



U.S. Department of Housing and Urban Development
Region V Office of Labor Standards and Enforcement, 5ASL
77 West Jackson Boulevard, Room 2307
Chicago, Illinois 60604-3507

January 5, 2018

Ms. Demetria M. Simpson
Executive Director
Lucas Metropolitan Housing Authority
435 Nebraska Avenue
Toledo, Ohio 43604

Re: FY 18 MAINTENANCE WAGE RATE DETERMINATIONS

Dear Ms. Simpson:

Enclosed is an updated Maintenance Wage Rate Determination, HUD-52158, for your FY beginning January 1, 2018. The wage rates listed on the HUD-52158 are minimum hourly and fringe benefit amounts. The Lucas Metropolitan Housing Authority **may not pay less** than these authorized rates to any person who performs maintenance/custodial duties. You may, however, pay more if your budget and local authorizing body permit.

Unless you request that we add additional classifications to your HUD-52158, you may only employ persons in the presently listed classifications. You will receive a reminder from this office prior to the start of your next fiscal year as to when you should submit your proposal for FY 2019. It is important that this office assess, on an annual basis, what rates are in fact prevailing for maintenance positions in your local area.

For all new construction and rehabilitation projects that are planned for this fiscal year, you must use the applicable Davis-Bacon wage rates, which can be located at: www.wdol.gov.

Please keep an official copy of this wage decision for your budget and other records. If you have any questions or concerns regarding this procedure and/or the HUD-52158, please contact me at (312) 913-8127.

Sincerely,

A handwritten signature in black ink, appearing to read "Deborah Diez".

Deborah Diez
Labor Relations Specialist

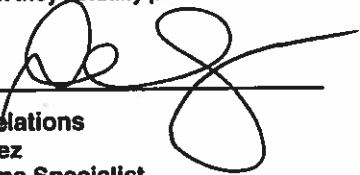
Enclosure

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Maintenance Wage Rate Determination	U.S. Department of Housing and Urban Development Office of Labor Standards and Enforcement	
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Agency Name: Lucas Metropolitan Housing Authority	LR 2000 Agency ID No: OH034A	Wage Decision Type: <input checked="" type="checkbox"/> Routine Maintenance <input type="checkbox"/> Nonroutine Maintenance
	Effective Date: January 1, 2018	Expiration Date: December 31, 2018

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.



 HUD Labor Relations
 Deborah A Diez
 Labor Relations Specialist

January 5, 2018

 Date

WORK CLASSIFICATION(S)	HOURLY WAGE RATES	
	BASIC WAGE	FRINGE BENEFIT(S) (if any)
HVAC/R Technician	\$22.93	As defined by the Lucas MHA <input checked="" type="checkbox"/> The agency employee benefit program has been determined by HUD to be acceptable for meeting the prevailing fringe benefit requirements. <small>(HUD Labor Relations: If applicable, check box and initial below.)</small> DD <hr style="width: 50px; margin-left: auto; margin-right: 0;"/> LR Staff Initial
Renovation Specialist	\$22.03	
Maintenance Mechanic III	\$22.03	
Maintenance Mechanic II	\$21.01	
Maintenance Mechanic I	\$20.16	
Laborer	\$16.12	
Janitor	\$11.78	

	FOR HUD USE ONLY LR2000: Log in: Log out:
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