



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS


Marc Elrich
County Executive

Scott Bruton
Director

MEMORANDUM

September 05, 2025

TO: Marc Elrich, County Executive
Montgomery County Government

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, 2024, through June 30, 2025

Summary

As required in Section 29-6(h) of the Montgomery County Code, the Director of the Department of Housing and Community Affairs (DHCA) must submit an annual “Troubled Property Report” on multifamily rental housing inspections conducted each Fiscal Year (FY) (July 1 through June 30) to the County Executive and County Council. This report summarizes the FY25 inspection findings and Code Enforcement outcomes for multifamily rental apartment properties. This report also contains data and information on the following topics:

- 1) A list of multifamily rental properties inspected during FY25, inspection results, and a “Troubled Property” list. (Attachment 1)
- 2) A list of multifamily properties that did not submit corrective action plans and maintenance reports, remaining troubled (Attachment 2)
- 3) A list of multifamily properties to be inspected in FY26. (Attachment 3)
- 4) Housing code violation citation data for FY25.
- 5) Montgomery County 3-1-1 (MC311) call center service request data on complainant preferred languages in languages other than English or Spanish.

Office of the Director

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Key Findings

Key findings from DHCA's 2025 Troubled Properties Report include:

- **The total number of units in Troubled Properties decreased by 69%:** The total number of units on the list declined from 7,269 in FY24 to 2,264 in FY25. There are a total of 67 Troubled Properties in FY25, a decrease from 93 in FY24. Of the Troubled Properties designated in FY24, 38 properties comprising 1,814 units remain designated as Troubled because they did not submit corrective action plans and/or maintenance reports or have not yet abated violations previously identified by DHCA inspectors.
- **The total number of units in At-Risk Properties decreased by 57%:** The total number of units on the list declined from 6,375 in FY24 to 2,740 in FY25. There are a total of 55 At-Risk Properties in FY25, a decrease from 76 in FY24. Of the At-Risk Properties designated in FY24, 18 properties comprising 923 units remain designated as At-Risk because they have not yet abated violations previously identified by DHCA inspectors.
- **The rate of housing code citations issued for failure to comply dropped by more than half:** Among all inspections (both complaint-based and mandated), DHCA issued 2,059 Notices of Violation (NOVs) to 972 multifamily rental properties. A total of 69 multifamily rental properties failed to make the repairs required by these notices, resulting in 364 citations. In comparison, in FY24, DHCA issued 1,767 NOVs, resulting in 754 citations for 90 multifamily rental properties that failed to comply.
- **Property owners increased compliance efforts following passage of rent stabilization limitations on rent increases for Troubled and At-Risk properties:** Following the implementation of the Rent Stabilization law and its provisions that limit rent increases at rent stabilized properties that have a Troubled or At-Risk designation, property owners and management have increased their efforts to obtain a Compliant rating by seeking assistance from contractors and specialists to assist with preparing for inspections, correcting violations identified during initial inspections, and developing Corrective Action Plans and Tenant Work Request reports. Additionally, properties that are designated as Troubled or At-Risk are resolving identified violations much sooner.

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 habitable for all Montgomery County residents. Annually, the Code Enforcement Section conducts an average of over 37,000 inspections and investigates over 10,000 MC311 service request complaints for residential single-family and multifamily dwellings, commercial building exteriors, and vacant lots. To further enhance the County's ability to ensure the proper maintenance of multifamily rental properties and units by owners and property management companies, the County 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 require DHCA to inspect all the nearly 700 multifamily properties within DHCA’s jurisdiction.

After a multifamily property is inspected, DHCA calculates two numerical scores: the Total Number of Violations score (TV) and the Severity of Violations (SV) score. As determined by the property's inspection scores, properties are identified as Troubled, At-Risk, or Compliant. DHCA then develops a “Troubled Property” prioritized inspection action plan. The goal is to inspect Troubled and At-Risk properties more frequently to ensure that violations are adequately corrected and that steps are taken to improve their inspection scores. For properties designated as Troubled, 100% of the units are inspected annually. Additionally, Troubled properties are required to submit a Corrective Action Plan that identifies their plan to correct existing violations and what steps they will take to ensure new violations do not occur in the future. Troubled Properties are also required to submit quarterly reports of tenant work requests so that DHCA can determine if work requests are being responded to adequately and in a timely fashion. Properties designated as At-Risk are inspected at least every two years, or more often upon request, and a minimum of 25% of the units in these properties are inspected. The goal is to ensure that At-Risk properties do not fall into Troubled status by way of more frequent inspections. For properties designated as Compliant, 25% of the units in the property are inspected every three years.

During FY24 and continuing into FY25, DHCA identified several technology-related issues that continued to create challenges related to scheduling multifamily rental housing inspections. The Department has been actively working to correct these issues 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 therefore not conducted because the Code Enforcement database did not effectively generate inspection schedules for properties with expired rental licenses. These properties were identified in the FY24 report and were inspected early in FY25. Second, DHCA found that the housing code inspection operating application and the mobile inspection 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, with the assistance of a contractor that specializes in iOS applications, has made major progress in implementing remedies to address these concerns. They have nearly completed the process of revamping the mobile inspection application to develop a much more user-friendly and stable operating application. Additionally, they have completed major modifications to the programming of the operating application, including improving the ability to process inspection data, automating the analysis process used to determine property scores, adding the ability to capture historical data, and automating the process to develop inspection schedules. They also continue to make progress with respect to enhancing the ability to generate reports.

Lastly, FY25 is DHCA’s first year conducting property inspections since the passing of the County’s Rent Stabilization law that went into effect in July 2024. In part, this law limits the ability of regulated properties designated as Troubled or At-Risk to raise rents during the time that they hold those designations. Since the passing of the Rent Stabilization law, DHCA has found that properties designated as Troubled and At-Risk have significantly increased their

efforts to obtain a Compliant rating. Many properties have sought the assistance of contractors and specialists to assist with preparing for inspections, correcting violations identified during initial inspections, and developing Corrective Action Plans and Tenant Work Request reports. The efforts of these properties to respond to the requirements of the Rent Stabilization law, combined with the increased Code Enforcement efforts, have resulted in a significantly smaller number of properties collectively identified as Troubled and At-Risk in FY25. Further, in FY25, the Department observed that properties designated as Troubled or At-Risk are resolving identified violations much quicker, resulting in safer properties for County residents.

In FY25, there were 29 properties identified as Troubled based on mandated inspections comprising 450 units, and 37 properties identified as At-Risk comprising 1,817 units. (see Table 1, Chart 1, and Chart 2 below). In addition to the 29 properties identified as Troubled based on inspections, 38 properties containing 1,814 units remain designated as Troubled because they did not submit corrective action plans and/or maintenance reports or have not yet abated violations previously identified by DHCA inspectors. Additionally, of the At-Risk Properties designated in FY24, 18 properties comprising 923 units remain designated as At-Risk because they have not yet abated violations previously identified by DHCA inspectors. Thus, including both newly designated and properties with carryover designations, there are a total of 67 Troubled Properties with a total of 2,264 units and 55 At-Risk Properties with a total of 2,740 units in FY25.

In comparison, in FY24 there were a total of 93 Troubled Properties (54 newly-designated and 39 carryover) comprising 7,269 total units (3,062 newly-designated and 4,207 carryover) and 76 At-Risk Properties (34 newly-designated and 42 carryover) comprising 6,375 units (2,484 newly-designated and 3,891 carryover).

Properties Inspected in FY25 and Inspection Results

During FY25, the Code Enforcement Section conducted multifamily mandated inspections and completed 15,436 interior unit inspections at 350 properties. The tables and charts below provide a breakdown of multifamily rental property inspection results for FY25.

Table 1: Summary and Status of Multifamily Inspection Results for FY25

	Compliant	At-Risk	Troubled	Totals
Number of Properties Inspected	284	37	29	350
Number of Units Inspected	14,390	743	303	15,436
Number of Individual Properties with 20% of units with Vermin	0	0	17	17
Number of Individual Properties with 20% of units containing Mold	0	0	1	1
Number of Smoke Alarm Violations / Property	140	37	6	183
Number of CO Alarm Violations /Property	174	274	4	452

Charts 1 and 2 below show the percentage of properties and units that are currently designated in the Troubled, At-Risk, and Compliant categories relative to the total number of properties and

units in Montgomery County. (Note that some of the properties in the Compliant and At-Risk categories were not scheduled for inspection in FY25.)

Chart 3 below shows the total number of Montgomery County rental units in properties designated At-Risk or Troubled, comparing FY24 and FY25.

Chart 1: Percent of Multifamily Rental Properties Designated as Troubled, At-Risk, or Compliant in FY25

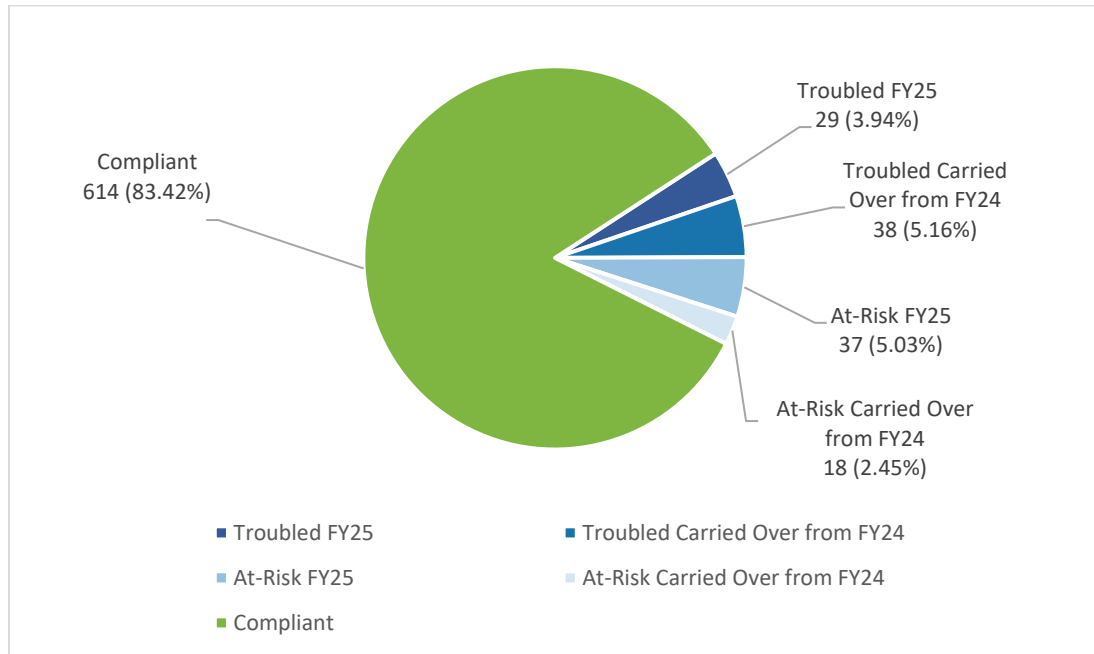


Chart 2: Percent of Multifamily Rental Units Designated as Troubled, At-Risk, or Compliant in FY25

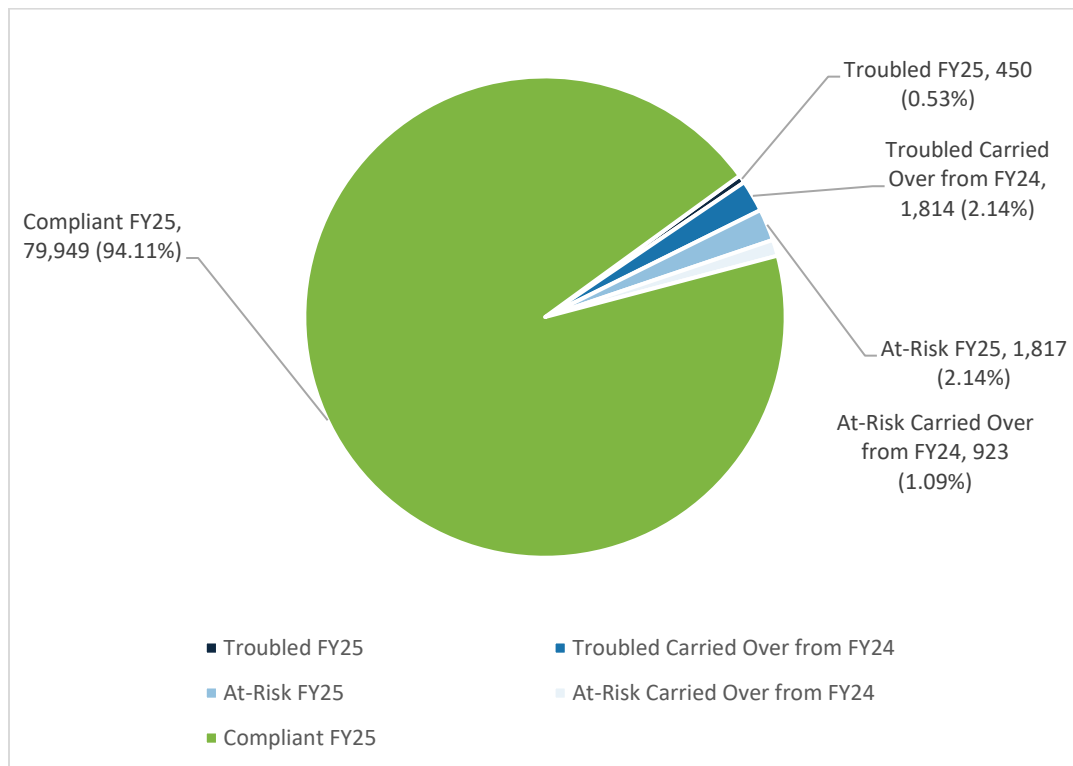
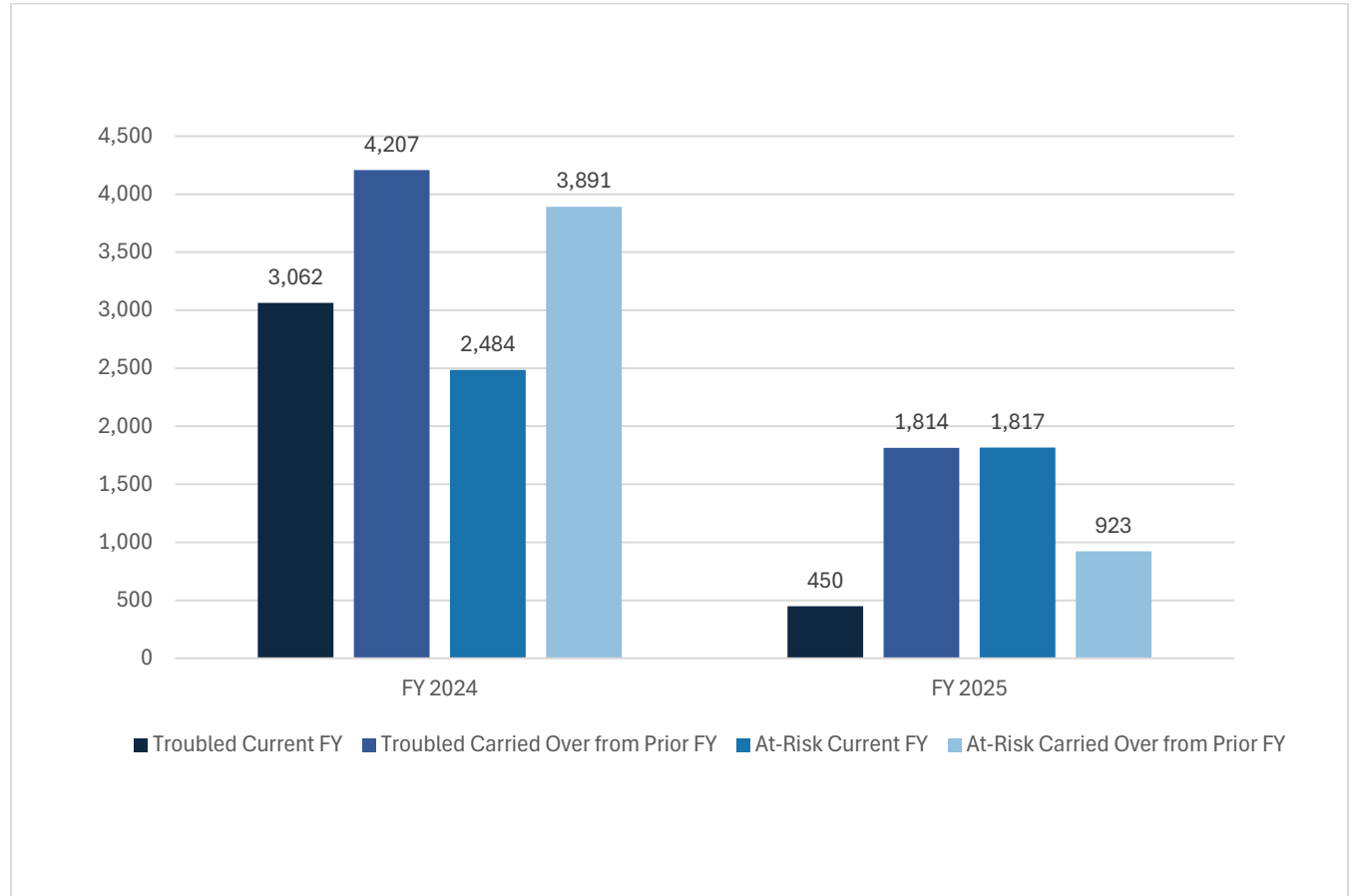


Chart 3: Number of Montgomery County Rental Units in Properties Designated At-Risk or Troubled, FY24 vs. FY 25



Properties Scheduled to be Inspected in FY26

In FY26, DHCA’s Code Enforcement Section will inspect 12,207 units in 340 properties, as detailed in Table 2 below and in Attachment 3. Table 2 below identifies the categories of multifamily units and properties that DHCA’s Code Enforcement Section will inspect in FY26 and includes 100% of properties identified as Troubled in FY25, in addition to the At-Risk and Compliant properties scheduled for inspection in FY26.

Table 2: FY26 Projected Scheduled Multifamily Rental Inspections

Designation	Units	Properties
Troubled Properties Inspections	2, 264	67*
At-Risk Inspections	1,080	18
Compliant Inspections	34,903	243
TOTAL	38,247	328

* In FY25, there are 38 additional properties that were categorized as Troubled in FY24 and remain Troubled due to noncompliance with the FY24 designation (see attachment 2). In total, during FY25, there are 55 At-Risk properties, which include the 18 designated in the table above and an additional 37 that were designated in Table 1.

Number of Citations Issued in FY25

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. Consequently, as in previous years, there is generally a low number of citations issued, resulting in court cases, demonstrating that the ongoing 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 a scheduled, mandated inspection. A NOV may include multiple code violations on the notice. During FY25, DHCA issued 2,059 NOVs for 19,696 Code violations to 443 unique multifamily rental properties. Sixty-nine multifamily rental properties failed to make the repairs required by these NOVs, resulting in 364 citations. Fortunately, most landlords made the required corrections, and as a result, many citations were dismissed prior to the court hearing. Comparatively, in FY23, DHCA issued 2,896 NOVs for 30,998 Code violations to 388 unique multifamily properties, and in FY24, DHCA issued 1,767 NOVs for 34,486 Code violations to 335 unique multifamily properties.¹ In FY23, 39 properties failed to adequately make repairs associated with NOVs, resulting in 2,783 citations issued. In FY24, 39 properties failed to adequately make repairs associated with NOVs, resulting in 754 citations issued. This data demonstrates that Code Enforcement efforts are increasingly effective in compelling landlord compliance.

Court hearings for citations are backlogged and generally occur up to eight months after issuance. Some landlords wait for hearings before making required repairs, so the delay results in some repairs not being made for several months. Also, judges often significantly reduce fines during hearings if landlords have made the required repairs prior to the hearing. For example, in FY24, DHCA attempted to recover over \$1.5 million in unpaid fines through the District Court, but only collected \$100,375. 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 continue to explore options to improve housing code compliance by landlords who have a history of not remedying NOVs and citations within required deadlines. The two departments collaborated with the Office of Consumer Protection (OCP), the County Executive, and the County Council to pass Bill 6-25, which went into effect in April 2025. Bill 6-25 amended Chapter 11 of the Montgomery County Consumer Protection Code to expand the definition of a “person” to include a landlord; clarify that consumer goods and services include rental housing; remove the exemption for defective tenancies or complaints

¹ In previous reports, the figures associated with the number of properties that received NOVs and code violations did not reflect the number of unique properties, but rather the total number of properties that were issued NOVs and code violations, considering that a property may have been issued unique NOVs and code violations more than once. In this report, the number reflects the total number of unique properties that were issued NOVs for code violations by the Department.

related to landlord-tenant matters; allow OCP to write citations based on Chapter 29 (Landlord-Tenant Relations) of the County Code because violations of Chapter 29 would be considered “deceptive, unfair, or unconscionable trade practices”; and provide OCP and OCA with the ability to sue landlords who have been cited for deceptive trade practices under Chapters 11 and 29 in Circuit Court to “seek damages, restitution, the posting of a bond, or any available legal or equitable relief, including declaratory, preliminary, temporary, or permanent relief,” in addition to paying the County attorney’s fees if it prevails. DHCA, OCP, and OCA have completed Standard Operating Procedures for how the three departments will collaborate on implementing these amendments.

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 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 FY25, the Code Enforcement Section responded to 2,057 complaints at multifamily rental properties. An additional 4,175 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 a memorandum of understanding with the City of Takoma Park, whereby DHCA conducts inspections within this jurisdiction for a fee. Regardless of jurisdiction or origination, these tenant-originated complaints are referred to as Service Requests.

Table 3: 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

Type of Call	Preferred Language: English	Preferred Language: Spanish	Preferred Language: Other or No Language Preference Stated *	Total Number of Calls
Bill 19-15	0	0	0	0
Housing Code Enforcement	6,360	709	3,748	10,817
Landlord Tenant Affairs	6,117	570	2,029	8,716
TOTAL	12,477	1,279	5,777	19,533

(Source: 3-1-1 call center for the period 7/1/24 through 6/30/25)

* Other languages primarily include French, Korean, Chinese, or Vietnamese, and those categorized as “other”.

Includes General Information and Fulfillment Service Requests. Language preference is manually added by the call center staff and is not a mandatory field.

Troubled Property List

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

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List of Attachments:

1. List of Troubled Properties identified during FY25.
2. List properties that did not submit corrective action plans and/or maintenance reports, remaining troubled (Attachment 2)
3. List of Multifamily Properties to be Inspected in FY25.

Attachment 1
Troubled Properties FY25

Street Address	City	Zip Code	Year Built	Unit Count	Units Inspected	Average Violations PerUnit	Weighted Severity Index	No Violations Observed	Infested Units Percentage	Mold Percentage	Violation Count Smoke Alarm	Violation Count Carbon Monoxide Alarm	FY24 Troubled At Risk	Severity Rating
100 SCHUYLER RD	SILVER SPRING	20901	1949	26	28	2.14	1.19	8	0.25	0	0	0	Troubled	Troubled
8515 GREENWOOD AVE	TAKOMA PARK	20912	1949	24	24	2.37	1.25	8	0.25	0	0	0	Troubled	Troubled
8402 GREENWOOD AVE	TAKOMA PARK	20912	1942	5	5	3	2.06	0	0	0	0	0	At-Risk	Troubled
1033 QUEBEC TER	SILVER SPRING	20903	1953	28	19	2.63	1.94	0	0.1	0	7	0	At-Risk	Troubled
8200 NOLTE AVE	SILVER SPRING	20904	1940	15	12	1.66	0.9	6	0.25	0	0	0	Troubled	Troubled
8302 GARLAND AVE	TAKOMA PARK	20912	1941	6	4	3.75	1.6	0	0.25	0	0	0	Troubled	Troubled
1002 HOUSTON AVE	TAKOMA PARK	20912	1941	2	2	4	2.12	0	0.5	0	0	1	At-Risk	Troubled
8408 GREENWOOD AVE	TAKOMA PARK	20912	1942	5	5	0.2	0.6	4	0.2	0	0	0	Compliant	Troubled
8601 FLOWER AVE	TAKOMA PARK	20912	1972	4	4	1.5	1	2	0.25	0	0	0	At-Risk	Troubled
8808 GLENVILLE RD	SILVER SPRING	20901	1954	4	4	3	1.62	1	0	0	0	0	At-Risk	Troubled
12005 OLD COLUMBIA PIKE	SILVER SPRING	20906	1979	14	14	2.85	1.73	2	0.21	0	0	0	Troubled	Troubled
1015 QUEBEC TER	SILVER SPRING	20903	1955	4	5	4.4	2.22	0	0.2	0	0	0	At-Risk	Troubled
1010 QUEBEC TER	SILVER SPRING	20903	1955	14	14	2.78	2.33	0	0.14	0	1	1	Troubled	Troubled
8512 GLENVIEW AVE	TAKOMA PARK	20912	1942	5	6	2.66	1.77	1	0	0	0	0	Troubled	Troubled
906 BROWNING AVE	TAKOMA PARK	20912	1961	16	5	5.2	1.5	1	0.2	0	0	0	Compliant	Troubled
8810 GLENVILLE RD	SILVER SPRING	20901	1954	3	4	6	1.87	0	0.5	0	1	0	At-Risk	Troubled
2309 SHOREFIELD RD	WHEATON	20902	1967	102	18	2.5	1.69	2	0.05	0	0	0	Compliant	Troubled
8815 GLENVILLE RD	SILVER SPRING	20901	1953	4	4	3	1.27	1	0.75	0	0	0	Troubled	Troubled
8500 GREENWOOD AVE	TAKOMA PARK	20912	1942	5	5	2.2	1.6	1	0.2	0	0	0	At-Risk	Troubled

Attachment 1
Troubled Properties FY25

8801 GLENVILLE RD	SILVER SPRING	20901	1954	4	5	1.8	1.42	1	0.2	0	2	0	At-Risk	Troubled
8812 GLENVILLE RD	SILVER SPRING	20901	1954	4	5	3.2	1.65	1	0	0	0	0	Troubled	Troubled
8207 GREENWOOD AVE	TAKOMA PARK	20912	1941	3	3	5.33	2.06	0	0	0	0	0	Troubled	Troubled
8809 GLENVILLE RD	SILVER SPRING	20901	1953	4	5	2.2	2.1	1	0.2	0	0	0	Troubled	Troubled
1014 QUEBEC TER	SILVER SPRING	20903	1955	113	67	0.5	0.82	40	0.2	0	0	0	At-Risk	Troubled
8002 GARLAND AVE	TAKOMA PARK	20912	1942	3	3	2.33	3	0	0	0	0	0	Compliant	Troubled
8717 PLYMOUTH ST	SILVER SPRING	20901	1953	4	4	2	2.62	0	0.5	0	0	0	At-Risk	Troubled
11513 LOCKWOOD DR	SILVER SPRING	20904	1965	22	11	2.27	1.83	2	0.45	0	0	0	Troubled	Troubled
8609 FLOWER AVE	TAKOMA PARK	20912	1936	3	4	6	1.83	0	0	0	0	1	At-Risk	Troubled
8817 GLENVILLE RD	SILVER SPRING	20901	1953	4	3	2.66	1.62	0	0	0	0	1	Troubled	Troubled

Attachment 2

FY24 Properties that did not submit Corrective Action Plans and/or Maintenance Reports, or have not abated violations that remain Troubled in FY25

Community Name	Street Address	City	Zip Code	Year Built	Unit Count	Previous Rating
Domer Avenue, 310	310 Domer Ave	Takoma Park	20912	1942	6	Troubled
Sligo Terrace Apartments	8800 Manchester	Silver Spring	20901	1948	54	Troubled
1019-1025 Quebec Terrace	1019 Quebec Ter	Silver Spring	20903	1954	16	Troubled
Battery Lane	4998 Battery Ln	Bethesda	20814	1962	96	Troubled
Clayborn Avenue, 405	405 Clayborn Ave	Silver Spring	20910	1940	4	Troubled
Enclave Silver Spring	11225 Oak Leaf Dr	Silver Spring	20901	1966	1119	Troubled
Flower Avenue 8605	8605 Flower Ave	Takoma Park	20912	1936	3	Troubled
Flower Avenue, 8501	8501 Flower Ave	Takoma Park	20912	1935	4	Troubled
Flower Avenue, 8511	8511 Flower Ave	Takoma Park	20912	1939	2	Troubled
Forest Park Apartment	9316 Piney Branch Rd	Silver Spring	20903	1960	191	Troubled
Frederick Road, 25901	25901 Frederick Rd	Clarksburg	20871	1982	2	Troubled
Garland Avenue, 7909	7909 Garland Avenue	Takoma Park	20912	1942	3	Troubled
Garland Avenue, 8009	8009 Garland Ave	Takoma Park	20912	1942	5	Troubled
Garland Avenue, 8302	8302 Garland Ave	Takoma Park	20912	1941	6	Troubled
Garland Avenue, 8304	8304 Garland Ave	Takoma Park	20912	1941	6	Troubled

Attachment 2

FY24 Properties that did not submit Corrective Action Plans and/or Maintenance Reports, or have not abated violations that remain Troubled in FY25

Garland Avenue, 8315	8315 Garland Ave	Takoma Park	20912	1940	4	Troubled
Glen Wood	4857 Battery Ln	Bethesda	20814	1958	50	Troubled
Glenview Avenue, 8512	8512 Glenview Avenue	Takoma Park	20912	1942	5	Troubled
Glenville Road, 8809	8809 Glenville Road	Silver Spring	20912	1953	4	Troubled
Glenville Road, 8812	8812 Glenville Rd	Silver Spring	20912	1954	4	Troubled
Glenville Road, 8815	8815 Glenville Road	Silver Spring	20912	1953	4	Troubled
Greenwood Ave, 8505	8505 Greenwood Ave	Takoma Park	20912	1944	5	Troubled
Greenwood Ave, 8515 & Browning Ave, 400	400 Greenwood Ave, 8515 & Browning Ave	Silver Spring	20912	1949	24	Troubled
Greenwood Avenue, 7815	7815 Greenwood Ave	Takoma Park	20912	1936	6	Troubled
Greenwood Avenue, 8003	8003 Greenwood Avenue	Takoma Park	20912	1938	3	Troubled
Greenwood Avenue, 8207	8207 Greenwood Avenue	Takoma Park	20912	1941	3	Troubled
Houston Avenue, 804	804 Houston Avenue	Takoma Park	20912	1936	2	Troubled
Houston Avenue, 902	902 Houston Ave	Takoma Park	20912	1936	3	Troubled
Longbranch Parkway, 7906	7906 Longbranch Parkway	Takoma Park	20912	1938	3	Troubled
Main Street, 9863	9863 Main Street	Damascus	20872	1946	4	Troubled
Nolte Avenue Apartments	8200 Nolte Ave	Silver Spring	20910	1940	15	Troubled

Attachment 2

FY24 Properties that did not submit Corrective Action Plans and/or Maintenance Reports, or have not abated violations that remain Troubled in FY25

Olney-Sandy Spring Road, 903	903 OLNEY SANDY SPRING RD	Ashton	20860	1959	4	Troubled
Patterson Court, 304	304 Patterson Court	Takoma Park	20912	1938	3	Troubled
Perrywood	26040 Woodfield Rd	Damascus	20872	1958	26	Troubled
Piney Branch Road, 8202-8208	8202 Piney Branch Rd	Silver Spring	20910	1938	2	Troubled
Plymouth Street, 8707	8707 Plymouth Street	Silver Spring	20901	1952	6	Troubled
Plymouth Street, 8714	8714 Plymouth St	Silver Spring	20901	1952	6	Troubled
Quebec Terrace, 1008	1008 Quebec Ter	Silver Spring	20903	1955	14	Troubled
Quebec Terrace, 1010	1010 Quebec Terrace	Silver Spring	20903	1955	14	Troubled
Quebec Terrace, 1015	1015 QUEBEC TER	Silver Spring	20903	1955	4	Troubled
Quebec Terrace, 1027-1029	1027-1029 Quebec Terrace	Silver Spring	20903	1954	8	Troubled
Ruatan Row, LLC	1058 Ruatan St	Silver Spring	20903	1954	4	Troubled
Schrider Street, 8101	8101 Schrider St	Silver Spring	20910	1938	6	Troubled
Schrider Street, 8215	8215 Schrider St	Silver Spring	20910	1938	4	Troubled
Schuyler Rd., 100-102	100-102 Schuyler Rd.	Silver Spring	20901	1949	26	Troubled
Schuyler Road Apartments	108 Schuyler Rd	Silver Spring	20901	1949	26	Troubled
Silver Spring Avenue, 622	622 Silver Spring Ave	Silver Spring	20910	1953	5	Troubled

Attachment 2

FY24 Properties that did not submit Corrective Action Plans and/or Maintenance Reports, or have not abated violations that remain Troubled in FY25

Spencerville Road, 2215	2215 Spencerville Rd	Spencerville	20868	1900	2	Troubled
Towne Crest Apartments	17500 Towne Crest Dr	Gaithersburg	20877	1966	107	Troubled

Attachment 3
Multifamily Properties to be inspected FY26

Community Name	Street Address	City	Zip Code	Year Built	Units Count	Previous Rating	Rating	Percentage
Courts Of Madison I	700 SLIGO AVE	SILVER SPRING	20910	1959	38	Compliant	Compliant	25%
Bradford Road, 8714	8714 BRADFORD RD	SILVER SPRING	20901	1951	6	Compliant	Compliant	25%
Nolte Avenue, 8212	8212 NOLTE AVE	SILVER SPRING	20910	1948	2	Compliant	Compliant	25%
Garland Avenue, 8103	8103 GARLAND AVE	TAKOMA PARK	20912	1939	1	Compliant	Compliant	25%
Nob Hill Apartments	9120 PINEY BRANCH RD	SILVER SPRING	20903	1959	396	Compliant	Compliant	25%
Arcola Towers	1135 WEST UNIVERSITY BLVD	SILVER SPRING	20902	1970	141	Compliant	Compliant	25%
Strathmore House	3004 BEL PRE RD	SILVER SPRING	20906	1971	210	Compliant	Compliant	25%
Triangle Towers	4853 CORDELL AVE	BETHESDA	20814	1965	260	Compliant	Compliant	25%
Randolph Square	5307 RANDOLPH RD	ROCKVILLE	20852	1968	118	Compliant	Compliant	25%
Cambridge Square	4901 BATTERY LN	BETHESDA	20814	1953	87	Compliant	Compliant	25%
Twin Towers	1110 FIDLER LN	SILVER SPRING	20910	1967	345	Compliant	Compliant	25%
Goodacre Apartments	8619 PINEY BRANCH RD	SILVER SPRING	20901	1951	156	Compliant	Compliant	25%
Blair East	1220 EAST WEST HWY	SILVER SPRING	20910	1967	401	Compliant	Compliant	25%
Blair Plaza	1401 BLAIR MILL RD	SILVER SPRING	20910	1963	330	Compliant	Compliant	25%
Fairfax Court	1 FAIRFAX CT	CHEVY CHASE	20815	1960	18	Compliant	Compliant	25%
Flower Branch Apartments	8628 PINEY BRANCH RD	SILVER SPRING	20901	1955	362	Compliant	Compliant	25%
Bradley View	4743 BRADLEY BLVD	CHEVY CHASE	20815	1960	34	Compliant	Compliant	25%

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Schrider Street, 8221	8221 SCHRIDER ST	SILVER SPRING	20910	1937	4	Compliant	Compliant	25%
Wayne Manchester Towers	25 EAST WAYNE AVE	SILVER SPRING	20901	1960	226	Compliant	Compliant	25%
Rock Creek Springs	8000 EASTERN DR	SILVER SPRING	20910	1942	215	Compliant	Compliant	25%
Spring Gardens East	8007 EASTERN AVE	SILVER SPRING	20910	1942	82	Compliant	Compliant	25%
Paddington Square	8800 LANIER DR	SILVER SPRING	20910	1960	165	Compliant	Compliant	25%
Silver Spring Towers	816 EASLEY ST	SILVER SPRING	20910	1966	432	Compliant	Compliant	25%
Claridge House	2445 LYTTONSVILLE RD	SILVER SPRING	20910	1966	241	Compliant	Compliant	25%
Highland House	5480 WISCONSIN AVE	CHEVY CHASE	20815	1966	391	Compliant	Compliant	25%
Pine Ridge	8617 PINEY BRANCH RD	SILVER SPRING	20901	1949	155	Compliant	Compliant	25%
Sumner Highlands	4507 SANGAMORE RD	BETHESDA	20816	1954	125	Compliant	Compliant	25%
Manchester Manor	8401 MANCHESTER RD	SILVER SPRING	20901	1959	53	Compliant	Compliant	25%
Windsor Court/Windsor Towers	13802 CASTLE BLVD	SILVER SPRING	20904	1974	457	Compliant	Compliant	25%
Halpine View	13013 CROOKSTON LN	ROCKVILLE	20851	1966	562	Compliant	Compliant	25%
Georgia West	8708 FIRST AVE	SILVER SPRING	20910	1966	107	Compliant	Compliant	25%
Avondale Street, 4519	4519 AVONDALE ST	BETHESDA	20814	1940	4	Compliant	Compliant	25%
Barclay One Associates	4716 BRADLEY BLVD	CHEVY CHASE	20815	1953	81	Compliant	Compliant	25%
Garland Towers	8221 GARLAND AVE	TAKOMA PARK	20912	1965	25	Compliant	Compliant	25%
Summit Hills	8484 16TH ST	SILVER SPRING	20910	1961	1120	Compliant	Compliant	25%
Cole Spring Plaza	1001 SPRING ST	SILVER SPRING	20910	1967	278	Compliant	Compliant	25%

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Plyers Mill Road, 4107	4107 PLYERS MILL RD	KENSINGTON	20895	1964	12	Compliant	Compliant	25%
Silver Spring/Nolte II	610 SILVER SPRING AVE	SILVER SPRING	20910	1942	15	Compliant	Compliant	25%
Chateau Apartments	9727 MT PISGAH RD	SILVER SPRING	20903	1968	399	Compliant	Compliant	25%
University Manor	820 EAST UNIVERSITY BLVD	SILVER SPRING	20903	1951	136	Compliant	Compliant	25%
Flower Avenue, 8207	8207 FLOWER AVE	TAKOMA PARK	20912	1942	5	Compliant	Compliant	25%
Woodfield Apartments LLC	23901 WOODFIELD RD	GAITHERSBURG	20882	1952	4	Compliant	Compliant	25%
Greenwood Avenue, 8503	8503 GREENWOOD AVE	TAKOMA PARK	20912	1942	5	Compliant	Compliant	25%
Maplewood Avenue, 806	806 MAPLEWOOD AVE	TAKOMA PARK	20912	1932	5	Compliant	Compliant	25%
Bonifant Street, 828	828 BONIFANT ST	SILVER SPRING	20910	1927	3	Compliant	Compliant	25%
Garland Avenue, 8007	8007 GARLAND AVE	TAKOMA PARK	20912	1942	3	Compliant	Compliant	25%
Glenville Road, 8811	8811 GLENVILLE RD	SILVER SPRING	20901	1954	7	Compliant	Compliant	25%
Garland Avenue, 8309	8309 GARLAND AVE	TAKOMA PARK	20912	1942	6	Compliant	Compliant	25%
Park Montgomery	8860 PINEY BRANCH RD	SILVER SPRING	20903	1971	143	Compliant	Compliant	25%
Philadelphia Avenue, 817	817 PHILADELPHIA AVE	SILVER SPRING	20910	1932	4	Compliant	Compliant	25%
Bradford Road, 8800	8800 BRADFORD RD	SILVER SPRING	20901	1951	6	Compliant	Compliant	25%
Village Square West	12401 VILLAGE SQUARE TER	ROCKVILLE	20852	1966	403	Compliant	Compliant	25%
Halpine Hamlet	5501 HALPINE PL	ROCKVILLE	20851	1966	67	Compliant	Compliant	25%
Oak Hill Apartments	11497 COLUMBIA PIKE	SILVER SPRING	20904	1965	280	Compliant	Compliant	25%
Westwood Tower	5401 WESTBARD AVE	BETHESDA	20816	1968	212	Compliant	Compliant	25%

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Garland Avenue, 8207	8207 GARLAND AVE	TAKOMA PARK	20912	1940	3	Compliant	Compliant	25%
7902 Garland Ave	7902 GARLAND AVE	TAKOMA PARK	20912	1942	4	Compliant	Compliant	25%
Greenwood Avenue, 8520	8520 GREENWOOD AVE	TAKOMA PARK	20912	1942	3	Compliant	Compliant	25%
Foxhall Apartments	8715 PINEY BRANCH RD	SILVER SPRING	20901	1947	263	Compliant	Compliant	25%
Highland House West	4450 SOUTH PARK AVE	CHEVY CHASE	20815	1973	309	Compliant	Compliant	25%
Silver Spring Avenue, 515	515 SILVER SPRING AVE	SILVER SPRING	20910	1952	5	Compliant	Compliant	25%
Greenwood Avenue, 8107	8107 GREENWOOD AVE	TAKOMA PARK	20912	1952	5	Compliant	Compliant	25%
Flower Avenue, 7905	7905 FLOWER AVE	TAKOMA PARK	20912	1949	3	Compliant	Compliant	25%
Boulevard Of Chevy Chase	4733 BRADLEY BLVD	CHEVY CHASE	20815	1918	11	Compliant	Compliant	25%
Silver Spring Avenue, 511	511 SILVER SPRING AVE	SILVER SPRING	20910	1953	6	Compliant	Compliant	25%
Garland Avenue, 8101	8101 GARLAND AVE	TAKOMA PARK	20912	1940	5	Compliant	Compliant	25%
Kennebec Avenue, 811	811 KENNEBEC AVE	TAKOMA PARK	20912	1938	1	Compliant	Compliant	25%
Long Branch Parkway, 7916	7916 LONG BRANCH PKWY	TAKOMA PARK	20912	1934	3	Compliant	Compliant	25%
Rebecca Apartments	10920 CONNECTICUT AVE	KENSINGTON	20895	1970	102	Compliant	Compliant	25%
Lakeview House	10250 WESTLAKE DR	BETHESDA	20817	1979	152	Compliant	Compliant	25%
Waverly House	4521 EAST WEST HWY	BETHESDA	20814	1978	157	Compliant	Compliant	25%
Dale Drive, 529	529 DALE DR	SILVER SPRING	20910	1943	8	Compliant	Compliant	25%
Montgomery Club V	204 WATER ST	GAITHERSBURG	20877	1979	47	Compliant	Compliant	25%
Magruder's Discovery	10508 WESTLAKE DR	BETHESDA	20817	1980	134	Compliant	Compliant	25%

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Victory Forest Apartments	10000 BRUNSWICK AVE	SILVER SPRING	20910	1976	181	Compliant	Compliant	25%
Bauer Park	14635 BAUER DR	ROCKVILLE	20853	1977	142	Compliant	Compliant	25%
The Birches	1532 EAST HEATHER HOLLOW CIR	SILVER SPRING	20904	1985	227	Compliant	Compliant	25%
Welltower Opco Group, LLC	19310 CLUB HOUSE RD	MONTGOMERY VILLAGE	20886	1983	68	Compliant	Compliant	25%
Shady Grove Apartments	16125 CRABBS BRANCH WAY	DERWOOD	20855	1980	144	Compliant	Compliant	25%
Victoria Apartment	10416 FAWCETT ST	KENSINGTON	20895	1936	10	Compliant	Compliant	25%
Howard Avenue, 3738	3738 HOWARD AVE	KENSINGTON	20895	1954	6	Compliant	Compliant	25%
Montgomery Club V I I	9901 KILLARNEY LN	GAITHERSBURG	20877	1983	112	Compliant	Compliant	25%
Fawcett Street, 10423	10423 FAWCETT ST	KENSINGTON	20895	1953	3	Compliant	Compliant	25%
Apartments At Miramont	6040 CALIFORNIA CIR	ROCKVILLE	20852	1987	299	Compliant	Compliant	25%
Holsey Road, 9115	9115 HOLSEY RD	DAMASCUS	20872	1976	2	Compliant	Compliant	25%
Montclair Apartments LP	3525 SHEFFIELD MANOR TER	SILVER SPRING	20904	1988	256	Compliant	Compliant	25%
Schrider Street, 8207	8207 SCHRIDER ST	SILVER SPRING	20910	1938	4	Compliant	Compliant	25%
Glenview Avenue, 8514	8514 GLENVIEW AVE	TAKOMA PARK	20912	1952	5	Compliant	Compliant	25%
Greenwood Avenue, 8401	8401 GREENWOOD AVE	TAKOMA PARK	20912	1942	6	Compliant	Compliant	25%
Greenwood Avenue, 8206	8206 GREENWOOD AVE	TAKOMA PARK	20912	1942	6	Compliant	Compliant	25%
Bonifant Street, 943	943 BONIFANT ST	SILVER SPRING	20910	1938	3	Compliant	Compliant	25%
8401 Flower Avenue	8401 FLOWER AVE	TAKOMA PARK	20912	1940	6	Compliant	Compliant	25%
Glenville Road, 8800	8800 GLENVILLE RD	SILVER SPRING	20901	1954	7	Compliant	Compliant	25%

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Scotland Community	7838 SCOTLAND DR	ROCKVILLE	20854	1968	75	Compliant	Compliant	25%
Oaks At Four Corners	321 WEST UNIVERSITY BLVD	SILVER SPRING	20901	1986	120	Compliant	Compliant	25%
Vassar Circle, 3	3 VASSAR CIR	GLEN ECHO	20812	1936	1	Compliant	Compliant	25%
Somerset Apartments	3115 HEWITT AVE	SILVER SPRING	20906	1972	99	Compliant	Compliant	25%
Domer Avenue, 406	406 DOMER AVE	TAKOMA PARK	20912	1943	2	Compliant	Compliant	25%
Timberlawn Crescent	5707 LUXEMBURG ST	ROCKVILLE	20852	1989	107	Compliant	Compliant	25%
Bethesda Place	7701 WOODMONT AVE	BETHESDA	20814	1990	100	Compliant	Compliant	25%
Lenox Park	1400 EAST WEST HWY	SILVER SPRING	20910	1991	407	Compliant	Compliant	25%
Drings Reach	3407 ROBEY TER	SILVER SPRING	20904	1992	105	Compliant	Compliant	25%
Alexander House	8560 2ND AVE	SILVER SPRING	20910	1992	305	Compliant	Compliant	25%
Kensington Gardens	3403 WEST UNIVERSITY BLVD	KENSINGTON	20895	1950	54	Compliant	Compliant	25%
Plymouth Street, 8803	8803 PLYMOUTH ST	SILVER SPRING	20901	1952	6	Compliant	Compliant	25%
Ruatan Street, 1052	1052 RUATAN ST	SILVER SPRING	20903	1954	4	Compliant	Compliant	25%
Ridge Road, 25930	25930 RIDGE RD	DAMASCUS	20872	1954	2	Compliant	Compliant	25%
Greenwood Avenue, 8108	8108 GREENWOOD AVE	TAKOMA PARK	20912	1938	6	Compliant	Compliant	25%
Quebec Terrace, 1031	1031 QUEBEC TER	SILVER SPRING	20903	1954	4	Compliant	Compliant	25%
Crystal Springs	14301 GEORGIA AVE	SILVER SPRING	20906	1968	435	Compliant	Compliant	25%
Bradley Terrace	6903 B STRATHMORE ST	CHEVY CHASE	20815	1953	24	Compliant	Compliant	25%
Garland Avenue, 8314	8314 GARLAND AVE	TAKOMA PARK	20912	1940	5	Compliant	Compliant	25%

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Patterson Court, 306	306 PATTERSON CT	TAKOMA PARK	20912	1937	5	Compliant	Compliant	25%
Greenwood Avenue, 8109	8109 GREENWOOD AVE	TAKOMA PARK	20912	1943	4	Compliant	Compliant	25%
Stewartown Homes	9310 MERUST LN	GAITHERSBURG	20879	1976	94	Compliant	Compliant	25%
Greenwood Avenue, 8410	8410 GREENWOOD AVE	TAKOMA PARK	20912	1942	5	Compliant	Compliant	25%
Prospect Street, 908	908 PROSPECT ST	TAKOMA PARK	20912	1942	4	Compliant	Compliant	25%
FLOWER AVE	8615 FLOWER AVE	TAKOMA PARK	20912	1931	5	Compliant	Compliant	25%
Hampden Lane, 4911	4911 HAMPDEN LN	BETHESDA	20814	1948	6	Compliant	Compliant	25%
Hampden Lane, 4909	4909 HAMPDEN LN	BETHESDA	20814	1939	6	Compliant	Compliant	25%
Rock Creek Woods	13206 TWINBROOK PKWY	ROCKVILLE	20851	1967	257	Compliant	Compliant	25%
Dalton Apartments	733 SLIGO AVE	SILVER SPRING	20910	1959	94	Compliant	Compliant	25%
Avondale Street, 4508-4510	4508 AVONDALE ST	BETHESDA	20814	1940	7	Compliant	Compliant	25%
Garland Avenue, 8003	8003 GARLAND AVE	TAKOMA PARK	20912	1938	1	Compliant	Compliant	25%
Easley Street, 731	731 EASLEY ST	SILVER SPRING	20910	1923	4	Compliant	Compliant	25%
Strathmore Apartments #2	7039 STRATHMORE ST	CHEVY CHASE	20815	1935	4	Compliant	Compliant	25%
Garland Avenue, 7911	7911 GARLAND AVE	TAKOMA PARK	20912	1940	4	Compliant	Compliant	25%
Bonifant Street, 939	939 BONIFANT ST	SILVER SPRING	20910	1938	2	Compliant	Compliant	25%
Bonifant Street, 941-	941 BONIFANT ST	SILVER SPRING	20910	1938	2	Compliant	Compliant	25%
Greenwood Avenue, 8105	8105 GREENWOOD AVE	TAKOMA PARK	20912	1942	6	Compliant	Compliant	25%
Holstein Street, 7902	7902 HOLSTEIN ST	TAKOMA PARK	20912	1939	1	Compliant	Compliant	25%

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Greenhills	10577 TRALEE TER	DAMASCUS	20872	1985	77	Compliant	Compliant	25%
Eaves Washingtonian Center	15600 MARATHON CIR	GAITHERSBURG	20878	1995	288	Compliant	Compliant	25%
Strathmore Court At White Flint	5440 MARINELLI RD	ROCKVILLE	20852	1996	202	Compliant	Compliant	25%
Grand, The	5801 NICHOLSON LN	NORTH BETHESDA	20852	1999	552	Compliant	Compliant	25%
Lewis Drive, 10325	10325 LEWIS DR	DAMASCUS	20872	1957	2	Compliant	Compliant	25%
Hughes House	10720 GEORGIA AVE	SILVER SPRING	20902	1998	23	Compliant	Compliant	25%
Churchill Senior Living	21000 FATHER HURLEY BLVD	GERMANTOWN	20874	2001	121	Compliant	Compliant	25%
Andrew Kim House	2100 OLNEY SANDY SPRING RD	OLNEY	20832	2002	76	Compliant	Compliant	25%
Long Branch Parkway, 7920	7920 LONG BRANCH PKWY	TAKOMA PARK	20912	1936	1	Compliant	Compliant	25%
Erie Avenue, 904	904 ERIE AVE	TAKOMA PARK	20912	1942	1	Compliant	Compliant	25%
Avalon At Traville	14240 ALTA OAKS DR	NORTH POTOMAC	20850	2003	520	Compliant	Compliant	25%
Whitney At Bethesda Theatre	7707 WISCONSIN AVE	BETHESDA	20814	2003	253	Compliant	Compliant	25%
Avalon At Grosvenor Station	10306 STRATHMORE HALL ST	NORTH BETHESDA	20852	2003	497	Compliant	Compliant	25%
Hampshire Village	3210 NORBECK RD	SILVER SPRING	20906	2004	110	Compliant	Compliant	25%
Victory Terrace	9440 NEWBRIDGE DR	POTOMAC	20854	2003	72	Compliant	Compliant	25%
Chevy Chase Drive, 4810	4810 CHEVY CHASE DR	CHEVY CHASE	20815	1940	3	Compliant	Compliant	25%
Willow Manor At Colesville	601 EAST RANDOLPH RD	SILVER SPRING	20904	2004	83	Compliant	Compliant	25%
The Rothbury Apartments	20120 ROTHBURY LN	GAITHERSBURG	20886	2005	205	Compliant	Compliant	25%
Garland Avenue, 8308	8308 GARLAND AVE	TAKOMA PARK	20912	1941	6	Compliant	Compliant	25%

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Edgemont At Bethesda Metro	4903 EDGEMOOR LN	BETHESDA	20814	1989	122	Compliant	Compliant	25%
Erie Avenue, 910	910 ERIE AVE	TAKOMA PARK	20912	1942	2	Compliant	Compliant	25%
Garland Avenue, 8008	8008 GARLAND AVE	TAKOMA PARK	20912	1935	3	Compliant	Compliant	25%
234 Joeve LLC	3901 HAMPDEN ST	KENSINGTON	20895	1929	1	Compliant	Compliant	25%
Wentworth House Apartments	5411 MCGRATH BLVD	NORTH BETHESDA	20852	2008	312	Compliant	Compliant	25%
Upstairs At Bethesda Row	7131 ARLINGTON RD	BETHESDA	20814	2008	180	Compliant	Compliant	25%
The Apartments At National Park Seminary	9615 DEWITT DR	SILVER SPRING	20910	2006	66	Compliant	Compliant	25%
The Veridian At Silver Spring Metro	1133 EAST WEST HWY	SILVER SPRING	20910	2008	457	Compliant	Compliant	25%
Metro Pointe Apartments	11175 GEORGIA AVE	WHEATON	20904	2008	173	Compliant	Compliant	25%
The Cameron	8710 CAMERON ST	SILVER SPRING	20910	2010	324	Compliant	Compliant	25%
Barclay Development Corp	4716 BRADLEY BLVD	CHEVY CHASE	20815	1953	76	Compliant	Compliant	25%
Meridian At Grosvenor Station	5230 TUCKERMAN LN	ROCKVILLE	20852	2009	301	Compliant	Compliant	25%
Lorraine	3923 PLYERS MILL RD	KENSINGTON	20895	1955	5	Compliant	Compliant	25%
Lasko Manor	4913 HAMPDEN LN	BETHESDA	20814	2012	12	Compliant	Compliant	25%
2201 Spencerville Road	2201 SPENCERVILLE RD	SPENCERVILLE	20866	1900	3	Compliant	Compliant	25%
Elms At Clarksburg Village	12200 ELM FOREST CT	CLARKSBURG	20871	2012	450	Compliant	Compliant	25%
Millstone At Kingsview	13611 ALE HOUSE CIR	GERMANTOWN	20874	2014	195	Compliant	Compliant	25%
The Premier	8711 GEORGIA AVE	SILVER SPRING	20910	2013	160	Compliant	Compliant	25%
Persei	900 PERSEI PL	ROCKVILLE	20852	2012	174	Compliant	Compliant	25%

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Ellis Bethesda	4918 ST ELMO AVE	BETHESDA	20814	2014	200	Compliant	Compliant	25%
Eleven55 Ripley	1155 RIPLEY ST	SILVER SPRING	20910	2013	379	Compliant	Compliant	25%
Aurora Apartments At North Bethesda Center	5401 MCGRATH BLVD	NORTH BETHESDA	20852	2013	341	Compliant	Compliant	25%
Plymouth Street, 8705	8705 PLYMOUTH ST	SILVER SPRING	20901	1952	6	Compliant	Compliant	25%
10111 Darnestown Road	10111 DARNESTOWN RD	ROCKVILLE	20850	1999	1	Compliant	Compliant	25%
Garland Avenue, 8104	8104 GARLAND AVE	TAKOMA PARK	20912	1942	1	Compliant	Compliant	25%
Plymouth Street, 8710	8710 PLYMOUTH ST	SILVER SPRING	20901	1952	6	Compliant	Compliant	25%
Acclaim at Germantown	12912 FALLING WATER CIR	GERMANTOWN	20874	2002	143	Compliant	Compliant	25%
Baldwin TLC	7910 LONG BRANCH PKWY	TAKOMA PARK	20912	1935	6	Compliant	Compliant	25%
Patterson Court, 302	302 PATTERSON CT	TAKOMA PARK	20912	1942	5	Compliant	Compliant	25%
8809 PLYMOUTH STREET, LLC	8809 PLYMOUTH ST	SILVER SPRING	20901	1953	6	Compliant	Compliant	25%
8513 Flower	8513 FLOWER AVE	TAKOMA PARK	20912	1931	3	Compliant	Compliant	25%
Willow Manor at Fair Hill Farm	18301 GEORGIA AVE	OLNEY	20832	2007	101	Compliant	Compliant	25%
907 HUDSON AVE	907 HUDSON AVE	TAKOMA PARK	20912	1940	3	Compliant	Compliant	25%
Houston Avenue, 808	808 HOUSTON AVE	TAKOMA PARK	20912	1941	3	Compliant	Compliant	25%
The Flats at Wheaton	11101 GEORGIA AVE	SILVER SPRING	20902	2005	243	Compliant	Compliant	25%
Heritage at Water's Landing	20700 CRYSTAL HILL CIR	GERMANTOWN	20874	1991	300	Compliant	Compliant	25%
The Morgan	12000 CHASE CROSSING CIR	ROCKVILLE	20852	1996	127	Compliant	Compliant	25%
The George	11141 GEORGIA AVE	SILVER SPRING	20902	2014	194	Compliant	Compliant	25%

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Fairland Crossing	14001 CASTLE BLVD	SILVER SPRING	20904	1979	534	Compliant	Compliant	25%
The Flats at Columbia Pike	11542 FEBRUARY CIR	SILVER SPRING	20904	1983	528	Compliant	Compliant	25%
The Gramax	8060 13TH ST	SILVER SPRING	20910	2004	180	Compliant	Compliant	25%
Affinity on Georgia	8021 GEORGIA AVE	SILVER SPRING	20910	2013	210	Compliant	Compliant	25%
Inigo's Crossing	5405 TUCKERMAN LN	ROCKVILLE	20852	2007	473	Compliant	Compliant	25%
Greenwood Avenue, 8205	8205 GREENWOOD AVE	TAKOMA PARK	20912	1940	2	Compliant	Compliant	25%
Garland Avenue, 7803	7803 GARLAND AVE	TAKOMA PARK	20912	1940	1	Compliant	Compliant	25%
Elme Germantown	2 OBSERVATION CT	GERMANTOWN	20876	1991	218	Compliant	Compliant	25%
The Crest on Hampton Hollow	3408 HAMPTON HOLLOW DR	SILVER SPRING	20904	1990	240	Compliant	Compliant	25%
8415 FLOWER AVE	8415 FLOWER AVE	TAKOMA PARK	20912	1938	5	Compliant	Compliant	25%
8800 PLYMOUTH ST	8800 PLYMOUTH ST	SILVER SPRING	20901	1952	6	Compliant	Compliant	25%
Mallory Square	15251 SIESTA KEY WAY	ROCKVILLE	20850	2015	365	Compliant	Compliant	25%
Garland Terrace	8301 GARLAND AVE	TAKOMA PARK	20912	1949	10	Compliant	Compliant	25%
Arrive Silver Spring	8750 GEORGIA AVE	SILVER SPRING	20910	1969	808	Compliant	Compliant	25%
Tamarron	18101 MARKSMAN CIR	OLNEY	20832	1986	132	Compliant	Compliant	25%
Avana Oak Mill Apartments	20010 FREDERICK RD	GERMANTOWN	20876	1984	400	Compliant	Compliant	25%
Arrive Wheaton	11215 GEORGIA AVE	SILVER SPRING	20902	2013	486	Compliant	Compliant	25%
Residences at Capital Crescent Trail	5325 WESTBARD AVE	BETHESDA	20816	2002	258	Compliant	Compliant	25%
Sawyer Flats	9806 MAHOGANY DR	GAITHERSBURG	20878	1985	648	Compliant	Compliant	25%

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The Park At Kingsview Village	13414 DAVENTRY WAY	GERMANTOWN	20874	2002	326	Compliant	Compliant	25%
Stonecreek Club Apartments	12840 LOCBURY CIR	GERMANTOWN	20874	1984	240	Compliant	Compliant	25%
The Galaxy Apartments	8025 13TH ST	SILVER SPRING	20910	2012	195	Compliant	Compliant	25%
University Gardens I & II Apartments	440 UNIVERSITY BLVD E	SILVER SPRING	20901	1966	91	Compliant	Compliant	25%
Takoma Place I	8503 FLOWER AVE	TAKOMA PARK	20912	NULL	6	Compliant	Compliant	25%
The Magnolia	10301 GROSVENOR PL	ROCKVILLE	20852	1987	236	Compliant	Compliant	25%
Willard Towers	4701 WILLARD AVE	CHEVY CHASE	20815	1968	525	Compliant	Compliant	25%
Parkside Terrace	541 THAYER AVE	SILVER SPRING	20910	1962	87	Compliant	Compliant	25%
8805 PLYMOUTH ST	8805 PLYMOUTH ST	SILVER SPRING	20901	1953	7	Compliant	Compliant	25%
Maven at Wheaton	10914 GEORGIA AVE	SILVER SPRING	20902	2014	232	Compliant	Compliant	25%
Carleton, The	4740 BRADLEY BLVD	CHEVY CHASE	20815	1947	98	Compliant	Compliant	25%
Walker House	18700 WALKERS CHOICE RD	MONTGOMERY VILLAGE	20886	1971	212	Compliant	Compliant	25%
Falkland Chase Apartments North	1545 N FALKLAND LN	SILVER SPRING	20910	1939	170	Compliant	Compliant	25%
Falkland Chase Apartments South	1600 EAST WEST HWY	SILVER SPRING	20910	1936	147	Compliant	Compliant	25%
Falkland Chase West	8305 16TH ST	SILVER SPRING	20910	1936	121	Compliant	Compliant	25%
Rock Creek	12630 VEIRS MILL RD	ROCKVILLE	20853	1971	526	Compliant	Compliant	25%
Aldon Apartments	4701 BRADLEY BLVD	CHEVY CHASE	20815	1953	88	Compliant	Compliant	25%
Forest Hills	8718 BRADFORD RD	SILVER SPRING	20901	1952	6	Compliant	Compliant	25%
Crescent at Chevy Chase	3929 LANDMARK CT	CHEVY CHASE	20815	2024	111	Compliant	Compliant	25%

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Yorkshire Apartments II	11401 JULY DRIVE	SILVER SPRING	20904	1990	98	Compliant	Compliant	25%
Glen Aldon	4858 BATTERY LN	BETHESDA	20814	1958	66	Compliant	Compliant	25%
Fenwick Apartments	8616 SECOND AVE	SILVER SPRING	20910	2014	310	Compliant	Compliant	25%
Glen Brook	4890 BATTERY LN	BETHESDA	20814	1956	94	Compliant	Compliant	25%
Glen Mont	4900 BATTERY LN	BETHESDA	20814	1956	50	Compliant	Compliant	25%
Arbor Crest	12801 OLD COLUMBIA PIKE	SILVER SPRING	20904	2004	80	Compliant	Compliant	25%
The Barrett	8525 CHEVY CHASE LAKE TER	CHEVY CHASE	20815	2022	280	Compliant	Compliant	25%
Silver Creek Senior Living Apartments	3910 KNOWLES AVE	KENSINGTON	20895	2022	94	Compliant	Compliant	25%
Solaire 8200 Dixon	8200 DIXON AVE	SILVER SPRING	20910	2022	403	Compliant	Compliant	25%
Bozzuto The Rae	10401 MOTOR CITY DR	BETHESDA	20817	2023	346	Compliant	Compliant	25%
Fairchild	20013 CENTURY BLVD	GERMANTOWN	20874	2023	212	Compliant	Compliant	25%
The Camille Apartments	7000 WISCONSIN AVE	CHEVY CHASE	20815	2023	181	Compliant	Compliant	25%
The Elm	4710 ELM ST	BETHESDA	20814	2020	456	Compliant	Compliant	25%
Cain Commons	25104 RIDGE RD	DAMASCUS	20872	2023	76	Compliant	Compliant	25%
The Claude	3820 CHAPLIN PL	CHEVY CHASE	20815	2023	186	Compliant	Compliant	25%
Cecil	8015 OLD GEORGETOWN RD	BETHESDA	20814	2024	297	Compliant	Compliant	25%
Georgian Court	3600 BEL PRE RD	SILVER SPRING	20906	1976	147	Compliant	Compliant	25%
Avondale Street, 4527	4527 AVONDALE ST	BETHESDA	20814	1940	4	At-Risk	At-Risk	100%
IMU LLC	4515 AVONDALE ST	BETHESDA	20814	1940	4	At-Risk	At-Risk	100%

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Belvedere	2107 BELVEDERE BLVD	SILVER SPRING	20902	1947	93	At-Risk	At-Risk	50%
Flower Avenue, 8205	8205 FLOWER AVE	TAKOMA PARK	20912	1937	2	At-Risk	At-Risk	100%
Flower Avenue, 8011	8011 FLOWER AVE	TAKOMA PARK	20912	1946	4	At-Risk	At-Risk	100%
Rock Creek Palisades	11300 CONNECTICUT AVE	KENSINGTON	20895	1970	60	At-Risk	At-Risk	100%
Sligo Avenue, 609	609 SLIGO AVE	SILVER SPRING	20910	1958	4	At-Risk	At-Risk	100%
Garland Avenue, 8111	8111 GARLAND AVE	TAKOMA PARK	20912	1938	3	At-Risk	At-Risk	100%
Dale Drive, 527	527 DALE DR	SILVER SPRING	20910	1943	9	At-Risk	At-Risk	100%
Wabash Avenue, 907	907 WABASH AVE	TAKOMA PARK	20912	1943	6	At-Risk	At-Risk	100%
Bradford Road, 8716	8716 BRADFORD RD	SILVER SPRING	20901	1951	6	At-Risk	At-Risk	100%
Houston Avenue, 810	810 HOUSTON AVE	TAKOMA PARK	20912	1936	3	At-Risk	At-Risk	100%
Houston Avenue, 811	811 HOUSTON AVE	TAKOMA PARK	20912	1940	4	At-Risk	At-Risk	100%
Cider Mill	18205 LOST KNIFE CIR	MONTGOMERY VILLAGE	20886	1972	861	Troubled	At-Risk	100%
Greenwood Avenue, 8220	8220 GREENWOOD AVE	TAKOMA PARK	20912	1936	5	At-Risk	At-Risk	100%
Plymouth Street, 8712	8712 PLYMOUTH ST	SILVER SPRING	20901	1952	6	At-Risk	At-Risk	100%
Manor Apartments	25801 WRIGHT RD	DAMASCUS	20872	1956	2	At-Risk	At-Risk	100%
Avondale Street, 4534 & 4536	4534 AVONDALE ST	BETHESDA	20814	1939	4	At-Risk	At-Risk	100%
Schuyler Rd., 100-102	100 SCHUYLER RD	SILVER SPRING	20901	1949	26	Troubled	Troubled	100%
Greenwood Ave, 8515 & Browning Ave, 400	8515 GREENWOOD AVE	TAKOMA PARK	20912	1949	24	Troubled	Troubled	100%
Greenwood Avenue, 8402	8402 GREENWOOD AVE	TAKOMA PARK	20912	1942	5	Troubled	Troubled	100%

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Quebec Terrace, 1033-1045	1033 QUEBEC TER	SILVER SPRING	20903	1953	28	Troubled	Troubled	100%
Nolte Avenue Apartments	8200 NOLTE AVE	SILVER SPRING	20904	1940	15	Troubled	Troubled	100%
Garland Avenue, 8302	8302 GARLAND AVE	TAKOMA PARK	20912	1941	6	Troubled	Troubled	100%
Houston Avenue, 1002	1002 HOUSTON AVE	TAKOMA PARK	20912	1941	2	At-Risk	Troubled	100%
Greenwood Avenue, 8408	8408 GREENWOOD AVE	TAKOMA PARK	20912	1942	5	Compliant	Troubled	100%
Flower Avenue, 8601	8601 FLOWER AVE	TAKOMA PARK	20912	1972	4	At-Risk	Troubled	100%
Glenville Road, 8808	8808 GLENVILLE RD	SILVER SPRING	20901	1954	4	At-Risk	Troubled	100%
Paint Branch Park	12005 OLD COLUMBIA PIKE	SILVER SPRING	20906	1979	14	Troubled	Troubled	100%
Quebec Terrace, 1015	1015 QUEBEC TER	SILVER SPRING	20903	1955	4	At-Risk	Troubled	100%
Quebec Terrace, 1010	1010 QUEBEC TER	SILVER SPRING	20903	1955	14	Troubled	Troubled	100%
Glenview Avenue, 8512	8512 GLENVIEW AVE	TAKOMA PARK	20912	1942	5	Troubled	Troubled	100%
Browning Avenue Apartments	906 BROWNING AVE	TAKOMA PARK	20912	1961	16	Compliant	Troubled	100%
Glenville Road, 8810	8810 GLENVILLE RD	SILVER SPRING	20901	1954	3	At-Risk	Troubled	100%
Glenmont Westerly	2309 SHOREFIELD RD	WHEATON	20902	1967	102	Compliant	Troubled	100%
Glenville Road, 8815	8815 GLENVILLE RD	SILVER SPRING	20901	1953	4	Troubled	Troubled	100%
Greenwood Avenue, 8500	8500 GREENWOOD AVE	TAKOMA PARK	20912	1942	5	At-Risk	Troubled	100%
Glenville Road, 8801	8801 GLENVILLE RD	SILVER SPRING	20901	1954	4	At-Risk	Troubled	100%
Glenville Road, 8812	8812 GLENVILLE RD	SILVER SPRING	20901	1954	4	Troubled	Troubled	100%
Greenwood Avenue, 8207	8207 GREENWOOD AVE	TAKOMA PARK	20912	1941	3	Troubled	Troubled	100%

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Glenville Road, 8809	8809 GLENVILLE RD	SILVER SPRING	20901	1953	4	Troubled	Troubled	100%
Oak Ridge Apartments	1014 QUEBEC TER	SILVER SPRING	20903	1955	113	At-Risk	Troubled	100%
Garland Avenue, 8002	8002 GARLAND AVE	TAKOMA PARK	20912	1942	3	Troubled	Troubled	100%
8717 PLYMOUTH ST	8717 PLYMOUTH ST	SILVER SPRING	20901	1953	4	At-Risk	Troubled	100%
The Lockwood	11513 LOCKWOOD DR	SILVER SPRING	20904	1965	22	At-Risk	Troubled	100%
Takoma Place IV	8609 FLOWER AVE	TAKOMA PARK	20912	1936	3	At-Risk	Troubled	100%
Glenville Road, 8817	8817 GLENVILLE RD	SILVER SPRING	20901	1953	4	Troubled	Troubled	100%
Domer Avenue, 310	310 DOMER AVE	TAKOMA PARK	20912	1942	6	Troubled	Troubled	100%
Sligo Terrace Apartments	8800 MANCHESTER RD	SILVER SPRING	20901	1948	54	Troubled	Troubled	100%
1019-1025 Quebec Terrace	1019 QUEBEC TER	SILVER SPRING	20903	1954	16	Troubled	Troubled	100%
Battery Lane	4998 BATTERY LN	BETHESDA	20814	1962	96	Troubled	Troubled	100%
Clayborn Avenue, 405	405 CLAYBORN AVE	SILVER SPRING	20910	1940	4	Troubled	Troubled	100%
Enclave Silver Spring	11225 OAK LEAF DR	SILVER SPRING	20901	1966	1119	Troubled	Troubled	100%
Flower Avenue 8605	8605 FLOWER AVE	TAKOMA PARK	20912	1936	3	Troubled	Troubled	100%
Flower Avenue, 8501	8501 FLOWER AVE	TAKOMA PARK	20912	1935	4	Troubled	Troubled	100%
Flower Avenue, 8511	8511 FLOWER AVE	TAKOMA PARK	20912	1939	2	Troubled	Troubled	100%
Forest Park Apartment	9316 PINEY BRANCH RD	SILVER SPRING	20903	1960	191	Troubled	Troubled	100%
Frederick Road, 25901	25901 FREDERICK RD	CLARKSBURG	20871	1982	2	Troubled	Troubled	100%
Garland Avenue, 7909	7909 GARLAND AVE	TAKOMA PARK	20912	1942	3	Troubled	Troubled	100%

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Garland Avenue, 8009	8009 GARLAND AVE	TAKOMA PARK	20912	1942	5	Troubled	Troubled	100%
Garland Avenue, 8304	8304 GARLAND AVE	TAKOMA PARK	20912	1941	6	Troubled	Troubled	100%
Garland Avenue, 8315	8315 GARLAND AVE	TAKOMA PARK	20912	1940	4	Troubled	Troubled	100%
Glen Wood	4857 BATTERY LN	BETHESDA	20814	1958	50	Troubled	Troubled	100%
Greenwood Ave, 8505	8505 GREENWOOD AVE	TAKOMA PARK	20912	1944	5	Troubled	Troubled	100%
Greenwood Avenue, 7815	7815 GREENWOOD AVE	TAKOMA PARK	20912	1936	6	Troubled	Troubled	100%
Greenwood Avenue, 8003	8003 GREENWOOD AVE	TAKOMA PARK	20912	1938	3	Troubled	Troubled	100%
Houston Avenue, 804	804 HOUSTON AVE	TAKOMA PARK	20912	1936	2	Troubled	Troubled	100%
Houston Avenue, 902	902 HOUSTON AVE	TAKOMA PARK	20912	1936	3	Troubled	Troubled	100%
Longbranch Parkway, 7906	7906 LONGBRANCH PKWY	TAKOMA PARK	20912	1938	3	Troubled	Troubled	100%
Main Street, 9863	9863 MAIN STREET	DAMASCUS	20872	1946	4	Troubled	Troubled	100%
Olney-Sandy Spring Road, 903	903 OLNEY SANDY SPRING RD	ASHTON	20860	1959	4	Troubled	Troubled	100%
Patterson Court, 304	304 PATTERSON CT	TAKOMA PARK	20912	1938	3	Troubled	Troubled	100%
Perrywood	26040 WOODFIELD RD	DAMASCUS	20872	1958	26	Troubled	Troubled	100%
Piney Branch Road, 8202-8208	8202 PINEY BRANCH	SILVER SPRING	20910	1938	2	Troubled	Troubled	100%
Plymouth Street, 8707	8707 PLYMOUTH ST	SILVER SPRING	20901	1952	6	Troubled	Troubled	100%
Plymouth Street, 8714	8714 PLYMOUTH ST	SILVER SPRING	20901	1952	6	Troubled	Troubled	100%
Quebec Terrace, 1008	1008 QUEBEC TER	SILVER SPRING	20903	1955	14	Troubled	Troubled	100%
Quebec Terrace, 1027-1029	1027-1029 QUEBEC TER	SILVER SPRING	20903	1954	8	Troubled	Troubled	100%

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Ruatan Row, LLC	1058 RUATAN ST	SILVER SPRING	20903	1954	4	Troubled	Troubled	100%
Schrider Street, 8101	8101 SCHRIDER ST	SILVER SPRING	20910	1938	6	Troubled	Troubled	100%
Schrider Street, 8215	8215 SCHRIDER ST	SILVER SPRING	20910	1938	4	Troubled	Troubled	100%
Schuyler Road Apartments	108 SCHUYLER RD	SILVER SPRING	20901	1949	26	Troubled	Troubled	100%
Silver Spring Avenue, 622	622 SILVER SPRING AVE	SILVER SPRING	20910	1953	5	Troubled	Troubled	100%
Spencerville Road, 2215	2215 SPENCERVILLE RD	SPENCERVILLE	20868	1900	2	Troubled	Troubled	100%
Towne Crest Apartments	17500 TOWNE CREST DR	GAITHERSBURG	20877	1966	107	Troubled	Troubled	100%