



MEMORANDUM

Date: April 1, 2023
To: San Diego Business Community
From: Debra Fischle-Faulk, Sr. Vice President, Compliance and Equity Assurance
Subject: HUD Maintenance Wage Rate Determination

Effective July 1, 2023: New solicitations for routine maintenance, non-routine maintenance and custodial services performed at the San Diego Housing Commission’s (Commission) public housing properties will be subject to HUD-determined prevailing wage rates. The Commission will amend existing contracts at the time of annual contract renewal to incorporate HUD-determined prevailing wage rates.

Section 12(a) of the U.S. Housing Act of 1937, as amended (42 USC §1437j(a)) requires the Commission to apply HUD-determined prevailing wage rates to *routine* and *non-routine* maintenance contracts for services performed at the Commission’s public housing properties.

HUD-determined prevailing wage rates apply to contractors’ and subcontractors’ maintenance laborers and mechanics. Form HUD 52158, *Maintenance Wage Rate Determination* (MWD) is posted on the Commission’s website: www.sdhc.org/doing-business-with-us/labor-compliance/.

Routine maintenance means work that involves the regular upkeep and preservation of buildings, grounds, and facilities. It may include, but is not limited to the following: groundskeeping, janitorial work, pest control, power washing, unit turnover, patching and/or finishing of interior and exterior walls and other surfaces, and the preservation, inspection and general upkeep of electrical, plumbing, and heating and air conditioning systems.

Non-routine maintenance means work that would be performed on a regular basis in the course of upkeep of a property but have become substantial in scope because the work has been deferred.

Development activities such as construction, reconstruction, remodeling or repair (where “repair” is not a non-routine maintenance activity) will continue to be subject to federal Davis-Bacon and Related Acts (DBRA).

The Commission will conduct trainings and provide technical assistance. Please submit questions to laborcompliance@sdhc.org.