

Arundel Community Development Services, Inc.

Moderately Priced Dwelling Unit (“MPDU”) Program

Frequently Asked Questions (“FAQ”)

Last updated: November 1, 2025

FAQS FOR LANDLORDS AND RENTERS

Background

The following FAQs provide information about Anne Arundel County’s Moderately Priced Dwelling Unit (“**MPDU**”) Program, created by the Housing Attainability Act, Anne Arundel County Council Bill 72-24, codified at Anne Arundel County Code Section § 17-12-101 through § 17-12-115 (as amended). The MPDU Program requires the inclusion of affordable units in most rental and for-sale developments with 10 or more units and provides density bonuses and other land use benefits and flexibility for housing development.

Anne Arundel County has named Arundel Community Development Services, Inc. (“**ACDS**”) as the MPDU Administrator. The ACDS website includes a special MPDU section (the “**MPDU Website**”) that provides resources for landlords, developers, tenants, homebuyers and other interested parties regarding the MPDU Program:

<https://acdsinc.org/moderately-priced-dwelling-unit-mpdu-program/>

While the MPDU Program is effective as of July 1, 2025 (the “**Effective Date**”), it applies only to new developments that submit applications to the Anne Arundel County Office of Planning and Zoning (“**OPZ**”) for a Sketch Plan for Subdivision or a Preliminary Plan for Site Development after the Effective Date. Therefore, the first units will not be available for purchase or rent until new developments are complete, which is expected to be approximately 24 months after the Effective Date. ACDS will be posting additional information on the MPDU Website regarding the opening of waiting lists, application materials and the availability of units. We encourage all interested parties to monitor the MPDU Website for updates.

As of the date of this FAQ, no developments including MPDUs are under construction. Updated information on construction of developments and availability of MPDUs will be posted on the MPDU Website as updates are available.

For any questions not addressed in this FAQ sheet, please check the materials on the MPDU Website or contact ACDS at mpdu@acdsinc.org or OPZ at [Planning and Zoning Customer Support](#).

These FAQs will be periodically updated and posted to the MPDU website.

Applicable federal, State, and County laws and regulations in the sale or leasing of MPDUs, include, but are not limited to (i) the Federal Fair Housing Act, (ii) the Americans with Disabilities Act, Section 504 of the Rehabilitation Act, (iii) Article 49B of the Maryland Annotated Code, (iv) Anne Arundel County fair housing laws, and (v) any other laws that prohibit discrimination on the grounds of age, ancestry, citizenship, color, creed, disability, familial status, gender identity or expression, marital status, national origin, occupation, race, religion, sex, sexual orientation.



For information on homeowner eligibility and other details on development and for-sale community operations, see the separate FAQs for Homebuyers and for Developers/Builders on the MPDU Website.

How long must rental MPDUs be restricted?

MPDUs in rental developments must be restricted for 40 years, measured from initial rental.

What are the income limits for households to qualify to rent an MPDU?

Households earning 75% or below of the Area Median Income (“AMI”), adjusted for household size are eligible to rent an MPDU. The income limits in dollar amounts are available on the MPDU Website, which amounts will be adjusted on an annual basis based on information published by HUD.

What are the Rent Limits for MPDUs?

Rental rates for MPDUs will be set annually by ACDS. The maximum rental rate will be the amount affordable to a 4-person household earning 75% of AMI and paying 30% of their income for rent. As of July 1, 2025, the maximum monthly rent is \$2,442, which will be further adjusted by household size and the number of bedrooms in a unit for each household. For more detail, see the “Program Policy Establishing Rental Rates and Housing Income Limits For Rental Moderately Priced Dwelling Units” available on the MPDU Website.

When will ACDS update the Rent Limits?

ACDS intends to update the rent limits annually between April and June, with updates posted on the MPDU Website.

Can an Owner/Landlord increase the rent on an MPDU unit?

Yes, the rental rate on an MPDU unit may be increased when a new lease is entered into or a lease is renewed, so long as the rent charged remains below the Rent Limits established and updated annually by ACDS.

How does a household apply to rent an MPDU?

ACDS will manage all initial applications and conduct initial household eligibility screening. Households that meet the minimum eligibility standards will be placed on a waiting list maintained by ACDS and will be notified when units become available. When a unit becomes available, households will work directly with owner/developer in applying for the rental unit. A form of application and more detailed information on income qualification and waiting list processes will be posted to the MPDU Website approximately spring 2026.

Can a tenant sub-lease a rental MPDU to someone else?

No, only the qualified tenant household may live in a rental MPDU.

Is this a subsidized housing program?

No. Private developers are required to provide a certain number of affordable rental or for-sale units within their development, but there is no additional subsidy to purchase or rent MPDUs.

If a household qualifies for an MPDU Program in another jurisdiction, including the City of Annapolis, does that qualify that household in Anne Arundel County?

No. Each rental and homeownership applicant must be qualified in accordance with the rules and requirements of this MPDU Program.