AFFORDABLE RENTAL HOMES GUIDE

May 2014
WWW.HOCMC.ORG
MONTGOMERY COUNTY, MD

Zip Codes in Montgomery County

Map Image
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HOW TO USE THIS GUIDE

The properties listed in this guide offer some form of subsidy or assistance to a portion of the rentals in the building or the apartment community. The properties are all not owned or managed by the Housing Opportunities Commission (HOC). This guide is published as a public service for people seeking affordable rentals in Montgomery County. The properties are arranged in two ways. First, they are presented by housing city. Next, under each location, the listings are grouped by level of affordability.

LEVEL OF AFFORDABILITY

Some of the buildings listed in this guide are affordable to persons of very low income, while other buildings have set aside a percentage of their units to be affordable to people with moderate incomes. Some of the names of these programs (which refer to the type of financing assistance the owner of the building used when the building was built) are “In-House Section 8”, “Section 236”, and/or “Opportunity Housing”.

The In-House Section 8 and Section 236 properties share similar income guidelines. However, each property administers its own program. We have printed the income limits for In-House Section 8 and Section 236 properties on page 5 of this guide. However, it is recommended that you call each property directly to better understand its income requirements. While we have made every effort to provide up-to-date information about each building, changes are still often made to programs such as these. That being said, we strongly urge you to double check the information provided here.

Each of the listed properties maintains their own waiting list and may run their affordable housing programs differently from other properties. Address and phone numbers for each property are included. An electronic version of this guide (available on the HOC website: www.hocmc.org) includes links to property websites.

Please be aware that the properties listed may contain their own waiting lists for affordable units. If you are interested in the property, you should contact them directly in order to find out how to get your name added to their waiting list.

The property waiting lists are not affiliated with HOC waiting lists for the Housing Choice Voucher Program or for Public Housing. Those lists are maintained by HOC. You can apply for our waiting lists ONLY when our lists are open. To find out if our lists are open or closed, please refer to our website: www.hocmc.org. If you have questions about using the guide, please contact HOC at: hrs@hocmc.org or call (240) 627-9400.
Affordable Rental Homes Guide

**NOT INCLUDED IN THIS GUIDE: MPDU rental apartments**

Apartments in the Montgomery County Moderately Priced Dwelling Unit (MPDU) Program are **NOT included in this guide.** Call 311 to inquire about this program or visit the Department of Housing and Community Affairs website at: [www.montgomerycountymd.gov](http://www.montgomerycountymd.gov).

**IN-HOUSE SECTION 8:**

A building or apartment community that offers in-house Section 8 rentals refers to a subsidy that is “attached” to that housing unit—as opposed to a “tenant-based” subsidy like a Housing Choice Voucher. The benefit is connected to the unit and is not transferable. For buildings or apartment communities that offer in-house Section 8, apply directly to the building—not to HOC. Each property has its own application process and waiting list. Residents pay 30% (percent) of their adjusted gross income for rent.

**SECTION 236**

Section 236 properties generally share the same income requirements as In-House Section 8 properties. Residents in a Section 236 property pay a below-market rent that varies according to income. Each Section 236 property has its own waiting list and rent structure. The Department of Housing and Urban Development (HUD) issues new income limits for Section 236 properties each year. Estimated income guidelines are below. However, you are strongly urged to call each Section 236 property to double check their income guidelines.

<table>
<thead>
<tr>
<th>Household Size</th>
<th>In-House Section 8 Maximum Income Limits</th>
<th>Section 236 Maximum Income Limits</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$46,750</td>
<td>$49,200</td>
</tr>
<tr>
<td>2</td>
<td>$53,400</td>
<td>$56,200</td>
</tr>
<tr>
<td>3</td>
<td>$60,100</td>
<td>$63,250</td>
</tr>
<tr>
<td>4</td>
<td>$66,750</td>
<td>$70,250</td>
</tr>
<tr>
<td>5</td>
<td>$72,100</td>
<td>$75,900</td>
</tr>
<tr>
<td>6</td>
<td>$77,450</td>
<td>$81,500</td>
</tr>
</tbody>
</table>

**HOC’S “OPPORTUNITY HOUSING” PROGRAM**
Affordable Rental Homes Guide

A separate HOC program, the “Opportunity Housing” program, rents townhouses, condominiums, and single family homes at reduced prices to people with moderate incomes. The homes are located throughout Montgomery County. Income guidelines for this program are below. For more information, call: (240) 627-9400.

<table>
<thead>
<tr>
<th>Household Size</th>
<th>Minimum Income</th>
<th>Maximum Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$30,000</td>
<td>$45,180</td>
</tr>
<tr>
<td>2</td>
<td>$34,000</td>
<td>$51,600</td>
</tr>
<tr>
<td>3</td>
<td>$34,000</td>
<td>$58,080</td>
</tr>
<tr>
<td>4</td>
<td>$36,000</td>
<td>$64,500</td>
</tr>
<tr>
<td>5</td>
<td>$36,000</td>
<td>$69,660</td>
</tr>
<tr>
<td>6</td>
<td>$36,000</td>
<td>$74,820</td>
</tr>
<tr>
<td>7</td>
<td>$38,000</td>
<td>$79,980</td>
</tr>
<tr>
<td>8+</td>
<td>$38,000</td>
<td>$85,140</td>
</tr>
</tbody>
</table>
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BETHESDA/CHEVY CHASE

IN-HOUSE SECTION 8/SECTION 236:

Chelsea Tower  
_In-House Section 8 property_  
7401 Westlake Terrace  
Bethesda, MD 20817  
301-469-9092

Magruder’s Discovery  
_In-House Section 8 property_  
10508 Westlake Drive  
Bethesda, MD 20817  
301-365-7251

MIXED INCOME:

These properties have mixed rents. Some units rent at below-market rates or are moderately priced while other units rent at market rates. Each property maintains its own program, income requirements, and waiting list.

Barclay Apartments  
4716 Bradley Boulevard  
Chevy Chase, MD 20815  
301-656-3737

Chevy Chase Lake  
3719 Chevy Chase Lake  
Chevy Chase, MD 20815  
301-654-3035

Fairfax Court  
1 Fairfax Court  
Chevy Chase, MD 20815  
301-656-3737

Fields at Bethesda  
5079 Bradley Avenue  
Chevy Chase, MD 20815  
301-718-6110

The Grand  
5801 Nicholson Lane  
North Bethesda, MD 20852  
301-2287-5801

The Metropolitan  
7600 Old Georgetown Road  
Bethesda, MD 2084  
301-652-1555

Pooks Hill  
Three Pooks Hill Road  
Bethesda, MD 20814  
301-530-0200

The Seasons  
4710 Bethesda Avenue  
Bethesda, MD 20814  
301-652-6688

Strathmore Court at White Flint  
5440 Marinelli Road  
North Bethesda, MD 20852  
301-468-5460

Timberlawn Crescent  
5707 Luxemburg Street  
North Bethesda, MD 20852  
301-881-8707

Westwood Tower  
5401 Westbard Avenue  
Bethesda, MD 20816  
301-907-3400
### DAMASCUS

#### IN-HOUSE SECTION 8/SECTION 236:

**Damascus Gardens**  
*(In-House Section 8 property)*  
9829 Bethesda Church Road  
Damascus, MD 20872  
301-253-2626

### MIXED INCOME

**Greenhill Apartments & Town Homes**  
10560 Tralee Terrace  
Damascus, MD 20872  
301-482-0379

### DERWOOD

#### IN-HOUSE SECTION 8/SECTION 236:

**Shady Grove Apartments**  
*(In-House Section 8 property)*  
16125 Crabbs Branch Way  
Derwood, MD 20855  
301-948-1008

### GAITHERSBURG

#### IN-HOUSE SECTION 8 AND SECTION 236 PROPERTIES:

**Camp Hill Square**  
*(Section 236 property)*  
17825 Washington Grove Lane  
Gaithersburg, MD 20877  
301-948-0272

**Londonderry Towers**  
*(In-House Section 8)*  
17060 King James Way  
Gaithersburg, MD 20877  
301-258-0553

**Montgomery Club VI**  
*(In-House Section 8)*  
204 Water Street  
Gaithersburg, MD 20817  
301-947-4516

**Stewartown Homes**  
*(Section 236 property)*  
9310 Merust Lane  
Gaithersburg, MD 20879

**The Willows**  
*(Section 236 property)*  
429 W. Diamond Avenue  
Gaithersburg, MD 20877
MIXED INCOME:

These properties have mixed rents. Some units rent at below-market rates or are moderately priced while other units rent at market rates. Each property maintains its own program, income requirements, and waiting list.

Corrgian Square
8511 Snouffer School Road
Gaithersburg, MD 20879
301-519-0816

Fields of Gaithersburg
25 School Drive
Gaithersburg, MD 20878
301-948-0636

The Crossing at Washingtonian Center
9806 Mahogany Drive
Gaithersburg, MD 20878
240-631-9061

Parklane Apartments/Townhomes
7900 Spiceberry Circle
Gaithersburg, MD 20877
301-948-1222

Diamond Square
80-B Bureau Drive
Gaithersburg, MD 20878
301-590-0068

GERMANTOWN

MIXED INCOME:

These properties have mixed rents. Some units rent at below-market rates or are moderately priced while other units rent at market rates. Each property maintains its own program, income requirements, and waiting list.

Canterbury Apartments
20019 Sweetgum Circle
Germantown, MD 20874
301-428-3918

Oak Mill II
20010 Frederick Road
Germantown, MD 20876
301-428-9757
OLNEY

**MIXED INCOME:**

These properties have mixed rents. Some units rent at below-market rates or are moderately priced while other units rent at market rates. Each property maintains its own program, income requirements, and waiting list.

**Pond Ridge**
18100 Pond Ridge Court
Olney, MD 20832
301-774-1574

ROCKVILLE

**IN-HOUSE SECTION 8/SECTION 236:**

<table>
<thead>
<tr>
<th>Property</th>
<th>Address</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heritage Park</td>
<td>247 N. Van Buren Street</td>
<td>301-762-7705</td>
</tr>
<tr>
<td>(In-House Section 8 property)</td>
<td>Rockville, MD 20850</td>
<td></td>
</tr>
<tr>
<td>Rock Creek Terrace</td>
<td>12630 Veirs Mill Road</td>
<td>301-946-0393</td>
</tr>
<tr>
<td>(In-House Section 8 property)</td>
<td>Rockville, MD 20853</td>
<td></td>
</tr>
</tbody>
</table>

**MIXED INCOME:**

These properties have mixed rents. Some units rent at below-market rates or are moderately priced while other units rent at market rates. Each property maintains its own program, income requirements, and waiting list.

<table>
<thead>
<tr>
<th>Property</th>
<th>Address</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bealls Grant</td>
<td>254 North Washington Street</td>
<td>301-762-5455</td>
</tr>
<tr>
<td>Rockville, MD 20850</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fields of Rockville</td>
<td>600 Mount Vernon Place</td>
<td>301-315-9311</td>
</tr>
<tr>
<td>Rockville, MD 20850</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fireside Park</td>
<td>735 Monroe Street</td>
<td>301-279-7741</td>
</tr>
<tr>
<td>Rockville, MD 20850</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
SILVER SPRING

IN-HOUSE SECTION 8/SECTION 236:

The Barrington (In-House Section 8 property)
1901 East West Highway
Silver Spring, MD  20910
301-587-2761

Spring Parc Apartments (In-House Section 8 property)
11 Featherwood Court
Silver Spring, MD  20904
301-622-2110

Friendly Gardens (In-House Section 8 property)
2423 Lyttonsville Road
Silver Spring, MD  20910
301-589-4916

Georgian Court (Section 236)
3600 Bel Pre Road
Silver Spring, MD  20906
301-460-6655

Great Hope Homes (Section 236)
1081 Good Hope Drive
Silver Spring, MD  20905
301-384-5481

Park Montgomery (Section 326)
8860 Piney Branch Road
Silver Spring, MD  20903
301-439-4446

Snowden’s Ridge (In-House Section 8 property)
2105-A Harlequin Terrace
Silver Spring, MD  20904
301-622-4098

Vista at White Oak Apartments (In-House Section 8 property)
11434 Lockwood Drive
Silver Spring, MD  20904
301-622-4048

MIXED INCOME:

These properties have mixed rents. Some units rent at below-market rates or are moderately priced while other units rent at market rates. Each property maintains its own program, income requirements, and waiting list.

Alexander House
8560 Second Avenue
Silver Spring, MD  20910
301-587-4277

The Argent
1200 Blair Mill Road
Silver Spring, MD  20910
301-588-2255

The Bennington
1215 East-West Highway
Silver Spring, MD  20910
301-585-6466

Burnt Mills Crossing II
10701 Venetia Mill Circle
Silver Spring, MD  20901
301-681-9001

Dring’s Reach Apartments
3407 Robby Terrace
Silver Spring, MD  20904
301-890-4777

Falkland Chase
8305 16th Street
Silver Spring, MD  20910
301-589-8081
## Affordable Rental Homes Guide

<table>
<thead>
<tr>
<th>Location</th>
<th>Address</th>
<th>Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fields of Silver Spring</td>
<td>2103 Hildarose Drive</td>
<td>301-592-1381</td>
</tr>
<tr>
<td>Silver Spring, MD 20902</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lenox Park</td>
<td>1400 East-West Highway</td>
<td>301-608-7500</td>
</tr>
<tr>
<td>Silver Spring, MD 20910</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Montgomery Arms</td>
<td>8627 Fenton Street</td>
<td>301-495-0892</td>
</tr>
<tr>
<td>Silver Spring, MD 20910</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pembridge Square</td>
<td>2315 Blueridge Avenue</td>
<td>301-933-8021</td>
</tr>
<tr>
<td>Silver Spring, MD 20902</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sligo Hills Apartments</td>
<td>8902 Manchester Road</td>
<td>301-587-3380</td>
</tr>
<tr>
<td>Silver Spring, MD 20901</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Spring Gardens</td>
<td>8007-A Eastern Avenue</td>
<td>301-585-0558</td>
</tr>
<tr>
<td>Silver Spring, MD 20910</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Galaxy</td>
<td>8025 13th Street</td>
<td>301-589-5905</td>
</tr>
<tr>
<td>Silver Spring, MD 20910</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gramax Towers</td>
<td>8060 13th Street</td>
<td>301-565-8885</td>
</tr>
<tr>
<td>Silver Spring, MD 20910</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lenox Park</td>
<td>1400 East-West Highway</td>
<td>301-608-7500</td>
</tr>
<tr>
<td>Silver Spring, MD 20910</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Manchester Manor</td>
<td>8401 Manchester Road</td>
<td>301-587-0081</td>
</tr>
<tr>
<td>Silver Spring, MD 20901</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nolte Avenue Apartments</td>
<td>8200 Nolte Avenue</td>
<td>301-495-4803</td>
</tr>
<tr>
<td>Silver Spring, MD 20910</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pomander Court</td>
<td>1600 University Boulevard</td>
<td>301-649-3590</td>
</tr>
<tr>
<td>Silver Spring, MD 20902</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Solaire Metro Apartments</td>
<td>1150 Ripley Avenue</td>
<td>301-486-1303</td>
</tr>
<tr>
<td>Silver Spring, MD 20910</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tanglewood/Sligo Hills</td>
<td>8902 Manchester Road</td>
<td>301-587-3380</td>
</tr>
<tr>
<td>Silver Spring, MD 20901</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gramax Towers</td>
<td>8060 13th Street</td>
<td>301-565-8885</td>
</tr>
<tr>
<td>Silver Spring, MD 20910</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Merrimac Gardens Apartments</td>
<td>1001-1005 University Blvd, East</td>
<td>301-245-3117</td>
</tr>
<tr>
<td>Silver Spring, MD 20903</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Paddington Square</td>
<td>8800 Lanier Drive</td>
<td>301-589-5905</td>
</tr>
<tr>
<td>Silver Spring, MD 20910</td>
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<td></td>
</tr>
<tr>
<td>Silver Spring House</td>
<td>555 Thayer Avenue</td>
<td>301-587-3436</td>
</tr>
<tr>
<td>Silver Spring, MD 20910</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Somerset Apartments</td>
<td>3115 Hewitt Avenue</td>
<td>301-460-6796</td>
</tr>
<tr>
<td>Silver Spring, MD 20906</td>
<td></td>
<td></td>
</tr>
<tr>
<td>University Manor</td>
<td>820 University Boulevard East</td>
<td>301-439-1771</td>
</tr>
<tr>
<td>Silver Spring, MD 20903</td>
<td></td>
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</tr>
</tbody>
</table>

### TAKOMA PARK

#### IN-HOUSE SECTION 8/SECTION 236:

<table>
<thead>
<tr>
<th>Location</th>
<th>Address</th>
<th>Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greenwood Avenue Apartments</td>
<td>(In-House Section 8 property)</td>
<td>301-495-4803</td>
</tr>
<tr>
<td>(In-House Section 8 property)</td>
<td>8502 Greenwood Avenue</td>
<td></td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Browning Avenue Apartments</td>
<td>(In-House Section 8 property)</td>
<td>301-495-4803</td>
</tr>
<tr>
<td>(In-House Section 8 property)</td>
<td>906 Browning Avenue</td>
<td></td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
<td></td>
<td></td>
</tr>
<tr>
<td>University Manor</td>
<td>820 University Boulevard East</td>
<td>301-439-1771</td>
</tr>
<tr>
<td>Silver Spring, MD 20903</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
MIXED INCOME:

These properties have mixed rents. Some units rent at below-market rates or are moderately priced while other units rent at market rates. Each property maintains its own program, income requirements, and waiting list.

Blair Park Apartments
7719 Eastern Avenue
Takoma Park, MD 20912
301-270-5530

Essex House
7777 Maple Avenue
Takoma Park, MD 20912
301-270-5555

Hancock Gardens
7406 Hancock Avenue
Takoma Park, MD 20912
301-270-5530

Crossroads at Flower
8624 Flower Avenue
Takoma Park, MD 20912
301-495-3117

Gilbert Highlands
8508-8510 Flower Avenue
Takoma Park, MD 20912
301-495-3117

Edinburgh House
7513 Maple Avenue
Takoma Park, MD 20912
301-270-5530

Hampshire Towers
7401 New Hampshire Avenue
Takoma Park, MD 20912
301-431-1425

WHEATON

MIXED INCOME:

These properties have mixed rents. Some units rent at below-market rates or are moderately priced while other units rent at market rates. Each property maintains its own program, income requirements, and waiting list.

The Ambassador
2715 University Boulevard
Wheaton, MD 20902
301-942-6001

Amherst Square Apartments
2315 Blueridge Avenue
Wheaton, MD 20902
301-933-8021

The Glen
2399 Jones Lane
Wheaton, MD 20902
301-929-2828

MetroPointe Apartments
11175 Georgia Avenue
Wheaton, MD 20902
301-933-4973

Oakfield Apartments
2217 Georgian Way
Wheaton, MD 20902
301-946-1636
OTHER RESOURCES:

**EMERGENCY HOUSING/SECURITY DEPOSIT ASSISTANCE**

If you are facing imminent eviction or need assistance with security deposits or emergency housing, call the Montgomery County Health & Human Services Department weekdays between the hours of 8:30 am – 5 pm.

Contact the office closest to your residence:

- **Rockville:** (240) 777-4550
- **Silver Spring:** (240) 777-3075
- **Upper-county area:** (240) 777-4448
- **After Hours Shelter or Crisis Hot Line:** (240) 777-4000

**MONTGOMERY HOUSING PARTNERSHIP**

Montgomery Housing Partnership (MHP) owns several affordable apartment buildings and townhomes in Montgomery County. They can be reached by calling: (301) 622-2400. For more information, you can visit their website ([www.mhpartners.org](http://www.mhpartners.org)) or send an email to [info@mhpartners.org](mailto:info@mhpartners.org).

**CROSSWAY COMMUNITY**

Crossway Community (located in Kensington, MD) offers an on-site residential program to help families work toward financial self-sufficiency. Crossway’s programs are built on a network of partnerships with organizations and individuals throughout the area. Partners include individuals, religious groups, businesses, schools, civic organizations, hospitals, and government-sponsored initiatives. To learn more about this residential program, call Crossway at (301) 929-2505 or visit [http://crossway-community.org](http://crossway-community.org)

**OTHER CONTACTS**

- Housing Discrimination Complaint Hotline: (240) 777-8450
- Moderately Priced Dwelling Unit (MPDU) Program: Call 311
- For information about HOC’s Housing Choice Voucher (HCV) Program and Public Housing Program, visit [www.hocmc.org](http://www.hocmc.org) or call (240) 627-9400.
- For information about HOC’s reduced rate mortgage program for first-time
Affordable Rental Homes Guide

homebuyers, call (301) 933-HOME.

- Montgomery County’s Department of Health & Human Service offers a rental assistance program of $50 to $200 per month to eligible households. For more information, call (240) 777-4400.
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