



**U.S. Department of Housing and Urban Development**

Minneapolis Field Office  
Davis Bacon & Labor Standards  
212 3<sup>rd</sup> Ave S – Suite 150  
Minneapolis MN 55401  
Tel. (612) 370-3189

September 26, 2019

Tonya D. Robinson  
South Bend HA  
PO Box 11057  
501 Alonzo Watson Drive  
South Bend IN 46601-1057

10-07-19P05:10 RCVD

Dear Ms Robinson:

Enclosed you will find an approved Maintenance Wage Rate Determination Form (HUD-52158) for fiscal year October 1, 2019 through September 30, 2021. **Note: Maintenance Wage Rate Determinations are now effective for two years (see enclosed DBLS Notice 2018-02).**

The wage rates contained in the 52158 are minimum hourly and fringe benefit amounts. You may not pay less than these authorized rates to any person who performs maintenance/custodial duties at the HRA's low rent housing projects. You may, however, pay more than these authorized rates if your budget will support higher pay rates. Be sure to post the 52158 in a conspicuous area available to all maintenance employees and include a copy in the routine maintenance contract(s). The applicable labor standards provisions (eg: HUD 5370C Section I and/or II) must also be included in Contracted Routine Maintenance agreement documents for those listed on the Maintenance Wage Rate Determination.

Unless you request that we add additional classifications to your 52158, you may only employ persons in the presently listed classifications. You will receive a reminder from this office approximately 90 days prior to the start of your agency's next fiscal year as to when you should submit your proposal. It is important that this office assess, on an annual basis, what rates are in fact prevailing for maintenance positions in your local area.

The minimum rates contained in the wage decision must also be included in any contract for maintenance work subject to wage requirements which you execute. This includes contracts for painting work, plumbing work, elevator repair, etc. For those rehabilitation projects that are planned for this fiscal year and will be using Capital Fund income, your agency should utilize the applicable Davis-Bacon wage rates available online at [www.wdol.gov](http://www.wdol.gov).

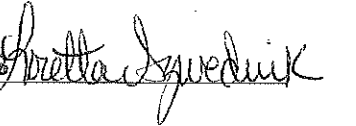
Please keep an official copy of this wage decision for your budget and other records. If you believe that any changes are necessary to this document, please submit a written request with supporting documentation for amendment consideration. If you have any questions, feel free to contact me at (612) 370-3189 or [loretta.a.szveduik@hud.gov](mailto:loretta.a.szveduik@hud.gov).

Sincerely,

A handwritten signature in black ink that reads "Loretta Szveduik".

Loretta Szveduik  
Contractor Industrial Relations Specialist

Enclosure

Maintenance Wage Rate Decision	U.S. Department of Housing and Urban Development Office of Labor Relations		HUD FORM 52158 (06/2006)
Agency Name: <b>SOUTH BEND HA</b> 501 Alonzo Watson Dr-PO Box 11057 South Bend IN 46601-1057	LR 2000 Agency ID No: <b>IN089A</b>	Wage Decision Type: <input checked="" type="checkbox"/> Routine Maintenance <input type="checkbox"/> Nonroutine Maintenance	
Effective Date: <b>October 1, 2019</b>		Expiration Date: <b>September 30, 2021</b>	
The following wage rate determination is made pursuant to Section 12(a) of the U.S. Housing Act of 1937, as amended, (public housing agencies), or pursuant to Section 104(b) of the Native American Housing Assistance and Self-determination Act of 1996, as amended, (Indian housing agencies). The agency and its contractors may pay to maintenance laborers and mechanics no less than the wage rate(s) indicated for the type of work they actually perform.			
<b>Loretta Szweduk, CIR</b> HUD Labor Relations (Name, Title, Signature)		<b>9-26-19</b> Date	<b>10-07-19 P05:11 RCVD</b>
WORK CLASSIFICATION(S)	HOURLY WAGE RATES		
	BASIC WAGE	FRINGE BENEFIT(S) (if any)	
Senior Maintenance Technician General Maintenance Technician  <b>CONTRACTED ROUTINE MAINTENANCE</b> Painter HVAC Technician Building Maintenance Laborer Groundskeeper	\$18.06 \$13.35  \$17.40 \$13.89 \$15.73 \$10.00	As defined by the HA As defined by the HA  N/A N/A N/A N/A   <input type="checkbox"/> The agency employee benefit program has been determined by HUD to be acceptable for meeting the prevailing fringe benefit requirements.  (HUD Labor Relations: If applicable, check box and initial below.)  _____ LR Staff Initial	
			<b>FOR HUD USE ONLY</b> <b>LR2000:</b>  Log in:  Log out:



U.S. Department of Housing and Urban Development  
Office of Davis-Bacon & Labor Standards

10-07-19P05:11 RCVD

DBLS Notice 2018-02

**Subject: Frequency of Issuance of Prevailing Maintenance Wage Rates  
determined or adopted by HUD**

**Date: October 15, 2018**

**Purpose**

To give notice to public housing authorities (PHAs), tribally designated housing entities (TDHEs), and Department of Hawaiian Home Lands (DHHL) of a schedule change in the process for issuing prevailing maintenance wage rates as determined or adopted by HUD.

**Background**

In accordance with the provisions of Section 12 of the U.S. Housing Act of 1937 (42 USC 1437j), Section 104 (b) and 805 (b) of the Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4114 (b) and 25 U.S.C. 4225(b)), the HUD Office of Davis-Bacon and Labor Standards (DBLS) determines the minimum wage rates payable for all maintenance laborers and mechanics performing maintenance work at low-income housing projects operated by PHAs, TDHEs, and DHHL. This includes the minimum wage rates payable under any contracts entered into for maintenance services.

**Change in Policy**

Maintenance wage rate determinations (MWDs) will no longer be issued every year at the beginning of the PHAs/TDHEs/DHHL fiscal year. Effective immediately, MWDs will be issued by DBLS staff every two years (e.g., for a PHA or TDHE or DHHL whose fiscal years starts January 1, 2019 the MWD rates will be effective January 1, 2019 and expire on December 31, 2020).

DBLS staff will continue to follow all other procedures outlined in Chapter 8 of HUD Office of the Secretary Handbook 1344.1, Rev 2, *Federal Labor Standards Requirements in Housing and Urban Development Programs*, when determining or adopting maintenance wage rates.

Any questions regarding this Notice should be directed to HUD's Regional DBLS staff with jurisdiction in your area. A list of Labor Standards contacts is available on our national webpage.

/S/

Pamela Glekas Spring  
Director  
Office of Davis Bacon and Labor Standards