

Arundel Community Development Services, Inc.

Moderately Priced Dwelling Unit (“MPDU”) Program

Frequently Asked Questions (“FAQ”)

Last updated: August 21, 2026

FAQS FOR HOMEBUYERS

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 be 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 renter eligibility and other details on development and rental community operations, see the separate FAQs for Developers/Builders and for Renters/Landlords on the MPDU Website.

When will MPDU homeownership units be available for purchase?

As noted above, MPDU units are expected to become available for sale approximately 24 months after the MPDU law effective date of July 1, 2025. Anne Arundel County and ACDS have begun affirmative marketing and outreach promoting the MPDU opportunity to Anne Arundel County residents and employees who work in Anne Arundel County.

How will residents know about the units?

Updates will be posted on the MPDU Website when units become available.

Who is eligible to purchase an MPDU homeownership unit?

Households who meet the MPDU program's residency/Anne Arundel County Employment requirements, income eligibility requirements, and meet first-time homebuyer status requirements (more information about these requirements can be found below) are eligible to purchase an MPDU. An MPDU Application Portal is expected to open on approximately October 15, 2026, which will guide interested applicants through the steps to determine eligibility requirements and obtain a first lender pre-approval. Once eligibility and pre-approval have been obtained, the applicant will be placed on the ACDS MPDU For-Sale Waitlist.

What are the residency/employment eligibility requirements?

To be eligible to purchase an MPDU, at least one adult household member must be a resident of Anne Arundel County or have been employed in the county for at least six months prior to the date of application.

What are the first-time homebuyer status requirements?

A first-time homebuyer is defined as someone who has not owned an interest in residential property within the last three years.

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

In for-sale developments, households earning 100% or below of the AMI, adjusted for household size, are eligible to purchase an MPDU. The income limits in dollar amounts are available on the MPDU Website and will be adjusted on an annual basis based on information published by the U.S. Department of Housing and Urban Development (HUD). Households must meet residency/employment requirements as well as meet first time homebuyer requirements.

What is the purchase price of an MPDU?

The purchase price of an MPDU will be established by ACDS and will be updated on a semi-annual basis. The purchase price will be based on an amount affordable to households earning 80% of AMI, adjusted for household size, and accounting for housing cost allowances and prevailing mortgage rates. As of July 1, 2026, the maximum purchase price is \$397,000. For more detail, see the “Program Policy Establishing Initial Sales Price and Housing Income Limits in For Sale Moderately Priced Dwelling Units” available on the MPDU Website.

How does a household apply to purchase an MPDU?

As noted above, ACDS will manage all initial applications and conduct initial household eligibility screening through its MPDU Application Portal, which is expected to open on approximately October 15, 2026. Households that meet the minimum eligibility standards and have obtained a mortgage pre-approval letter will be placed on a waiting list maintained by ACDS and will be notified when units become available. When an MPDU becomes available, households will work directly with the developer/home builder to purchase an MPDU.

How does a household obtain a mortgage to purchase an MPDU?

There will be a list of Associate Lenders posted on the MPDU Website who have experience working with first-time homebuyers and may be able to offer financial assistance to homebuyers. Homebuilders/developers may also offer financial assistance to homebuyers

through their affiliated lending divisions or relationships with financial institutions. Applicants may work with one of these lenders or a lender of their choice.

What if there are no eligible homebuyers to purchase an MPDU at initial sale?

If there are no eligible households willing or able to purchase an MPDU, the owner must offer ACDS and the Housing Commission of Anne Arundel County (“HCAAC”) the first option to purchase the unit. If ACDS and HCAAC do not purchase the MPDU, the MPDU may be sold to an ineligible household. The sales price to ACDS, HCAAC or an ineligible household is the same as the price to an eligible household and the MPDU will still remain subject to all resale provisions during the 20-year control period.

How long must for-sale MPDUs be restricted?

MPDUs in for-sale developments must be restricted for 20 years, measured from the initial sale of the MPDU.

Are there restrictions on resale of an MPDU?

A household that purchases an MPDU may sell their unit at any time, however, during the 20-year control period referenced above, prior to listing the MPDU for sale, the owner must provide ACDS and HCAAC the first option to purchase the unit. If both ACDS and HCAAC decline to purchase, the unit must be sold to an income-eligible household. If no income-eligible households are willing or able to purchase the unit, the unit may be sold to an ineligible household but will remain subject to the re-sale restrictions for the remainder of the 20-year control period. All MPDUs will be subject to a recorded deed restriction containing these re-sale restrictions.

Are there restrictions on the sales price of an MPDU on resale?

Yes. Regardless of the purchaser, i.e. whether an MPDU is re-sold to ACDS, HCAAC, an eligible household or an ineligible household, the sales price is limited to the prior sales price adjusted for an increase in the cost of living as calculated using the consumer price index, the fair market value of any improvements, and a reasonable sales commission.

If I own an MPDU, can I rent the unit to someone else?

No, you must live in the MPDU as your primary residence.

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.