

The regular meeting of the Taylor Housing Commission will be held on Thursday, September 24, 2026 at 8:30 a.m., at Maplewood Manor 15270 Plaza South Drive Taylor, MI 48180.

Regular Meeting of the Taylor Housing Commission

A G E N D A

- 1) Call to order – roll call: Fred Miller, Laurie Trueblood, Michelle Alford, Jim Corbin and Rich Pratt
- 2) Acceptance of the Agenda.
- 3) Acceptance of the minutes of the meeting held August 27, 2026.
(Attachment A)
- 4A) Motion to approve pay vouchers from August 1, 2026 through August 31, 2026 for Maplewood Manor of Taylor, LLC
(Attachment B1)
- 4B) Motion to approve pay vouchers from August 1, 2026 through August 31, 2026 for the Taylor Housing Commission.
(Attachment B2)
- 5) Motion to receive and file written report from the Manager, regarding current level of occupancy.
(Attachment C)
- 6) Motion to receive and file written report from the Manager of Section 8 Housing Choice Voucher. (Attachment D)
- 7) Motion to approve purchase of new computers, to replace computers that are presenting a security risk (Attachment E)
- 8) Motion to approve new payment standards, effective October 1, 2026, based upon recently published HUD Fair Market Rents (Attachment F)
- 8) Director Communications: Filling apartments still presenting challenges
- 9) Old Business/New Business: Review Window Bids and discuss options (Attachment G)
- 10) Public Comment
- 11) Adjournment

Frederick D. Miller, President

A regular meeting of the Taylor Housing Commission was held on Thursday, August 27, 2026 at 8:30 am, at the Maplewood Manor of Taylor. Fred Miller called the meeting to order at 8:45 a.m.

Present: Fred Miller, Michelle Alford and Rich Pratt

Excused: Jim Corbin and Laurie Trueblood

Also Present: Joe Couvreur (Corporation Counsel) and John Carter

Motion by Pratt supported by Alford

Resolved: Acceptance of agenda

Unanimously carried

8.30-26

Motion by Alford supported by Pratt

Resolved: Acceptance of the minutes of the Meeting held June 25, 2026

Unanimously carried

8.31-26

Motion by Alford supported by Pratt

Resolved: Approve pay vouchers from June 1, 2026 through July 31, 2026 for the Maplewood Manor of Taylor, LLC.

Unanimously carried

8.32-26

Motion by Alford supported by Pratt

Resolved: Approve pay vouchers from June 1, 2026 through July 31, 2026 for the Taylor Housing Commission

Unanimously carried

8.33-26

Motion by Alford supported by Pratt

Resolved: Receive and file written report from the Property Manager of Maplewood Manor, regarding current level of occupancy

Unanimously carried

8.34-26

Motion by Alford supported by Pratt

Resolved: Receive and file written report from the Manger of the HCV Program

Unanimously carried

8.35-26

Motion by Pratt Supported by Alford

Resolved: Approve parking lot Asphalt repair, sealing and striping by Excalibur (Low Bidder)

Unanimously carried

8.36-26

Director Communications: E.D. described to the Commissioners the difficulty that staff has been having filling apartments

Old Business/New Business: E.D. updated Commissioners on the progress of the window replacement project and the extension that has been granted to bidders

Public Comment: N/A

Adjournment at 9:44 am

Frederick D. Miller, President

Cindy Bower, City Clerk

Taylor Housing Commission
Vendor Accounting Cash Payment/Receipt Register
Maplewood Manor LLC

Attachment B1

Filter Criteria Includes: 1) Program: Maplewood Manor LLC 2) Project: RAD Maplewood Senior Apartments 3) Payment Date: 8/1/2026 to 8/31/2026 4) Financial Period: All
5) Payments Over: All 6) Check Numbers: All 7) Cleared Period: All 8) Check Status: All 9) Payment Status: All 10) Show Payments: Yes 11) Show Deposits: Yes
12) Order By: Payment/Receipt Number

Bank: Citizens Bank, Bank Account: 12345, GL Account: 1111

Posted Payments

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
3372	08/17/2026	No	CHK	Kapnick Insurance Group	Prof. Liab. Ins. 8/26"-8/27"	No	\$2,938.00
3373	08/20/2026	No	CHK	Accident Fund Insurance Compan	Q3 2026: Worker's Comp. Premium	No	\$1,133.75
3374	08/20/2026	No	CHK	Advantage Property Maintenance	7/26 Lawn Maintenance	No	\$188.00
3375	08/20/2026	No	CHK	Comcast	8/15-9/14/26 Business Phone/Intern	No	\$287.01
3376	08/20/2026	No	CHK	CSU Producer Resources Inc	Gen. Liability Ins. 8/2026-8/2027	No	\$12,396.13
3377	08/20/2026	No	CHK	DTE Energy (Gas)	7/7-8/4/26 Gas Use	No	\$776.97
3378	08/20/2026	No	CHK	Fire Systems Of Michigan	Svc. Call:Sprinkler System Leak	No	\$1,848.00
3379	08/20/2026	No	CHK	Kone Chicago	Elevator Shut Downs (2nd time)	No	\$2,609.79
3380	08/20/2026	No	CHK	Pest Genie	8/26 Flat Rate	No	\$119.00
3381	08/20/2026	No	CHK	PNC Bank Visa	Maintenance:Supplies/Equipment	No	\$2,814.88
3382	08/21/2026	No	CHK	City of Taylor-Building Dept	Maplewood Inspections 2026	No	\$17,800.00
3383	08/31/2026	No	CHK	DTE	7/16-8/16/26 Electricity Use	No	\$9,815.09
3384	08/31/2026	No	CHK	WOW! BUSINESS	7/16-9/15/26 Business Phone/Intern	No	\$444.16
Cleared: 0							\$0.00
Uncleared: 13							\$53,170.78
Total Payments: 13							\$53,170.78

Project Summary

Bank: Citizens Bank, Bank Account: 12345, GL Account: 1111

<u>Program - Project</u>	<u>Payments</u>	<u>Deposits</u>
Maplewood Manor LLC - RAD Maplewood Senior Apartments	\$53,170.78	\$0.00
Total:	\$53,170.78	\$0.00

Document Type Summary

Bank: Citizens Bank, Bank Account: 12345, GL Account: 1111

<u>Document Type</u>	<u>Count</u>	<u>Amount</u>
Check (CHK)	13	\$53,170.78
Total:	13	\$53,170.78

Transaction Type Summary

Bank: Citizens Bank, Bank Account: 12345, GL Account: 1111

<u>Transaction Type</u>	<u>Count</u>	<u>Amount</u>
Vendor Accounting - Payment	13	\$53,170.78
Vendor Accounting Total	13	\$53,170.78
Total:	13	\$53,170.78

Taylor Housing Commission
Vendor Accounting Cash Payment/Receipt Register
THC Admin

Attachment B2

Filter Criteria Includes: 1) Program: THC Admin 2) Project: THC Admin 3) Payment Date: 8/1/2026 to 8/31/2026 4) Financial Period: All 5) Payments Over: All
6) Check Numbers: All 7) Cleared Period: All 8) Check Status: All 9) Payment Status: All 10) Show Payments: Yes 11) Show Deposits: Yes 12) Order By: Payment/Receipt Number

Bank: PNC Bank (THC Admin), Bank Account: 4255055984, GL Account: 1111

Posted Payments

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
66564	08/20/2026	No	CHK	Blue Cross Blue Shield Of MI	9/26 Employee Health Insurance	No	\$9,242.83
66565	08/20/2026	No	CHK	Cygnus Systems , Inc.	HCV: Microsoft Account Lockout	No	\$1,125.00
66566	08/20/2026	No	CHK	ShredHub LLC	7/1/26 Console Bin Svc. (2 qty)	No	\$63.60
66567	08/20/2026	No	CHK	Toshiba America Business Solutio	Toner Cartridges(Stockpile Order)	No	\$1,568.67
66568	08/20/2026	No	CHK	Verizon Wireless	6/24-7/23/26 John's Phone/Tablet	No	\$64.74
66569	08/20/2026	No	CHK	Workwise Compliance Inc	1 Yr. Membership (2026-2027)	No	\$415.31
66570	08/20/2026	No	CHK	Advanced Benefit Solutions, Inc	8/26 HRA Admin Fees	No	\$202.05
66571	08/20/2026	No	CHK	MERS	7/26 Defined Benefits	No	\$4,159.73
66572	08/31/2026	No	CHK	PLIC - SBD GRAND ISLAND	9/26 Employee Life Insurance	No	\$100.53
0726457THC@ #@#@#	08/14/2026	No	INV	Empower	7/26 457 (Retirement Supplement)	No	\$1,656.05
0826THCADPO nline@#@#@#3 2	08/27/2026	No	INV	ADP Inc	Payroll Services	No	\$753.60
5760Pymnt0826 #@#@#\$@#@#	08/26/2026	No	INV	PNC Bank Visa	Min. Paymnt&Late Fee	No	\$63.00
DefinedContrib0 726THC@#@#	08/14/2026	No	INV	Empower	7/26 Defined Contribution(Pension)	No	\$3,731.49
Cleared: 0							\$0.00
Uncleared: 13							\$23,146.60
Total Payments: 13							\$23,146.60

Project Summary

Bank: PNC Bank (THC Admin), Bank Account: 4255055984, GL Account: 1111

<u>Program - Project</u>	<u>Payments</u>	<u>Deposits</u>
THC Admin - THC Admin	\$23,146.60	\$0.00
Total:	\$23,146.60	\$0.00

Document Type Summary

Bank: PNC Bank (THC Admin), Bank Account: 4255055984, GL Account: 1111

<u>Document Type</u>	<u>Count</u>	<u>Amount</u>
Check (CHK)	9	\$16,942.46
Invoice (INV)	4	\$6,204.14
Total:	13	\$23,146.60

Transaction Type Summary

Bank: PNC Bank (THC Admin), Bank Account: 4255055984, GL Account: 1111

<u>Transaction Type</u>	<u>Count</u>	<u>Amount</u>
Vendor Accounting - Invoice	4	\$6,204.14
Vendor Accounting - Payment	9	\$16,942.46
Vendor Accounting Total	13	\$23,146.60
Total:	13	\$23,146.60

ATTACHMENT C

Written Report to the Board of Commissioners

Date: September 17, 2026

Prepared By: Laura Liedel, Property Manager
Maplewood Manor Taylor, LLC

Occupancy

- **Current Occupancy:** 97 of 102 units occupied.
- **Current Vacancies (5):**
 - 3 residents no longer able to live independently
 - 2 residents deceased
- **Turnover Status:**
 - 2 units completed, inspected, and ready for occupancy
 - 2 units waiting for inspection
 - 1 unit in process
- **Move-Ins Since Last Meeting:** 0
- **Projected Move-Outs:** 1, tenant deceased

Leasing Activity

- 3 application extension have been granted

Compliance

- All annual recertifications are current and complete

Summary: Occupancy at 95%, with active leasing efforts underway to fill current vacancies. All compliance requirements are up to date, and 1 additional move-out is anticipated at this time.

**Aug-26
Section 8 HCV**

1-Aug

Attachment D

Currently we have 316 applicants on the waiting list.

RAD /PBV 0

Section 8 Lottery 316

Dearborn Ned

Housing Choice Voucher Statistics Housing Choice Voucher Statistics

Leased 897

Issued 78

Portable Billing 10

Total 1304

	<u>Total</u>
Income	
Housing Payments 08/01/2026	748,449.00
Admin Fee 8/01/2026	\$ 39,653.00
Admin Fee	
Admin Fee	
Admin Portable Receiving	
Portable Receiving (HAP)	
Portable Receiving (URP)	
Cares Act	
Total Income	\$ 788,102.00
Expenses	
HAP payments	\$ 708,739.00
URP payments	\$ 13,884.00
HAP Portable Paying	\$ 18,592.00
Portable Receiving (HAP)	
Total Expense	\$ 741,215.00
Other income (Fraud recovery	
Landlord repayment	
Interest	\$ -
Total other income	\$ 662.00
Average HAP Payment	860



Attachment E

Simplified Business Solutions, LLC
310 Huron Ave.
Suite 3
Port Huron, MI 48060
(810) 990-4479

Proposed To:
Taylor Housing Commission Attn: John Carter 15270 Plaza South Taylor, MI 48180

Date	Proposal
09/09/2026	THC-PCRefresh2026
Account	
SBS1-THC	

Terms	Due Date	PO Number	Reference
Net 30 days	Upon Acceptance		PC Refresh

Managed Services Details	Quantity	Price	Amount
Laptop Option			
Dell Pro 16 PC16250 16" Notebook - Full HD Plus - 60 Hz - Intel Core 7	1.00		\$1,696.00
120U - vPro Technology - 16 GB -512GB SSD			
3 Year Pro Support Warranty	1.00		\$259.00
PC Option			
Dell Pro Business - Intel i5 10 Core - 16 GB RAM Memory - 512GB SSD	1.00		\$1,094.00
3 year Pro Support Warranty	1.00		\$159.00
Reconditioned PC Option (Front Desk)			
Dell Pro Business (Reconditioned) - Intel i5 8th/9th Gen 16 GB RAM 256	1.00		\$595.00
GB SSD - 1 year Support Warranty (parts only)			
Choose (Circle) Options above and apply total amount Below. All hardware orders require 50% down deposit			

SMS-P represents 20% savings for new Client Contracts (3 Year Commitment Required)	Subtotal:	
	Sales Tax:	\$0.00
Additional Hours billed at \$125.00 (1 hour included monthly) *Hours not used roll to the next month*	Total:	
	Payments:	\$0.00
Please Make checks payable to Simplified Business Solutions, LLC		
	Balance Due:	

I Approve this Proposal

_____ DATE _____

THANK YOU FOR YOUR BUSINESS!

Taylor Housing Commission

Section 8 Housing Choice Voucher Program

15270 Plaza South Drive Taylor, Michigan 48180

Phone: (734) 287-9460 Fax (734) 287-2050

Effective October 1, 2026

SECTION 8 PROGRAM

PAYMENT STANDARDS / VOUCHER PAYMENT STANDARDS

Attachment F

Wayne, Oakland, Macomb, Counties

Fair Market Rent

0 BR	See attachment
1 BR	See attachment
2 BR	See attachment
3 BR	See attachment
4 BR	See attachment
5 BR	See attachment

Wayne, Oakland, Macomb, Counties

Voucher Payment Standards

0 BR	100% of FMR
1 BR	100% of FMR
2 BR	100% of FMR
3 BR	100% of FMR
4 BR	100% of FMR
5 BR	100% of FMR

Washtenaw County

Fair Market Rent

0 BR	\$1458
1 BR	\$1503
2 BR	\$1804
3 BR	\$2164
4 BR	\$2371
5 BR	(4 BR x 1.15)

Washtenaw County

Voucher Payment Standards

0 BR	\$1458
1 BR	\$1503
2 BR	\$1804
3 BR	\$2164
4 BR	\$2371
5 BR	(4 BR x 1.15)

Monroe County

Fair Market Rent/Voucher Payment

Standards

0 BR	\$908
1 BR	\$997
2 BR	\$1304
3 BR	\$1595
4 BR	\$2153
5 BR	(4 BR x 1.15)

** Wayne County- All cities in Wayne County

** Oakland County-

** Macomb County-

** Washtenaw County- Ypsilanti

** Monroe County



[ABOUT PD&R](#)

[RESEARCH & PUBLICATIONS](#)

[DATASETS](#)



OFFICE OF POLICY DEVELOPMENT
AND RESEARCH (PD&R)



[ABOUT PD&R](#)

[RESEARCH & PUBLICATIONS](#)

[HUD USER](#) [Datasets](#) [Fair Market Rents](#)



[Contact Us](#)

Fair Market Rents Documentation System

The FY 2027 Monroe, MI MSA FMRs for All Bedroom Sizes

Final FY 2027 & Final FY 2026 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2027 FMR	\$908	\$997	\$1,304	\$1,595	\$2,153
<u>FY 2026 FMR</u>	\$914	\$1,011	\$1,326	\$1,605	\$2,147

Monroe County, MI is part of the Monroe, MI MSA, which consists of the following counties: Monroe County, MI. All information here applies to the entirety of the Monroe, MI MSA.

Fair Market Rent Calculation Methodology

[Show / Hide Methodology Narrative](#)

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. Calculate the Base Rent: HUD uses 2020-2024 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2027, provided the estimate is statistically reliable. For FY2027, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2020-2024 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2027 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, HUD uses the estimate for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area as the basis for FY2027.



[ABOUT PD&R](#)

[RESEARCH & PUBLICATIONS](#)

[DATASETS](#)



OFFICE OF POLICY DEVELOPMENT
AND RESEARCH (PD&R)



[ABOUT PD&R](#)

[RESEARCH & PUBLICATIONS](#)

[HUD USER](#) [Datasets](#) [Fair Market Rents](#)



[Contact Us](#)

Fair Market Rents Documentation System

The FY 2027 Detroit-Warren-Livonia, MI HUD Metro FMR Area FMRs for All Bedroom Sizes

Final FY 2027 & Final FY 2026 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2027 FMR	\$1,047	\$1,167	\$1,459	\$1,777	\$1,929
FY 2026 FMR	\$1,009	\$1,122	\$1,411	\$1,724	\$1,868

Macomb County, MI is part of the Detroit-Warren-Livonia, MI HUD Metro FMR Area, which consists of the following counties: Lapeer County, MI; Macomb County, MI; Oakland County, MI; St. Clair County, MI; and Wayne County, MI. All information here applies to the entirety of the Detroit-Warren-Livonia, MI HUD Metro FMR Area.

Fair Market Rent Calculation Methodology

[Show / Hide Methodology Narrative](#)

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

- 1. Calculate the Base Rent:** HUD uses 2020-2024 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2027, provided the estimate is statistically reliable. For FY2027, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2020-2024 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2027 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, HUD uses the estimate for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area as the basis for FY2027.



ABOUT PD&R

RESEARCH & PUBLICATIONS

DATASETS



OFFICE OF POLICY DEVELOPMENT
AND RESEARCH (PD&R)



ABOUT PD&R

RESEARCH & PUBLICATIONS

[HUD USER](#) [Datasets](#) [Fair Market Rents](#)

Fair Market Rents Documentation System



Contact Us

The FY 2027 Ann Arbor, MI MSA FMRs for All Bedroom Sizes

Final FY 2027 & Final FY 2026 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2027 FMR	\$1,458	\$1,503	\$1,804	\$2,164	\$2,371
<u>FY 2026 FMR</u>	\$1,365	\$1,387	\$1,656	\$1,986	\$2,193

Washtenaw County, MI is part of the Ann Arbor, MI MSA, which consists of the following counties: Washtenaw County, MI. All information here applies to the entirety of the Ann Arbor, MI MSA.

Fair Market Rent Calculation Methodology

[Show / Hide Methodology Narrative](#)

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

- 1. Calculate the Base Rent:** HUD uses 2020-2024 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2027, provided the estimate is statistically reliable. For FY2027, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2020-2024 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2027 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, HUD uses the estimate for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area as the basis for FY2027.



ABOUT PD&R

RESEARCH & PUBLICATIONS

DATASETS



OFFICE OF POLICY DEVELOPMENT
AND RESEARCH (PD&R)



ABOUT PD&R

RESEARCH & PUBLICATIONS

[HUD USER](#)

[Datasets](#)

[Fair Market Rents](#)

Fair Market Rents Documentation System



Contact Us

Detroit-Warren-Livonia, MI HUD Metro FMR Area Small Area FY 2027 Fair Market Rents

All Housing Choice Voucher programs operated in the Detroit-Warren-Livonia, MI HUD Metro FMR Area will use Small Area FMRs as defined by ZIP Codes.

For FMR information for other programs, please click [here](#).

The Detroit-Warren-Livonia, MI HUD Metro FMR Area consists of the following counties: Lapeer County, MI; Macomb County, MI; Oakland County, MI; St. Clair County, MI; and Wayne County, MI. All information here applies to the entirety of the Detroit-Warren-Livonia, MI HUD Metro FMR Area.

In metropolitan areas, HUD defines Small Areas using ZIP Codes within the metropolitan area. Using ZIP Codes as the basis for FMRs provides tenants with greater ability to move into “Opportunity Neighborhoods” with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area, and they are likely to reduce need for extensive market area rent reasonableness studies. Lastly, HUD hopes that setting FMRs for each ZIP Code will reduce overpayment in lower-rent areas.

NOTE: ZIP Code areas are defined by the postal service to facilitate the efficient delivery of mail. Because of this, ZIP Code areas may cross city, county, and in some limited instances, state lines. Consequently, ZIP Codes which cross county lines may lie within more than one metropolitan area, or cover parts of one or more nonmetropolitan counties and part of a metropolitan area.

Detroit-Warren-Livonia, MI HUD Metro FMR Area Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
48001	\$850	\$950	\$1,190	\$1,450	\$1,570
48002	\$940	\$1,040	\$1,300	\$1,600	\$1,720
48003	\$820	\$910	\$1,140	\$1,390	\$1,510
48004	\$910	\$1,020	\$1,270	\$1,550	\$1,680
48005	\$950	\$1,060	\$1,320	\$1,610	\$1,740
48006	\$980	\$1,100	\$1,370	\$1,670	\$1,810
48009	\$1,570	\$1,750	\$2,190	\$2,670	\$2,900
48012	\$1,170	\$1,300	\$1,630	\$1,980	\$2,150
48014	\$730	\$820	\$1,020	\$1,240	\$1,350
48015	\$760	\$850	\$1,060	\$1,290	\$1,400

Detroit-Warren-Livonia, MI HUD Metro FMR Area Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<u>48061</u>	\$910	\$1,020	\$1,270	\$1,550	\$1,680
<u>48062</u>	\$770	\$860	\$1,070	\$1,300	\$1,410
<u>48063</u>	\$1,060	\$1,180	\$1,480	\$1,800	\$1,960
<u>48064</u>	\$730	\$820	\$1,020	\$1,240	\$1,350
<u>48065</u>	\$970	\$1,080	\$1,350	\$1,640	\$1,780
<u>48066</u>	\$1,050	\$1,180	\$1,470	\$1,790	\$1,940
<u>48067</u>	\$1,300	\$1,450	\$1,810	\$2,200	\$2,390
<u>48068</u>	\$1,170	\$1,300	\$1,630	\$1,980	\$2,150
<u>48069</u>	\$1,520	\$1,700	\$2,120	\$2,580	\$2,800
<u>48070</u>	\$1,570	\$1,750	\$2,190	\$2,670	\$2,900
<u>48071</u>	\$1,030	\$1,140	\$1,430	\$1,740	\$1,890
<u>48072</u>	\$1,260	\$1,410	\$1,760	\$2,140	\$2,330
<u>48073</u>	\$1,230	\$1,370	\$1,710	\$2,080	\$2,260
<u>48074</u>	\$1,010	\$1,130	\$1,410	\$1,720	\$1,860
<u>48075</u>	\$1,130	\$1,260	\$1,570	\$1,910	\$2,080
<u>48076</u>	\$1,260	\$1,410	\$1,760	\$2,140	\$2,330
<u>48079</u>	\$1,010	\$1,130	\$1,410	\$1,720	\$1,860
<u>48080</u>	\$1,000	\$1,120	\$1,400	\$1,700	\$1,850
<u>48081</u>	\$1,110	\$1,230	\$1,540	\$1,880	\$2,040
<u>48082</u>	\$1,150	\$1,280	\$1,600	\$1,950	\$2,120
<u>48083</u>	\$1,300	\$1,450	\$1,810	\$2,200	\$2,390
<u>48084</u>	\$1,510	\$1,680	\$2,100	\$2,560	\$2,780
<u>48085</u>	\$1,570	\$1,750	\$2,190	\$2,670	\$2,900
<u>48088</u>	\$1,010	\$1,130	\$1,410	\$1,720	\$1,860
<u>48089</u>	\$1,050	\$1,180	\$1,470	\$1,790	\$1,940
<u>48090</u>	\$1,050	\$1,170	\$1,460	\$1,780	\$1,930
<u>48091</u>	\$1,100	\$1,220	\$1,530	\$1,860	\$2,020
<u>48092</u>	\$1,050	\$1,180	\$1,470	\$1,790	\$1,940
<u>48093</u>	\$1,000	\$1,110	\$1,390	\$1,690	\$1,840
<u>48094</u>	\$1,130	\$1,260	\$1,580	\$1,920	\$2,090
<u>48095</u>	\$730	\$810	\$1,010	\$1,230	\$1,350
<u>48096</u>	\$1,120	\$1,250	\$1,560	\$1,900	\$2,060

Detroit-Warren-Livonia, MI HUD Metro FMR Area Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<u>48173</u>	\$1,000	\$1,110	\$1,390	\$1,690	\$1,840
<u>48174</u>	\$980	\$1,100	\$1,370	\$1,670	\$1,810
<u>48178</u>	\$1,130	\$1,250	\$1,520	\$1,920	\$2,120
<u>48180</u>	\$910	\$1,020	\$1,270	\$1,550	\$1,680
<u>48183</u>	\$910	\$1,020	\$1,270	\$1,550	\$1,680
<u>48184</u>	\$850	\$950	\$1,190	\$1,450	\$1,570
<u>48185</u>	\$1,070	\$1,190	\$1,490	\$1,810	\$1,970
<u>48186</u>	\$980	\$1,100	\$1,370	\$1,670	\$1,810
<u>48187</u>	\$1,300	\$1,450	\$1,810	\$2,200	\$2,390
<u>48188</u>	\$1,340	\$1,500	\$1,870	\$2,280	\$2,470
<u>48192</u>	\$870	\$970	\$1,210	\$1,470	\$1,600
<u>48193</u>	\$950	\$1,060	\$1,320	\$1,610	\$1,740
<u>48195</u>	\$980	\$1,090	\$1,360	\$1,660	\$1,800
<u>48198</u>	\$1,220	\$1,260	\$1,510	\$1,810	\$1,980
<u>48201</u>	\$960	\$1,070	\$1,340	\$1,630	\$1,770
<u>48202</u>	\$970	\$1,080	\$1,350	\$1,640	\$1,780
<u>48203</u>	\$800	\$890	\$1,110	\$1,350	\$1,470
<u>48204</u>	\$910	\$1,020	\$1,270	\$1,550	\$1,680
<u>48205</u>	\$980	\$1,090	\$1,360	\$1,660	\$1,800
<u>48206</u>	\$850	\$940	\$1,180	\$1,440	\$1,560
<u>48207</u>	\$990	\$1,100	\$1,380	\$1,680	\$1,820
<u>48208</u>	\$850	\$940	\$1,180	\$1,440	\$1,560
<u>48209</u>	\$770	\$860	\$1,070	\$1,300	\$1,410
<u>48210</u>	\$860	\$960	\$1,200	\$1,460	\$1,590
<u>48211</u>	\$880	\$980	\$1,220	\$1,490	\$1,610
<u>48212</u>	\$830	\$920	\$1,150	\$1,400	\$1,520
<u>48213</u>	\$830	\$930	\$1,160	\$1,410	\$1,530
<u>48214</u>	\$800	\$900	\$1,120	\$1,360	\$1,480
<u>48215</u>	\$880	\$980	\$1,230	\$1,500	\$1,630
<u>48216</u>	\$880	\$980	\$1,230	\$1,500	\$1,630
<u>48217</u>	\$1,010	\$1,130	\$1,410	\$1,720	\$1,860
<u>48218</u>	\$730	\$810	\$1,010	\$1,230	\$1,350

Detroit-Warren-Livonia, MI HUD Metro FMR Area Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<u>48310</u>	\$1,190	\$1,330	\$1,660	\$2,020	\$2,190
<u>48311</u>	\$1,050	\$1,170	\$1,460	\$1,780	\$1,930
<u>48312</u>	\$1,030	\$1,150	\$1,440	\$1,750	\$1,900
<u>48313</u>	\$1,030	\$1,150	\$1,440	\$1,750	\$1,900
<u>48314</u>	\$1,120	\$1,250	\$1,560	\$1,900	\$2,060
<u>48315</u>	\$1,110	\$1,240	\$1,550	\$1,890	\$2,050
<u>48316</u>	\$1,180	\$1,310	\$1,640	\$2,000	\$2,170
<u>48317</u>	\$1,130	\$1,260	\$1,580	\$1,920	\$2,090
<u>48318</u>	\$1,050	\$1,170	\$1,460	\$1,780	\$1,930
<u>48320</u>	\$1,050	\$1,170	\$1,460	\$1,780	\$1,930
<u>48321</u>	\$1,170	\$1,300	\$1,630	\$1,980	\$2,150
<u>48322</u>	\$1,570	\$1,750	\$2,190	\$2,670	\$2,900
<u>48323</u>	\$1,470	\$1,640	\$2,040	\$2,490	\$2,700
<u>48324</u>	\$1,300	\$1,450	\$1,810	\$2,200	\$2,390
<u>48325</u>	\$1,170	\$1,300	\$1,630	\$1,980	\$2,150
<u>48326</u>	\$1,240	\$1,380	\$1,730	\$2,110	\$2,290
<u>48327</u>	\$940	\$1,050	\$1,310	\$1,600	\$1,730
<u>48328</u>	\$930	\$1,040	\$1,300	\$1,580	\$1,720
<u>48329</u>	\$1,180	\$1,320	\$1,650	\$2,010	\$2,180
<u>48330</u>	\$1,170	\$1,300	\$1,630	\$1,980	\$2,150
<u>48331</u>	\$1,560	\$1,740	\$2,180	\$2,650	\$2,880
<u>48332</u>	\$1,170	\$1,300	\$1,630	\$1,980	\$2,150
<u>48333</u>	\$1,170	\$1,300	\$1,630	\$1,980	\$2,150
<u>48334</u>	\$1,370	\$1,530	\$1,910	\$2,330	\$2,520
<u>48335</u>	\$1,420	\$1,580	\$1,980	\$2,410	\$2,620
<u>48336</u>	\$1,030	\$1,140	\$1,430	\$1,740	\$1,890
<u>48340</u>	\$1,000	\$1,110	\$1,390	\$1,690	\$1,840
<u>48341</u>	\$830	\$930	\$1,160	\$1,410	\$1,530
<u>48342</u>	\$950	\$1,060	\$1,320	\$1,610	\$1,740
<u>48343</u>	\$1,170	\$1,300	\$1,630	\$1,980	\$2,150
<u>48346</u>	\$1,220	\$1,360	\$1,700	\$2,070	\$2,250
<u>48347</u>	\$1,170	\$1,300	\$1,630	\$1,980	\$2,150

Detroit-Warren-Livonia, MI HUD Metro FMR Area Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<u>48435</u>	\$870	\$1,010	\$1,230	\$1,570	\$1,760
<u>48438</u>	\$1,100	\$1,290	\$1,560	\$1,910	\$2,200
<u>48439</u>	\$850	\$1,010	\$1,220	\$1,500	\$1,740
<u>48440</u>	\$990	\$1,100	\$1,370	\$1,670	\$1,820
<u>48442</u>	\$1,090	\$1,220	\$1,520	\$1,860	\$2,030
<u>48444</u>	\$750	\$840	\$1,050	\$1,280	\$1,390
<u>48446</u>	\$930	\$1,030	\$1,290	\$1,570	\$1,710
<u>48453</u>	\$770	\$830	\$1,080	\$1,370	\$1,430
<u>48455</u>	\$1,050	\$1,180	\$1,470	\$1,790	\$1,940
<u>48461</u>	\$730	\$820	\$1,020	\$1,240	\$1,350
<u>48462</u>	\$830	\$930	\$1,160	\$1,410	\$1,530
<u>48463</u>	\$720	\$850	\$1,030	\$1,260	\$1,470
<u>48464</u>	\$780	\$900	\$1,100	\$1,390	\$1,560
<u>48727</u>	\$740	\$850	\$1,050	\$1,320	\$1,470
<u>48744</u>	\$750	\$890	\$1,080	\$1,420	\$1,620
<u>48760</u>	\$800	\$920	\$1,130	\$1,440	\$1,620

About PD&R

[PD&R Mission](#)
[Organization Chart](#)
[PD&R Events](#)
[PD&R Guidelines & Brochures](#)
[HUD Secretary's Awards](#)
[Disclaimer of Liability and Endorsement](#)

Reference

[Contact Us](#)
[First Time Visitor](#)
[HUD User eBookstore](#)
[HUD User Archives](#)
[Webstore](#)

Research

[Case Studies](#)
[Datasets](#)
[Periodicals](#)
[Regulatory Barriers Clearinghouse](#)
[Research & Reports](#)

Note: Guidance documents, except when based on statutory or regulatory authority or law, do not have the force and effect of law and are not meant to bind the public in any way. Guidance documents are intended only to provide clarity to the public regarding existing requirements under the law or agency policies.

TAYLOR HOUSING COMMISSION - 09/01/2026, 2:30 p.m.
Maplewood Manor Apartments Window Replacement Project

CONTRACTOR BASE BID C DAYS 00405 NCA 5369-A BOND

First Contracting, Inc.
701 S. Main Street
Ovid, MI 48866

\$743,755.00	TBD C Days	X	X	X	X
Contract Time calendar days will need to be confirmed based on a Notice to Proceed for all work or for phases accepted.					
Phase I: West Elevation (Floor 2 thru 7)					\$276,605.00
Phase II: East Elevation (Floor 2 thru 7)					\$303,820.00
Phase III: First Floor Window					\$ 70,480.00
Phase IV: Tenant Locker & Laundry Rms (Floor 2 thru 7)					\$ 34,985.00
Phase V: Stairwells & Corridors (Floor 2 thru 7)					\$ 57,865.00
Total I, II, III, IV, V					\$743,755.00

Window material included within above dollar values, \$256,200.00

Add Alternate: Window Sills

Phase I	\$10,000.00
Phase II	\$10,625.00
Phase III	\$ 3,750.00
Phase IV	\$ 1,250.00
Phase V	\$ 2,500.00

Add Alternate: Window Blinds

Phase I	\$25,000.00
Phase II	\$26,250.00
Phase III	\$ 7,875.00
Phase IV	\$ 3,000.00
Phase V	\$ 6,500.00

G2

TAYLOR HOUSING COMMISSION - 09/01/2026, 2:30 p.m.

Maplewood Manor Apartments Window Replacement Project

Attachment 7

CONTRACTOR	BASE BID	C DAYS	00405	NCA	5369-A	BOND
Qualified Construction Corp 46089 Grand River Novi, MI 48374	\$748,728.00	TBD C Days	X	X	X	X
Contract Time calendar days will need to be confirmed based on a Notice to Proceed for all work or for phases accepted.						
Phase I: West Elevation (Floor 2 thru 7)						\$274,351.00
Phase II: East Elevation (Floor 2 thru 7)						\$302,837.00
Phase III: First Floor Window						\$ 74,817.00
Phase IV: Tenant Locker & Laundry Rms (Floor 2 thru 7)						\$ 33,993.00
Phase V: Stairwells & Corridors (Floor 2 thru 7)						\$ 62,730.00
<u>Total I, II, III, IV, V</u>						<u>\$748,728.00</u>

Window material included within above dollar values, \$326,249.00

Add Alternate: Window Sills

- Phase I \$19,680.00
- Phase II \$22,140.00
- Phase III \$ 5,945.00
- Phase IV \$ 2,460.00
- Phase V \$ 4,920.00

Add Alternate: Window Blinds

- Phase I \$12,000.00
- Phase II \$13,500.00
- Phase III \$ 3,625.00
- Phase IV \$ 1,500.00
- Phase V \$ 3,000.00

TAYLOR HOUSING COMMISSION - 09/01/2026, 2:30 p.m.
 Maplewood Manor Apartments Window Replacement Project

CONTRACTOR DMC Consultants, Inc.
 13500 Foley Street
 Detroit, MI 48227

BASE BID	C DAYS	00405	NCA	5369-A	BOND
\$1,104,760.00	TBD C Days	X	X	X	X
Contract Time calendar days will need to be confirmed based on a Notice to Proceed for all work or for phases accepted.					
Phase I: West Elevation (Floor 2 thru 7)					
Phase II: East Elevation (Floor 2 thru 7)					\$ 368,748.00
Phase III: First Floor Window					\$ 418,705.00
Phase IV: Tenant Locker & Laundry Rms (Floor 2 thru 7)					\$ 129,507.00
Phase V: Stairwells & Corridors (Floor 2 thru 7)					\$ 76,355.00
<u>Total I, II, III, IV, V</u>					<u>\$ 111,445.00</u>
					<u>\$1,104,760.00</u>

Window material included within above dollar values, \$332,475.00

Add Alternate: Window Sills

Phase I	\$62,000.00
Phase II	\$65,000.00
Phase III	\$25,000.00
Phase IV	\$23,000.00
Phase V	\$25,000.00

Add Alternate: Window Blinds

Phase I	\$12,500.00
Phase II	\$12,500.00
Phase III	\$ 8,500.00
Phase IV	\$ 7,500.00
Phase V	\$ 9,000.00