address	Case Type	Year Built	Percentage to Inspect	Units To Inspect
Greenwood Avenue, 8501	8501 Greenwood Ave, Takoma Park	Triennial 100%	1941	100%	3
Greenwood Avenue, 8509	8509 Greenwood Ave, Takoma Park	Triennial 100%	1941	100%	1
Greenwood Avenue, 8516	8516 Greenwood Ave, Takoma Park	Triennial 100%	1948	100%	3
Greenwood Avenue, 8520	8520 Greenwood Ave, Takoma Park	Triennial 100%	1942	100%	3
Greenwood Circle, 812	812 Greenwood Cir, Takoma Park	Triennial 100%	1943	100%	6
Greenwood Circle, 816	816 Greenwood Cir, Takoma Park	Triennial 100%	1943	100%	6
Greenwood Terrace	8502 Greenwood Ave, Takoma Park	Triennial 25%	1948	25%	12
Houston Avenue, 1001	1001 Houston Ave, Takoma Park	Triennial 100%	1942	100%	2
Houston Avenue, 1002	1002 Houston Ave, Takoma Park	Triennial 100%	1941	100%	2
Houston Avenue, 804	804 Houston Ave, Takoma Park	compliant	1936	100%	3
Houston Avenue, 805	805 Houston Ave, Takoma Park	Triennial 100%	1939	100%	4
Houston Avenue, 806	806 Houston Ave, Takoma Park	Triennial 100%	1940	100%	5
Houston Avenue, 807	807 Houston Ave, Takoma Park	Triennial 100%	1938	100%	2
Maplewood Avenue, 805	805 Maplewood Ave Apt B, Takoma Park	Triennial 100%	1939	100%	1
Mill Creek Garden Apartments	17654 Amity Dr, Gaithersburg	At-Risk 100%	1985	100%	148
Mill Creek Garden Apartments	17654 Amity Dr, Gaithersburg	at-risk	1985	100%	148
Montgomery Club V	204 Water St, Gaithersburg	at-risk	1979	50%	24
Montgomery Club V I	17101 Queen Victoria Ct, Gaithersburg	troubled	1982	100%	109
Montgomery Club V I I	9901 Killarney Ln, Gaithersburg	troubled	1983	100%	112
Nolte Avenue Apartments	8200 Nolte Ave, Silver Spring	Triennial 100%	1940	100%	15
Nolte Avenue, 8212	8212 Nolte Ave, Silver Spring	at-risk	1943	100%	2
Pallas	11550 Old Georgetown Rd, Rockville	Triennial 25%	2015	25%	80
Pembridge Square	2315 Blueridge Ave, Silver Spring	At-Risk 100%	1968	100%	133
Plymouth Street, 8705	8705 Plymouth St, Silver Spring	at-risk	1952	100%	6
Plymouth Street, 8710	8710 Plymouth St, Silver Spring	at-risk	1952	100%	6
Plymouth Street, 8801	8801 Plymouth Street, Silver Spring	at-risk	1952	100%	6
Prospect Street, 909	909 Prospect St, Takoma Park	Triennial 100%	1926	100%	2
Quebec Terrace, 1008	1008 Quebec Ter, Silver Spring	troubled	1955	100%	14
Ridgewood Apartments	4021 Postgate Ter, Silver Spring	At-Risk 100%	1987	100%	274

Multifamily Properties to Inspect in FY2021 -FY2022

Community Name	Address	Case Type	Year Built	Percentage to Inspect	Units To Inspect
Ridgewood Apartments	4021 Postgate Ter, Silver Spring	at-risk	1987	100%	274
S Apartments	8710 Bradford Rd, Silver Spring	Triennial 100%	1952	100%	6
Schrider Street, 8101	8101 Schrider St, Silver Spring	compliant	1938	100%	6
Schrider Street, 8207	8207 Schrider St, Silver Spring	compliant	1938	100%	4
Schrider Street, 8209	8209 Schrider St, Silver Spring	compliant	1938	100%	4
Schrider Street, 8217	8217 Schrider St, Silver Spring	compliant	1938	100%	5
Schrider Street, 8221	8221 Schrider St, Silver Spring	compliant	1937	100%	4
Silver Spring Avenue, 605	605 SILVER SPRING AVE, Silver Spring	troubled	1940	100%	4
Sligo Terrace Apartments	8800 Manchester Rd, Silver Spring	at-risk	1948	100%	54
Somerset Apartments	3115 Hewitt Ave, Silver Spring	compliant	1972	25%	25
Stratford Terrace	9061 Manchester Rd, Silver Spring	at-risk	1961	100%	19
Strathmore Apartments #2	7039 Strathmore St, Chevy Chase	Triennial 100%	1935	100%	4
The Galaxy	8025 13Th St, Silver Spring	at-risk	2011	25%	49
The Perry At Park Potomac	12430 Park Potomac Ave, Potomac	At-Risk 25%	2015	25%	74
The Point At Germantown	2 Observation Ct, Germantown	at-risk	1990	50%	109
The Verandahs Apartments	9300 WILLOW CREEK DR, Gaithersburg	troubled	1989	100%	185
University Gardens	440 University Blvd E, Silver Spring	compliant	1992	25%	16
Villa Nova	11513 Lockwood Dr, Silver Spring	compliant	1972	100%	22
Village Square Wheaton	12011 Veirs Mill Rd, Silver Spring	At-Risk 50%	1963	50%	81
Wheaton House	10811 Georgia Ave, Silver Spring	Triennial 25%	1961	25%	18
Winexburg Manor	2301 Glenallan Ave, Silver Spring	At-Risk 100%	1969	100%	623
Total Number of Units to Inspect					4646

Attachment 3

List of Troubled Properties that Submitted Corrective Action Plans

LicenseNumber	CommunityName	StreetAddress	PreviousInspectionDate
17031	Flower Avenue, 8515	8515 Flower Ave	3/15/2019
17159	Sligo Park Hills	108 Schuyler Rd	1/13/2020
17174	Avondale Street, 4530	4530 Avondale St	9/24/2019
17175	Avondale Street, 4526	4526 Avondale St	9/24/2019
17187	Blair House	8201 16Th St	4/11/2019
17193	Fairfax Court	1 Fairfax Ct	10/7/2019
17303	Belvedere	2107 Belvedere Blvd	10/10/2019
17307	Garland Avenue, 8215	8215 Garland Ave	12/30/2019
17320	Greenwood Avenue, 8503	8503 Greenwood Ave	9/17/2019
17321	Greenwood Avenue, 8505	8505 Greenwood Ave	9/17/2019
17322	Maplewood Avenue, 806	806 Maplewood Ave	8/29/2019
17325	Rollingwood	2535 Ross Rd	4/3/2019
17335	Glenville Road, 8811	8811 Glenville Rd	5/6/2019
17342	Garland Avenue, 7907	7907 Garland Ave	12/23/2019
17355	Carroll Apartments	8733 Carroll Ave	8/29/2019
17361	Amherst Gardens	11430 Amherst Ave	10/28/2020
17386	Quebec Terrace, 1005-07-09	1005 Quebec Ter	8/13/2019
17421	Blair Park Gardens	7700 Blair Rd	9/24/2019
17423	Amherst Square	11500 Amherst Ave	10/28/2020
17429	Flower Avenue, 8627	8627 Flower Ave	9/3/2019
17431	Quebec Terrace, 1006	1006 Quebec Ter	9/3/2019
17433	Flower Avenue, 8619	8619 Flower Ave	9/6/2019
17434	Eastern Avenue Apartments	7603 Eastern Ave	9/14/2017
17436	Domer Avenue, 311	311 Domer Ave	10/2/2019
17438	Flower Avenue, 8011	8011 Flower Ave	10/2/2019
17443	Foxhall Apartments	8715 Piney Branch Rd	2/19/2020
17455	Thayer Terrace	525 Thayer Ave	9/26/2019
17456	Thayer Avenue, 809	809 Thayer Ave	9/6/2019
17460	Garland Avenue, 7909	7909 Garland Ave	12/23/2019
17465	Sligo Avenue, 609	609 Sligo Ave	10/3/2019
17468	Wabash Avenue, 901	901 Wabash Ave	9/10/2019
17469	Hudson Avenue, 908	908 Hudson Ave	10/1/2019
17473	Boulevard Of Chevy Chase	4733 Bradley Blvd	9/24/2019
17478	Garland Avenue, 8111	8111 Garland Ave	12/30/2019
17501	Flower Avenue, 7817	7817 Flower Ave	9/17/2019
17508	Thayer Avenue, 810	810 Thayer Ave	9/17/2019
17518	Kennebec House	808 Kennebec Ave	9/16/2019
17532	Tilbury Garden Apartments	7806 Tilbury St	4/29/2019
17549	Montgomery Club V I	17101 Queen Victoria Ct	4/2/2019
17585	Montgomery Club V I I	9901 Killarney Ln	4/15/2019
17605	Bonifant Street, 943	943 Bonifant St	9/13/2019
17628	The Verandahs Apartments	9300 Willow Creek Dr	5/14/2019
17687	Browning Avenue Apartments	906 Browning Ave	4/8/2019

Attachment 3

List of Troubled Properties that Submitted Corrective Action Plans

17693 Greenwood Avenue, 7815	7815 Greenwood Ave	9/17/2019
17699 Quebec Terrace, 1031	1031 Quebec Ter	9/24/2019
17709 Crystal Springs	14301 Georgia Ave	2/9/2021
17729 Avondale Street, 4534 & 4536	4534 Avondale St	9/30/2019
17766 Greenwood Avenue, 8500	8500 Greenwood Ave	9/17/2019
17956 Plymouth Street, 8709	8709 Plymouth St	10/8/2019
17974 Ken-Mil Apartments	9119 Manchester Rd	9/12/2019
18018 Flower Avenue, 8411	8411 Flower Ave	10/3/2019
18138 Flower Avenue, 8413	8413 Flower Ave	10/3/2019
18229 Greenwood Avenue, 8405	8405 Greenwood Ave	10/16/2019
27164 Flower Avenue, 8201	8201 Flower Ave	10/3/2019
40330 Silver Spring Avenue, 755	755 Silver Spring Ave	9/10/2019
50460 Prospect Street, 903	903 Prospect St	9/10/2019
50688 Garland Avenue, 8304	8304 Garland Ave	4/5/2019
50690 Garland Avenue, 8308	8308 Garland Ave	4/5/2019
88897 Avery Park Apartments	1801 Hampshire Green Ln	5/21/2019
90131 Enclave Silver Spring	11225 Oak Leaf Dr	3/3/2020
95888 Kennebec Avenue, 1001	1001 KENNEBEC AVE	9/13/2019
96373 Plymouth Street, 8713	8713 Plymouth St	12/17/2019
96607 910 KENNEBEC AVE	910 Kennebec Ave	10/24/2019
100250 Baldwin TLC	7910 Long Branch Pkwy	8/30/2019
100380 Silver Spring Avenue, 605	605 SILVER SPRING AVE	4/2/2019
105435 AHC Bucknell LLC	11500 BUCKNELL DR	4/30/2019
105672 Patterson Court, 302	302 PATTERSON CT	8/30/2019
112363 The Lockwood	11431 Lockwood Dr	3/12/2020