

**Queen Anne’s County Department of Community Services
Housing and Community Services
Moderately Priced Dwelling Unit (MPDU) Rental Program
Revised: April, 2025**

Welcome to the Queen Anne’s County Moderately Priced Dwelling Unit (MPDU) Rental Program. This information listed below has been prepared as a guide to answer questions with respect to eligibility, required documentation, selection and terms of agreement. For your reference this is only an outline, a copy of entire regulation is available upon request.

Eligibility

- An individual or family may not earn more than the maximum income allowed under the program.
- The maximum allowable income is based on the FY income for the Baltimore Metropolitan Statistical Area (MSA) with adjustments for household size as reported by the United States Department of Housing and Urban Development (HUD). Income may not exceed 80% of the area median income. Income requirements change annually.

The maximum allowable income effective April 1, 2025

		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Queen Anne's County	80%	\$72,950	\$83,400	\$93,800	\$104,200	\$112,550	\$120,900	\$129,250	\$137,550

There are currently two (2) developments in the Moderately Priced Dwelling Unit Rental Program. The Promenade at Red Apple Plaza in Chester, Maryland and Bay Manor Apartments in Stevensville, Maryland both participate in the rental program.

Individuals and families must qualify through both the Queen Anne’s County Department of Community Services-Housing and Community Services and also with either the Promenade or Bay Manor Apartments.

The maximum allowable rental rate is calculated by 80 percent of the FY Fair Market Rent Documentation System for the Baltimore Metropolitan Statistical Area (MSA) reported by the United States Department of Housing and Urban Development (HUD).

Year	Efficiency	One Bedroom	Two Bedroom	Three Bedroom
2025	\$1,126	\$1,283	\$1,572	\$2,023

***HUD’s Rental Rates go into effect starting April 1st or when your lease is renewed if after April.**

****Please note that utility costs at the different locations vary.**

*****Be aware that the Promenade will add an additional charge for a community fee.**

Required Documentation for participation:

1. Completed and signed application.*
2. Certified copies of most recent income tax return.*
3. Pay stubs for the last 30 days for **all** wage earners aged 18 or older
4. A completed Employer Verification form for all wage earners.*
5. Copy of Driver’s License
6. A completed budget worksheet. *

7. Notice Form*

***Forms provided by Queen Anne's County Department of Community Services, Housing and Community Services.**

Additional information with respect to the MPDU Rental Program:

1. Participants must also complete an application and qualify with the Promenade at Red Apple Plaza and/or Bay Manor Apartments.
2. Clients are only allowed to qualify for a one-year lease.
3. Recertification is required yearly in order to participate in the MPDU Rental Program.
4. Participants are issued a certificate if they qualify for the program, however, this does not guarantee an apartment is available.
5. A copy of the lease and MPDU Renter's Agreement from the Promenade or Bay Manor Apartments must be sent to Queen Anne's County Department of Community Services-Housing and Community Services.

Program Administration:

Persons seeking an MPDU rental certification through the Queen Anne's County Department of Community Services, Division of Housing and Community Services are approved in order of the date they qualify.

Promenade Contact:

The Promenade at Red Apple Town Center
promenademgr@slnusbaum.net

Bay Manor Contact:

Bay Manor Apartments
www.baymanorapts.com

