The City of Frederick
Moderately Priced Dwelling Unit (MPDU) Program

MPDU Calculation Worksheet

Purpose: For use by applicants and City staff to calculate the correct number of MPDUs in residential development projects comprised of 25 dwelling units or more.

Date:_____   Calculated by:_____

Name of residential development project:_____

Total number of dwelling units in project listed above:_____

Calculation for the Number of MPDUs:

_____ (total dwelling units) X 12.5% = _____ MPDUs.

Rounding: When calculating the required number of MPDUs, round-up for 0.5 units or more and round-down for 0.4 units or less.

Rounded number of MPDUs required:_____MPDUs.

Payment-in-Lieu (PIL) Option:

Current PIL Fee: $16,100 per MPDU required (rounded number of MPDUs).

_____ (rounded # of MPDUs) X $16,100 = _____ PIL Fee.

Per Unit Payment:

A portion of the total MPDU Payment-in-Lieu fee (i.e., the "per unit payment") shall be paid along with the fee for each Building Permit; the portion of the MPDU fee for each permit shall be paid prior to the issuance of the Building Permit.

_____ (total PIL fee) ÷ _____ (total number of units) = _____ per unit payment.

Note: Please contact Mike Spurrier, Director of the Frederick Community Action Agency to review any "per unit payments" that result in fractions. Mr. Spurrier can be reached at 301-600-3955 or by email at mspurrier@cityoffrederick.com.