

RULES - AD - 1984 - 390

10/2/84

- letter to judge re: costs of building housing
- w/ letter from Public Advocate.

Pgs. 26

PP-45 *ident wid*  
12/5/84 - EDS

BRENER, WALLACK & HILL

ATTORNEYS AT LAW

24 CHAMBERS STREET

PRINCETON, NEW JERSEY 08542

(609) 924 0808

CABLE "TRINLAW" PRINCETON  
TELECOPIER (609) 924 6139  
TELEX 43747

\* MEMBER OF N.J. & D.C. BAR  
\*\* MEMBER OF N.J. & N.Y. BAR  
\*\*\* MEMBER OF N.J. & N.Y. BAR  
\*\*\*\* MEMBER OF N.J. & N.Y. BAR

HARRY BRENER  
HENRY A. HILL  
MICHAEL D. MALANOFF\*\*  
ALAN M. WALLACK\*

GULIET D. HIRSCH  
GERARD H. HANSON  
J. CHARLES SHEAK\*\*  
EDWARD D. PENN\*  
NATHAN M. EDELSTEIN\*  
THOMAS L. HOFSTETTER\*\*  
ROBERT W. BACSO, JR.\*  
EDWARD M. BERNSTEIN\*  
MARILYN S. SILVIA  
THOMAS J. HALL  
SUZANNE M. LAROBARDIER  
ROCKY L. PETERSON  
VICKI JAN ISLER  
MICHAEL J. FEEHAN

FILE NO

October 2, 1984

RULES - AD - 1984 - 390

Honorable Eugene D. Serpentelli  
Superior Court of New Jersey  
Ocean County Courthouse  
CN 2191  
Toms River, New Jersey 08753

Re: Allan Deane v. Bedminster; Costs of Village Green  
Housing

Dear Judge Serpentelli:

As you know, in November, 1983, The Hills Development Company submitted a proforma for the cost of building the Village Green lower income units to the New Jersey Mortgage Finance Agency. That proforma indicated that the costs for constructing the lower income housing would be approximately \$28.00 per square foot. Based on that estimate, The Hills submitted, both to the Court and to the New Jersey Mortgage Finance Agency, its understanding of what it would be allowed to charge as base prices for these units. The Hills Development Company understood that it would be allowed to submit, when firm figures were established for the costs of these units and when the new income figures become available from HUD for the region in which Bedminster is located, an application for increase in prices.

Enclosed is a memorandum submitted by The Hills management, which indicates that based on their current costs, the "sticks and bricks" for the Village Green units is \$6,489,293.00; \$1,173,661.00 in excess of the original estimate. There is no increase in the cost attributed to land, site improvement or soft costs.

Also enclosed is a copy of the most recent HUD income limits for the applicable statistical areas in New Jersey. This release demonstrates that income levels for the region in which Bedminster is located increased in 1983 about 7% above what 1982 income levels had been estimated at and on which our proforma was based.

As Your Honor is aware, Somerset County is now part of the

Honorable Eugene D. Serpentelli  
October 2, 1984  
Page Two

Middlesex, Somerset, Hunterdon primary metropolitan statistical area (PMSA). Although income figures for that governmentally-approved statistical unit would have justified a considerably higher level of pricing for the Hills Development Company, a point made by Hills management in October and November, 1983, the Public Advocate has taken the position that a portion of this increase can be attributed to changes in the statistical area.

In discussions with representatives of the Public Advocate, Hills indicated that it would compromise its request for increases in prices so as to accommodate the Public Advocate's position that housing should remain affordable to lower income households. As the attached correspondence and Court Order indicate, the Public Advocate suggested that he would accept an increase in the income ceiling for low income households of 3% and of moderate income households of 5%; and would also approve an increase in the sales price for the low income units of 2% and of the moderate income units of 4%. These numbers are a compromise, designed to insure that housing costs on this development are adjusted only to reflect the annual increase in income and not any increase due to a change in the statistical area. The increase only covers the increase in costs above those estimated in November.

On the basis of this compromise, The Hills Development Company now makes formal application to the Court for an increase in income ceilings and in the prices of housing units. This compromise is outlined in more detail in the attached correspondence between counsel for Hills and counsel for the Public Advocate.

The Hills Development Company hereby requests the Court to approve an increase in the income ceiling, with a 3% increase for low income households and a 5% increase for moderate income households. For ease of computation, all figures were rounded up to the nearest \$50.00.

The Hills Development Company also requests the Court to approve an increase in the sales price for the lower income units. The low income units are increased by 2%; the moderate income units are increased by 4%, and all prices are rounded off to the nearest \$100.00.

In addition to the correspondence, we are also enclosing a proposed form of Order for Your Honor's review, incorporating these modified sales and income figures.

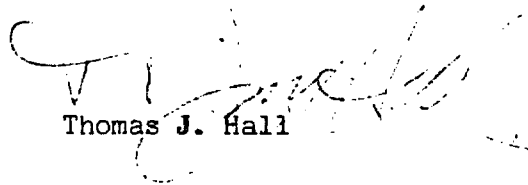
We are prepared to discuss these matters with Your Honor, or with

Honorable Eugene D. Serpente III  
October 2, 1984  
Page Three

the other parties, as Your Honor so desires.

On behalf of The Hills Development Company, we thank Your Honor for your consideration of this request.

Respectfully,

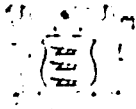
A handwritten signature in cursive script, appearing to read "Thomas J. Hall", is written over the typed name.

Thomas J. Hall

TJH/jma

Enclosures

cc: Peter O'Connor, Esquire, w/enc.  
George Raymond, w/enc.  
Kenneth Meiser, Esquire, w/enc.  
Al Ferguson, Esquire, w/enc.



State of New Jersey  
DEPARTMENT OF THE PUBLIC ADVOCATE  
DIVISION OF PUBLIC INTEREST ADVOCACY

CN 850  
TRENTON, NEW JERSEY 08625

JOSEPH F. RODRIGUEZ  
PUBLIC ADVOCATE

RICHARD E. SHAW  
DIRECTOR  
TEL. 609-292-1111

August 13, 1984

Henry A. Hill, Jr., Esquire  
Brener, Wallach & Hill  
2-4 Chambers Street  
Princeton, New Jersey 08540

Re: Hill Development Company

Dear Mr. Hill:

There has been disagreement over the increase in sales price and income standards for the lower income units at "The Hills." The disagreement has arisen because of the switch from S.M.S.A. to P.M.S.A. which I believe in this case artificially inflates the ceilings for Somerset County.

According to the P.M.S.A. data, moderate income households have increased 7% and low income households have increased 3%. These numbers reflect a blend of H.U.D. projections and policy. It is highly unlikely that moderate income households actually increased in income over more than twice as fast as low income households.

As an alternative to the P.M.S.A., it would be feasible for a planner to determine the average income for all of north Jersey, although it would involve some calculations. The advantage of such a number is that it would eliminate artificial distinctions between developers in Morris, Somerset and Bergen Counties. It would also be consistent with the rationale behind the eleven county present need region.

Since, however, we are looking for an expedited resolution in this case, I would propose an ad hoc solution:

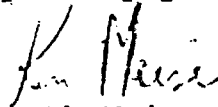
August 13, 1984

	<u>Increase</u>	
	<u>Low Income</u>	<u>Moderate Income</u>
Income Ceiling	3%	5%
Sales Price	2%	4%

These changes would increase the number of eligible applicants. In addition, I understand that the increase in sales price which I am proposing is consistent with conversations that John Kerwin and Alan Mallach have had. I would be prepared to support those numbers immediately if "The Hills" could demonstrate that these costs have actually increased by at least this amount.

Please let me know your response to this.

Very truly yours,

  
Kenneth Meiser  
Deputy Director

KM:NH

cc: George Raymond  
Alan Mallach  
Al Ferguson

BRENER, WALLACK & HILL

ATTORNEYS AT LAW

24 CHAMBERS STREET  
PRINCETON, NEW JERSEY 08540

(609) 924-0800

CALL TOLL FREE FROM PRINCETON  
TELEPHONE (609) 924-0800  
TELEX 811111

HARRY BRENER  
HENRY A. HILL  
MICHAEL D. MACKENZIE  
ALAN M. WALLACK  
GULIET D. HIRSCH  
GERARD W. HANSLIN  
J. CHARLES SHEAR  
EDWARD D. PENN  
NATHAN M. EDELSTEIN  
THOMAS L. HOFSTETTER  
ROBERT W. BAGSO, JR.  
EDWARD M. BERNSTEIN  
MARILYN S. SILVIA  
THOMAS J. HALL  
SUZANNE M. LACOMARDIER  
ROCKY L. PETERSON  
VICKI JAN ISLER  
MICHAEL J. FEEHAN

MEMBER OF N.J. & D.C. BAR  
MEMBER OF N.J. & PA. BAR  
MEMBER OF N.J. & NY. BAR  
MEMBER OF N.J. & FLA. BAR

August 17, 1984

FILE NO.

Ken Meiser  
Deputy Director  
Division of Public Interest Advocacy  
Department of the Public Advocate  
State of New Jersey  
Richard J. Hughes Complex  
Trenton, New Jersey 08625

Dear Mr. Meiser:

I have received your letter of August 13th, in which you suggest a solution to the problem of sales price and income standards for the lower income units at The Hills.

On behalf of The Hills Development Company, I accept your proposal, and we will advertise the ceiling income as set forth below. The figures are the result of taking the 1983 ceiling income, multiplying it by 3% for the lower income and 5% for the moderate income, and rounding the result up to the next whole \$50.00 increment.

The result for the ceiling income is as set forth below:

<u>Low</u>	<u>1983 Ceiling Income</u>	<u>Proposed Ceiling Income (1983 x 3% Rounded Up To The Nearest \$50.00)</u>
2	13,100	13,500
3	14,700	15,150
4	16,350	16,850
5	17,650	18,200

<u>Moderate</u>	<u>1983 Ceiling Income</u>	<u>Proposed Ceiling Income (1983 x 5% Rounded Up To The Nearest \$50.00)</u>
2	20,150	21,200
3	22,700	23,850
4	25,200	26,500
5	26,750	28,100

We also accept your proposal to adjust the prices by 2% for the low and 4% for the moderate income housing units. The adjusted prices, rounded up to the nearest whole \$100.00, are shown below.

SALES PRICE

<u>Low</u>	<u>1983</u>	<u>Proposed 1984 Prices</u> <u>(1983 x 2% Rounded Up</u> <u>To Nearest \$100.00)</u>
1 Bedroom	\$26,500	\$27,100
1 Bedroom w/loft	\$29,500	\$30,100
3 Bedroom	\$33,500	\$34,200

<u>Moderate</u>	<u>1983</u>	<u>(1983 x 4% Rounded Up</u> <u>To Nearest \$100.00)</u>
1 Bedroom w/loft	\$47,000	\$48,900
2 Bedroom	\$52,500	\$54,600
3 Bedroom	\$55,500	\$57,800

Our acceptance of this offer is based on the following conditions.

1. Hills Development Company will supply to your office, within the next month, evidence that will demonstrate the increase in actual construction costs for these units.

2. The Public Advocate's office will join with Hills in an application before Judge Serpentelli for an appropriate Order setting forth these costs and prices.

3. The Public Advocate will join with Hills in an application before the New Jersey Housing and Mortgage Finance Agency for an increase in prices in the amounts as shown.

So far as the Village Green at Bedminster Neighborhood Condominium Units are concerned, the income and sales price issue is hereby resolved.

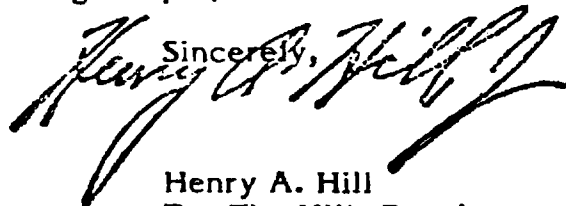
In the future, however, the Bedminster Hills Housing Corporation (BHHC) will need to have a standard ceiling income eligibility in order to carry out the resale process. We think the only logical source of standardized, officially updated material will be the HUD numbers for the appropriate PMSA. If the BHHC must come before the Public Advocate or the Superior Court for any future determination that use of the standard published HUD numbers for the Middlesex-Somerset-Hunterdon area is acceptable, this will merely increase their legal costs. If they do not do so, it will simply lead to continued



Ken Meiser  
August 17, 1984  
Page 3

uncertainty as to the appropriate standard to be used for resales. Inasmuch as prices are now set, and controlled by an index which is based on national income movements, we think it would be appropriate for the Court to establish, via the draft Order which we would prepare following your concurrence with the suggestion, that for resale purposes, the HUD numbers for the Section 8 program for the Middlesex-Somerset-Hunterdon PMSA would be the appropriate ones to use to determine eligibility for qualified low and moderate income purchasers.

Please let me know your response to this, and we will prepare an appropriate Order for submission to Judge Serpentelli.

Sincerely,  


Henry A. Hill  
For The Hills Development Company

HAH/lm

cc: George Raymond  
Alfred Ferguson

TO: Thomas J. Hall  
FROM: E. J. Murar  
RE: Increase in costs for Village Green lower income units  
DATE: September 28, 1984

Attached is a summary of the current construction costs for the Village Green project. The estimate for the building costs in the original proforma was \$5,315,632. This estimate was prepared in early 1983 before floor plans were completed and was based only on an estimated cost per square foot. As plans were completed in late 1983 and early 1984 Hills indicated to all parties that the cost estimates had increased substantially since the original concept.

The summary of costs indicates a current cost of \$6,489,293 which is \$1,173,661 in excess of the original estimate.

A budget run which details the costs for each building is enclosed.

Attached is a summary of the current construction costs for the Village Green project. The estimate for the building costs in the original proforma was \$5,315,632. This estimate was prepared in early 1983 before floor plans were completed and was based only on an estimated cost per square foot. As plans were completed in late 1983 and early 1984 Hills indicated to all parties that the cost estimates had increased substantially since the original concept.

The summary of costs indicates a current cost of \$6,489,293 which is \$1,173,661 in excess of the original estimate.

A budget run which details the costs for each building is enclosed.

HILLS DEVELOPMENT COMPANY  
 WILLIAM BRITN  
 SUMMARY OF CONSTRUCTION COSTS

COSTS (SEE ATTACHED DETAIL)

BUILDING TYPE	# OF BUILDINGS	COST PER BUILDING	TOTAL COST
BUILDING TYPE A	10	2,833,884	28,338,840
BUILDING TYPE B	7	3,102,211	21,715,477
BUILDING TYPE C	2	2,469,753	4,939,506
	19		55,093,823

Description	Budget
15 03 BUILDING PERMITS	5,254.92
15 05 LAUNCH	
15 11 EXCAV & BACKFILL	
15 21 FTCC, FOUNDS & SLABS	28,900.00
15 24 PARTIS	11,274.00
15 24 SIDEWALKS	
15 41 FLOORING	33,600.00
15 43 FIBERGLASS PANS	N/A
15 49 FALSE LATERALS	1,975.00
15 51 DEEP LABOR/EXT TRIM	28,000.00
15 52 ROUGH LUMBER	Panel
15 52 ROUGH NAILS & GLUE	7,539.53
15 59 TRIM SOFFITS/FASCIA	13,626.00
15 58 SIDING, VINYL	11,058.00
15 67 DECKS	Panel
15 73 TRUSSES	Panel
15 78 CRANE	Panel

FIGURE #	DESCRIPTION	Budget
19081	ROOFING & FLASHG	4,445.00
19082	SMOKE FLASHING	N/A
19083	ROOF PLYWOOD	Panel
19084	FIRECODE PLYWOOD	Panel
19085	5/8" FIRE CODE GYP	750.00
19086	SUNLIGHTS	N/A
19087	GUTTERS	882.00
19111	ELECTRICAL	19,764.00
19112	ELECTRIC HEAT	8,848.00
19113	LIGHT FIXTURES	1,424.00
19114	TELEPHONE PREWIRE	480.00
19115	CABLE/COLEN	4,070.40
19123	ROOF	644.48
19124	INTERIOR	N/A
19131	ROOF	N/A
19132	WINDOW GLAZING	Panel
19133	BATH ACCESS	1,600.00



Account	Description	Budget
1411	INSULATION	7,316.00
1412	PATIO DOOR BUCKS	N/A
14151	DRYWALL	39,830.00
1417	FINISH LABCA	6,620.00
14172	DOORS/TRIM/UNDRLYMT	7,400.00
14173	ENTER DOOR	Panel
14174	FINISH HARDWARE	1,552.22
14175	STAIRS WIND	572.40
14176	LOFT RAILINGS (INT)	699.60
14177	CABINETS & VANITIES (Material Only)	10,528.00
14178	CABINET INSTALLATION (Labour Only)	3,200.00
14179	CEMENT TILE	3,600.00
1418	CARPET & VINYL	11,083.00
1419	PAINTING	8,020.00
14197	EXTERIOR STAIRS	10,000.00
14198	GRADING	N/A
14199	STORAGE & METER DOORS	3,579.00

Description	Budget
CONSTANT CLEAN-UP	2,880.00
TEMP TRAILING	2,500.00
PANEL COST	75,811.00
FINAL CLEAN-UP	1,040.00
Subtotal	82,231.00
CONTINGENCY @ 3%	11,137.40
COST PER BUILDING	382,383.95
	<del>382,383.95</del>
*****	*****



Description	Cost
1001 EXTERIOR PERMITS	4,165.30
1002 EXCAV. & BACKFILL	
1003 FOUND. & SLABS	26,500.00
1004 PARTIAL	
1005 STRUCTURES	
1006 PLUMBING	30,460.00
1007 FIREPROOFING PARTS	N/A
1008 HOUSE LATERALS	1,975.00
1009 CASE WORK/FIX TRIM	21,000.00
1010 ROUGH LUMBER	Panel
1011 LINE ROUGHOUT/PLVRS	5,870.00
1012 ANCH SOFFITS/FASCIA	3,683.00
1013 STRUCT. JMWL	10,260.00
1014 DECKS	Panel
1015 TRUSSES	Panel
1016 CEILING	Panel

VILLAGE GREEN -- BLDG TYPE B BUDET

	Cost
1.01 ROOFING & FLASHING	3,449.00
CONCRETE FLOORING	N/A
ROOFING ROOF PLYWOOD	Panel
2. FIREPROOF PLYWOOD	Panel
3. 5/8" FIRE CODE GYP	475.00
4. 1/2" SHEETROCK	N/A
5. GUTTERS	477.00
6. METAL ROOFING	N/A
7. ELECTRICAL	14,952.00
8. ELECTRIC PANEL	7,250.00
9. LIGHT FIXTURES	750.00
10. WIRING	260.00
11. DISCRETE	5,052.80
12. PANEL	482.56
13. WINDOW SLATING	N/A
14. PANEL	Panel

DESCRIPTION	QUANTITY	UNIT	COST
1 PARTI WALL	1		1,200.00
2 PARTITION	5		5,740.00
15 PARTI ECOR BUCKS			N/A
20 PARTI			36,680.00
15 PARTI FINISH PARTN			4,200.00
20 PARTI DECORATIVE APPL YMT			5,550.00
15 PARTI ENTR DOOR		Panel	
15 PARTI FINISH WALLPAPER			1,000.00
15 PARTI STAIRS/RAILS (INT)			572.40
15 PARTI JANITIES MATERIAL			7,308.00
15 PARTI SINK AND VANITY INSTALLATION			2,400.00
15 PARTI			2,500.00
15 PARTI			8,790.48
15 PARTI			7,900.00
15 PARTI			6,000.00
15 PARTI		N/A	
15 PARTI STORAGE/METAL DOORS			2,897.00

VILLAGE GREEN -- BLDG TYPE "B" BUDGET

20-Sep-84

100000

COST

2,000.00

641-213-000

641-000

301,185.89

940,355.80

310,221.42

CONTRACT BILLING

Empty table with multiple rows and columns, mostly blank.

Table with numerical values and labels, including 'COST', 'CONTRACT BILLING', and various budget codes.

VILLAGE GREEN -- BUDGET TYPE "C" BUDGET

Account Description	Cost
3 LOT SIDE PERMITS	5,347.80
EACH SIDE PERMITS	
FLOOR, FLOOR & SLABS	22,000.00
PAINTS	
STAIRS	
FLOORING	21,200.00
PAINTS	N/A
HOUSE MATERIALS	1,975.00
DOOR CASES & TRIM	21,000.00
SOUTH LUMBER	Panel
CONCRETE CURBS	5,475.00
SOUTH SIDING/FASCIA	2,805.00
SOUTH SIDING	9,664.00
DECOR	Panel
PAINTS	Panel
PAINTS	Panel

VILLAGE GREEN -- BLDG TYPE "C" BUDGET

NO.	DESCRIPTION	COST
1	FOUNDATION	7,147,000
2	CONCRETE	N/A
3	STEEL ALYD.	Panel
4	EXTERIOR FINISH	Panel
5	DOOR/STAIRCASE BYP	550,000
6	WALLS	N/A
7	GLASSING	665,000
8	MECHANICAL/ELECTR	N/A
9	ELECTRICAL	5,986,000
10	EXTERIOR PAINT	5,592,000
11	CEILING FINISHES	776,000
12	FLOOR FINISHES	248,000
13	MECHANICAL/ELECTR	2,075,200
14	MECHANICAL/ELECTR	322,200
15	MECHANICAL/ELECTR	N/A
16	MECHANICAL/ELECTR	N/A
17	MECHANICAL/ELECTR	Panel

VILLAGE GREEN -- BLDG TYPE "C" BUDGET

DESCRIPTION	Cost
10107 FLOOR COVERING	1,200.00
10108 WALL COVERING	4,760.00
10109 PAINTS/PINT BUDGS	N/A
10110 CARPETING	25,000.00
10111 CEMENT/CONCRETE	3,300.00
10112 PLASTER	4,500.00
10113 BRICK	Panel
10114 STONE	1,200.00
10115 STAIRS/STAIRS (INT)	N/A
10116 CEMENTS & VANITIES	4,870.00
10117 CEMENTS & VANITIES	1,500.00
10118 CEMENTS & VANITIES	1,200.00
10119 CEMENTS & VANITIES	7,555.68
10120 CEMENTS & VANITIES	5,200.00
10121 EXTERIOR STAIRS	4,000.00
10122 STAIRS	N/A
10123 STORAGE & METAL DOORS	1,704.00

DATE DESCRIPTION

1941 CONSTR'N CLEAN-UP

FEUP UTILITIES

PANEL COST

PANEL CLEAN-UP

CONSTRUCTION 2%

COST PER BUILDING

COST

2,312.00

1,500.00

59,138.00

720.00

239,744.92

7,192.82

246,937.75

\*\*\*\*\*



BRENER, WALLACK & HILL  
2-4 CHAMBERS STREET  
PRINCETON, NJ 08540  
(609) 924-0808  
ATTORNEYS FOR PLAINTIFF  
ALLAN-DEANE CORPORATION

---

ALLAN DEANE CORPORATION, :

Plaintiff, :

and :

LYNN CEISWICK, APRIL DIGGS, W. :  
MILTON KENT, GERALD ROBERTSON, :  
JOSEPHINE ROBERTSON and JAMES :  
RONE, :

Plaintiff-Intervenors, :

vs. :

TOWNSHIP OF BEDMINSTER and the :  
TOWNSHIP OF BEDMINSTER :  
PLANNING BOARD, :

Defendants. :

SUPERIOR COURT OF NEW JERSEY  
LAW DIVISION/SOMERSET COUNTY  
DOCKET NOS. L-36896-70 P.W.  
L-2801-71 P.W.

CIVIL ACTION

---

LYNN CEISWICK, APRIL DIGGS, :  
W. MILTON KENT, GERALD :  
ROBERTSON, JOSEPHINE :  
ROBERTSON, and JAMES RONE, :

Plaintiffs, :

vs. :

TOWNSHIP OF BEDMINSTER, THE :  
TOWNSHIP COMMITTEE OF THE :  
TOWNSHIP OF BEDMINSTER and the :  
ALLAN DEANE CORPORATION, :

Defendants. :

---

ORDER

This matter having been opened to court by Brenner, Wallack and Hill, Henry A. Hill appearing, attorneys for The Allan-Deane Corporation, hereinafter referred to as The Hills Development Company; and by The New Jersey Department of The Public Advocate, Kenneth E. Meiser appearing, attorneys for the Ceiswick plaintiffs; and by McCarter & English, Alfred L. Ferguson appearing, attorneys for the Township of Bedminster; and the court having reviewed the papers and memoranda submitted, and good cause having been shown, it is on this \_\_\_\_\_ day of \_\_\_\_\_, 1984,

**ORDERED :**

1. The prices for the lower income housing, known as The Village Green at Bedminster, under construction by The Hills Development Company, shall be set as follows:

SALES PRICE

Prior Price To Be Replaced With 1984 Prices

<u>Low</u>	<u>1983</u>	<u>1984 Prices (1983 x 2% Rounded Up To Nearest \$100.00)</u>
1 Bedroom	\$26,500	\$27,100
1 Bedroom w/loft	\$29,500	\$30,100
3 Bedroom	\$33,500	\$34,200
<u>Moderate</u>	<u>1983</u>	<u>(1983 x 4% Rounded Up To Nearest \$100.00)</u>
1 Bedroom w/loft	\$47,000	\$48,900
2 Bedroom	\$52,500	\$54,600
3 Bedroom	\$55,500	\$57,800

2. Households with incomes as set forth below shall be eligible to purchase housing at The Village Green at Bedminster:

1983 Income To Be Replaced With 1984 Income

<u>Low</u>	<u>1983 Ceiling Income</u>	<u>1984 Income Limits (1983 x 3% Rounded Up To The Nearest \$50.00)</u>
2	13,100	13,500
3	14,700	15,150
4	16,350	16,850
5	17,650	18,200

<u>Moderate</u>	<u>1983 Ceiling Income</u>	<u>(1983 x 5% Rounded Up To The Nearest \$50.00)</u>
2	20,150	21,200
3	22,700	23,850
4	25,200	26,500
5	26,750	28,100

This Order supercedes the prices and income limits as set by this court in orders dated November 18, 1984 and December 21, 1984.

\_\_\_\_\_  
Eugene D. Serpentelli, J.S.C.

- \_\_\_\_ MOVANTS' AFFIDAVITS DATED \_\_\_\_\_
- \_\_\_\_ MOVANTS' BRIEF DATED \_\_\_\_\_
- \_\_\_\_ ANSWERING AFFIDAVITS DATED \_\_\_\_\_
- \_\_\_\_ SUBMITTED ON BEHALF OF \_\_\_\_\_
- \_\_\_\_ ANSWERING BRIEF DATED \_\_\_\_\_
- \_\_\_\_ SUBMITTED ON BEHALF OF \_\_\_\_\_
- \_\_\_\_ CROSS-MOTION DATED \_\_\_\_\_
- \_\_\_\_ FILED BY \_\_\_\_\_
- \_\_\_\_ MOVANTS' REPLY DATED \_\_\_\_\_
- \_\_\_\_ OTHER \_\_\_\_\_