



**Moderately Priced Dwelling Unit (MPDU) & Workforce Housing Unit (WFHU)
Frequently Asked Questions (FAQ)**

Q: What is a MPDU?

A Moderately Priced Dwelling Unit (MPDU) is a housing unit that is offered to eligible participants, who are earning at least 50% of the Area Median Income (AMI), but no more than 80% of the AMI. MPDUs are regulated by the City of Gaithersburg, and are both rental and for-sale/ownership units. Rents and allowable incomes are monitored annually. Purchasers of for-sale/ownership units must submit documentation to the City that they occupy the unit as their primary residence.

Q: Who is eligible for a MPDU?

Applicants must meet the following eligibility criteria:

- Not currently own a home or have owned a home in the past 5 years;
- Earn between 50 and 80 percent of the most recently published Area Median Income*; and
- Live or work in the City of Gaithersburg for at least one year prior to the date on which an application for an available unit has been received.

Q: What is a WFHU?

A Work Force Housing Unit (WFHU) is a housing unit that is offered to eligible Participants under the terms of the affordable housing program and is available to households earning no more than 120 percent of AMI, adjusted for household size. The City updated its MPDU/WFHU regulations in 2019 and subsequent WFHUs are only offered as a for-sale/ownership option. There are three (3) apartment complexes developed prior to 2019 in the City that offer rental WFHUs.

For for-sale properties, the applicant must be a U.S. citizen or permanent legal resident of the United State whose status permits that resident to remain in the country indefinitely.

Q: Who is eligible for a WFHU?

WFHUs have the same eligibility as the MPDU program, yet is for those who are those with incomes up to 120% AMI*.

*Current Area Median Income limits for MPDUs and WFHUs

Household Size	MPDU Permissible Incomes (50%-80% of AMI)	WFHU Permissible Incomes (Up to 120% of AMI)
1	\$54,145 - \$86,632	Up to \$129,948
2	\$61,880 - \$99,008	Up to \$148,512
3	\$69,615 - \$111,384	Up to \$167,076
4	\$77,350 - \$123,760	Up to \$185,640
5+	\$83,538 - \$133,661	Up to \$200,491



Q: Do all apartment complexes in Gaithersburg have MPDUs or WFHUs?

Not all City of Gaithersburg apartment complexes have MPDUs or WFHUs. As of June 2023, the apartment complexes that do have MPDU units are:

- | | |
|-------------------------|------------------------------|
| 1. Cadence at Crown | 6. The Majestic (also WFHUs) |
| 2. Camden Washingtonian | 7. Paramount (also WFHUs) |
| 3. Rockwell at Crown | 8. The Gateway (also WFHUs) |
| 4. 17 Barkley | 9. Hillside Senior Living |
| 5. Hidden Creek | 10. 333 Ellington |
| | 11. Carnegie Senior Living |

As new developments are constructed, more MPDUs or WFHUs will become available. Please visit the City's website to see when new units become available.

Q: Are there MPDU or WFHU units for sale in the City?

As of May 2025, there are no for-sale units MPDU or WFHU units in the City. You can apply for the City's for-sale waiting list here: <https://www.gaithersburgmd.gov/services/housing-services/affordable-housing-purchase>

Q: How do I apply for an MPDU rental unit?

The City does not keep track of available units. If you are applying for a rental unit, you must contact the individual properties where you are applying. If they have vacancies, you must complete an application, which can be found on the City's website. Completed applications and required supporting documentation must be sent directly to the rental property.

Q: How do I apply for an MPDU or WFHU for-sale unit?

You can apply for the City's for-sale waiting list here: <https://www.gaithersburgmd.gov/services/housing-services/affordable-housing-purchase>

Q: How are the rents determined?

For new units, rents are calculated using the U.S. Department of Housing and Urban Development (HUD) issued FY 2023 Area Median Income (AMI) Limits Documentation System (issued on May 15, 2023). The HUD income figures are then used to calculate rents based on household size and corresponding bedrooms/household size.

For existing units that are currently occupied by a tenant household and whose lease would be renewed during the same year, rents are based on annual changes in AMI or the County Executive's Voluntary Rent Increases Guidelines, whichever is lower. The City will issue those revised prices on or before June 30 of each year.

Q: I live outside of the City, but want to live in Gaithersburg. Would I qualify?



For the MPDU and WFHU programs, you must currently live or work in the City of Gaithersburg.

Q: What documentation will I need to submit with my application?

At a minimum, all applicants must submit photocopies of the following documentation:

- Completed application signed and dated by all applicants
- Two most recent Federal income tax returns (including schedules and W-2 forms)
- Three most recent pay stubs for all wage earners aged 18 or older, who are not full-time students
- A year-to-date summary of income and expenses, if applicant is self-employed.

Q: There are no available units. What should I do?

Unfortunately, there are not always enough MPDU or WFHU units available for those looking. If you are not able to find an available unit, continue to contact the properties. Some may have wait lists or an internal way to identify those who are interested. The City does not know when units become available. You will need to contact the property directly. When new properties are being developed, the City will advertise those properties on the City website.

Montgomery County also has MPDU rental and for-sale units. Check their website for availability: <https://apps.montgomerycountymd.gov/dhca-mpdu/Rental/List>

Q: I am one-person applying for an MPDU. Can I rent any apartment, regardless of number of bedrooms?

A one-person household may not rent a two-bedroom or three-bedroom unit. A one-person household can only rent a one-bedroom or a one-bedroom with den unit. At least two people must occupy a two-bedroom MPDU; at least three people must occupy a three bedroom MPDU.