

# M E M O R A N D U M



**April 30, 2018**

**Enclosed are the new 2018 rent and income limits, which must be implemented by May 16, 2018. Please distribute the income and rent limits to the appropriate tax credit property compliance personnel if you are not the person(s) performing those functions. (Please be advised that the rents listed are *maximums* only, and that those projects having a Land Use Restriction Agreement (LURA) with specifically targeted rents are additionally responsible for charging rents which do not violate the LURA.)**

**If you have any questions, please contact the Tax Credit Compliance Department at (402) 434-3900.**

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2018 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective April 1, 2018)**

**Four  
Persons  
Median  
Income**

COUNTY		Residents	1	2	3	4	5	6	7	8	Four Persons Median Income	
		Bedrooms	Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms				
Lincoln MSA (Lancaster)	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income		27,600	31,550	35,500	39,400	42,600	45,750	48,900	52,050	\$78,400
		50% Rent	690.00	739.00	887.00	1,025.00	1,143.00	1,261.00				
		60% Income		33,120	37,860	42,600	47,280	51,120	54,900	58,680	62,460	
	60% Rent	828.00	887.00	1,065.00	1,230.00	1,372.00	1,514.00					
	Income limits for projects Placed in Service after December 31, 2008	50% Income		27,450	31,400	35,300	39,200	42,350	45,500	48,650	51,750	
		50% Rent	686.00	735.00	882.00	1,019.00	1,137.00	1,255.00				
60% Income			32,940	37,680	42,360	47,040	50,820	54,600	58,380	62,100		
	60% Rent	823.00	882.00	1,059.00	1,223.00	1,365.00	1,506.00					
Omaha MSA (Cass, Douglas, Sarpy, Washington)	Income limits for all projects	50% Income		28,600	32,650	36,750	40,800	44,100	47,350	50,600	53,900	\$81,600
		50% Rent	715.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
		60% Income		34,320	39,180	44,100	48,960	52,920	56,820	60,720	64,680	
		60% Rent	858.00	918.00	1,102.00	1,273.00	1,420.00	1,567.00				
So Sioux City (Dakota, Dixon)	Income limits for all projects	50% Income		23,750	27,150	30,550	33,900	36,650	39,350	42,050	44,750	\$65,100
		50% Rent	593.00	636.00	763.00	881.00	983.00	1,085.00				
		60% Income		28,500	32,580	36,660	40,680	43,980	47,220	50,460	53,700	
		60% Rent	712.00	763.00	916.00	1,058.00	1,180.00	1,302.00				
Adams	Income limits for all projects	50% Income		24,750	28,250	31,800	35,300	38,150	40,950	43,800	46,600	\$70,600
		50% Rent	618.00	662.00	795.00	918.00	1,023.00	1,130.00				
		60% Income		29,700	33,900	38,160	42,360	45,780	49,140	52,560	55,920	
		60% Rent	742.00	795.00	954.00	1,101.00	1,228.00	1,356.00				
Antelope	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income		23,850	27,250	30,650	34,050	36,800	39,500	42,250	44,950	\$59,300
		50% Rent	596.00	638.00	766.00	885.00	987.00	1,090.00				
		60% Income		28,620	32,700	36,780	40,860	44,160	47,400	50,700	53,940	
	60% Rent	715.00	766.00	919.00	1,062.00	1,185.00	1,308.00					
	Income limits for projects Placed in Service after December 31, 2008	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
60% Income			28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880		
	60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00					
Arthur	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$55,800
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Banner	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$63,200
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Blaine	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$54,700
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				

NOTE: Income limits relate to the number of residents. Rent limits relate to the number of bedrooms.

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2018 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective April 1, 2018)**

**Four  
Persons  
Median  
Income**

COUNTY		Residents		1	2	3	4	5	6	7	8	
		Bedrooms	Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms				
Boone	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income		25,700	29,400	33,050	36,700	39,650	42,600	45,550	48,450	\$67,000
		50% Rent	642.00	688.00	826.00	954.00	1,065.00	1,175.00				
		60% Income		30,840	35,280	39,660	44,040	47,580	51,120	54,660	58,140	
		60% Rent	771.00	826.00	991.00	1,145.00	1,278.00	1,410.00				
	Income limits for projects Placed in Service after December 31, 2008	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$67,900
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
60% Income			28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880		
60% Rent		714.00	765.00	918.00	1,061.00	1,183.00	1,306.00					
Box Butte	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$67,900
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Boyd	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$58,100
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Brown	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$48,400
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Buffalo	Income limits for all projects	50% Income		26,350	30,100	33,850	37,600	40,650	43,650	46,650	49,650	\$75,200
		50% Rent	658.00	705.00	846.00	978.00	1,091.00	1,203.00				
		60% Income		31,620	36,120	40,620	45,120	48,780	52,380	55,980	59,580	
		60% Rent	790.00	846.00	1,015.00	1,173.00	1,309.00	1,444.00				
Burt	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$65,200
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Butler	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income		24,500	28,000	31,500	35,000	37,800	40,600	43,400	46,200	\$67,000
		50% Rent	612.00	656.00	787.00	910.00	1,015.00	1,120.00				
		60% Income		29,400	33,600	37,800	42,000	45,360	48,720	52,080	55,440	
		60% Rent	735.00	787.00	945.00	1,092.00	1,218.00	1,344.00				
	Income limits for projects Placed in Service on or after December 31, 2008	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$67,900
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
60% Income			28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880		
60% Rent		714.00	765.00	918.00	1,061.00	1,183.00	1,306.00					

NOTE: Income limits relate to the number of residents. Rent limits relate to the number of bedrooms.

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2018 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective April 1, 2018)**

**Four  
Persons  
Median  
Income**

COUNTY		Residents		1	2	3	4	5	6	7	8	
		Bedrooms	Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms				
Cedar	Income limits for all projects	50% Income		24,850	28,400	31,950	35,450	38,300	41,150	44,000	46,800	\$70,900
		50% Rent	621.00	665.00	798.00	921.00	1,028.00	1,135.00				
		60% Income		29,820	34,080	38,340	42,540	45,960	49,380	52,800	56,160	
		60% Rent	745.00	798.00	958.00	1,106.00	1,234.00	1,362.00				
Chase	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$63,500
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Cherry	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income		25,800	29,500	33,200	36,850	39,800	42,750	45,700	48,650	\$64,600
		50% Rent	645.00	691.00	830.00	958.00	1,068.00	1,179.00				
		60% Income		30,960	35,400	39,840	44,220	47,760	51,300	54,840	58,380	
	Income limits for projects Placed in Service after December 31, 2008	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Cheyenne	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income		27,400	31,300	35,200	39,100	42,250	45,400	48,500	51,650	\$75,300
		50% Rent	685.00	733.00	880.00	1,016.00	1,135.00	1,251.00				
		60% Income		32,880	37,560	42,240	46,920	50,700	54,480	58,200	61,980	
	Income limits for projects Placed in Service after December 31, 2008	50% Income		26,400	30,150	33,900	37,650	40,700	43,700	46,700	49,700	
		50% Rent	660.00	706.00	847.00	979.00	1,092.00	1,205.00				
		60% Income		31,680	36,180	40,680	45,180	48,840	52,440	56,040	59,640	
		60% Rent	792.00	848.00	1,017.00	1,175.00	1,311.00	1,446.00				
Clay	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income		23,900	27,300	30,700	34,100	36,850	39,600	42,300	45,050	\$64,800
		50% Rent	597.00	640.00	767.00	886.00	990.00	1,091.00				
		60% Income		28,680	32,760	36,840	40,920	44,220	47,520	50,760	54,060	
	Income limits for projects Placed in Service after December 31, 2008	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Colfax	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$64,200
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				

NOTE: Income limits relate to the number of residents. Rent limits relate to the number of bedrooms.

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2018 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective April 1, 2018)**

**Four  
Persons  
Median  
Income**

COUNTY		Residents		1	2	3	4	5	6	7	8	
		Bedrooms	Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms				
Cuming	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income		25,000	28,600	32,150	35,700	38,600	41,450	44,300	47,150	\$65,900
		50% Rent	625.00	670.00	803.00	928.00	1,036.00	1,143.00				
		60% Income		30,000	34,320	38,580	42,840	46,320	49,740	53,160	56,580	
		60% Rent	750.00	804.00	964.00	1,114.00	1,243.00	1,371.00				
	Income limits for projects Placed in Service after December 31, 2008	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
60% Income			28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880		
	60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00					
Custer	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$59,100
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Dawes	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$63,500
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Dawson	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$58,800
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Deuel	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$61,700
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Dodge	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$60,900
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Dundy	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$60,300
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				

NOTE: Income limits relate to the number of residents. Rent limits relate to the number of bedrooms.

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**Four  
Persons  
Median  
Income**

COUNTY		Residents		1	2	3	4	5	6	7	8	Four Persons Median Income
		Bedrooms	Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms				
Fillmore	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$66,100
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Franklin	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$62,600
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Frontier	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$60,600
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Furnas	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$53,900
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Gage	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$65,600
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Garden	Income limits for all projects	50% Income		24,400	27,900	31,400	34,850	37,650	40,450	43,250	46,050	\$70,100
		50% Rent	610.00	653.00	785.00	906.00	1,011.00	1,116.00				
		60% Income		29,280	33,480	37,680	41,820	45,180	48,540	51,900	55,260	
		60% Rent	732.00	784.00	942.00	1,087.00	1,213.00	1,339.00				
Garfield	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$55,600
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Gosper	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$68,000
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Grant	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$50,800
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				

NOTE: Income limits relate to the number of residents. Rent limits relate to the number of bedrooms.

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2018 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective April 1, 2018)**

**Four  
Persons  
Median  
Income**

COUNTY		Residents		1	2	3	4	5	6	7	8	Four Persons Median Income	
		Bedrooms	Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms					
Greeley	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$55,100	
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00					
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880		
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00					
Hall	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$59,700	
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00					
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880		
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00					
Hamilton	Income limits for all projects	50% Income		25,050	28,600	32,200	35,750	38,650	41,500	44,350	47,200	\$71,500	
		50% Rent	626.00	670.00	805.00	930.00	1,037.00	1,144.00					
		60% Income		30,060	34,320	38,640	42,900	46,380	49,800	53,220	56,640		
		60% Rent	751.00	804.00	966.00	1,116.00	1,245.00	1,373.00					
Harlan	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income		24,800	28,350	31,900	35,400	38,250	41,100	43,900	46,750	\$62,200	
		50% Rent	620.00	664.00	797.00	920.00	1,027.00	1,133.00					
		60% Income		29,760	34,020	38,280	42,480	45,900	49,320	52,680	56,100		
	Income limits for projects Placed in Service after December 31, 2008	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900		
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00					
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880		
	60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00						
	Hayes	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$60,600
			50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
60% Income				28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880		
60% Rent			714.00	765.00	918.00	1,061.00	1,183.00	1,306.00					
Hitchcock	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$55,500	
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00					
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880		
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00					
Holt	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income		24,250	27,700	31,150	34,600	37,400	40,150	42,950	45,700	\$62,500	
		50% Rent	606.00	649.00	778.00	900.00	1,003.00	1,108.00					
		60% Income		29,100	33,240	37,380	41,520	44,880	48,180	51,540	54,840		
	Income limits for projects Placed in Service after December 31, 2008	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900		
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00					
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880		
	60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00						

NOTE: Income limits relate to the number of residents. Rent limits relate to the number of bedrooms.



**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2018 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective April 1, 2018)**

**Four  
Persons  
Median  
Income**

COUNTY	Residents Bedrooms	Efficiency	1	2	3	4	5	6	7	8	Four Persons Median Income
			1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms				
Hooker	Income limits for all projects	50% Income	23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$47,400
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00			
		60% Income	28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00			
Howard	Income limits for all projects	50% Income	24,300	27,750	31,200	34,650	37,450	40,200	43,000	45,750	\$69,300
		50% Rent	607.00	650.00	780.00	901.00	1,005.00	1,109.00			
		60% Income	29,160	33,300	37,440	41,580	44,940	48,240	51,600	54,900	
		60% Rent	729.00	780.00	936.00	1,081.00	1,206.00	1,331.00			
Jefferson	Income limits for all projects	50% Income	23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$56,900
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00			
		60% Income	28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00			
Johnson	Income limits for all projects	50% Income	23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$61,300
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00			
		60% Income	28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00			
Kearney	Income limits for all projects	50% Income	23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$65,200
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00			
		60% Income	28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00			
Keith	Income limits for all projects	50% Income	23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$61,500
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00			
		60% Income	28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00			
Keya Paha	Income limits for all projects	50% Income	23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$49,700
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00			
		60% Income	28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00			
Kimball	Income limits for all projects	50% Income	23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$56,900
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00			
		60% Income	28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00			
Knox	Income limits for all projects	50% Income	23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$62,100
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00			
		60% Income	28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00			

NOTE: Income limits relate to the number of residents. Rent limits relate to the number of bedrooms.



**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2018 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective April 1, 2018)**

**Four  
Persons  
Median  
Income**

COUNTY		Residents		1	2	3	4	5	6	7	8	
		Bedrooms	Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms				
Lincoln	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income		24,150	27,600	31,050	34,500	37,300	40,050	42,800	45,550	\$65,800
		50% Rent	603.00	646.00	776.00	897.00	1,001.00	1,104.00				
		60% Income		28,980	33,120	37,260	41,400	44,760	48,060	51,360	54,660	
		60% Rent	724.00	776.00	931.00	1,077.00	1,201.00	1,325.00				
	Income limits for projects Placed in Service on or after December 31, 2008	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$62,200
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Logan	Income limits for all projects	50% Income	23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$62,200	
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income	28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880		
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Loup	Income limits for all projects	50% Income	23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$57,900	
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income	28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880		
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Madison	Income limits for all projects	50% Income	23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$64,900	
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income	28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880		
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
McPherson	Income limits for all projects	50% Income	23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$63,700	
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income	28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880		
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Merrick	Income limits for all projects	50% Income	23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$63,400	
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income	28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880		
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Morrill	Income limits for all projects	50% Income	23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$57,900	
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income	28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880		
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Nance	Income limits for all projects	50% Income	23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$60,100	
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income	28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880		
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				

NOTE: Income limits relate to the number of residents. Rent limits relate to the number of bedrooms.

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2018 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective April 1, 2018)**

**Four  
Persons  
Median  
Income**

COUNTY		Residents		1	2	3	4	5	6	7	8	
		Bedrooms	Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms				
Nemaha	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income		28,550	32,600	36,700	40,750	44,050	47,300	50,550	53,800	\$77,000
		50% Rent	713.00	764.00	917.00	1,060.00	1,182.00	1,304.00				
		60% Income		34,260	39,120	44,040	48,900	52,860	56,760	60,660	64,560	
	60% Rent	856.00	917.00	1,101.00	1,272.00	1,419.00	1,565.00					
	Income limits for projects Placed in Service after December 31, 2008	50% Income		26,950	30,800	34,650	38,500	41,600	44,700	47,750	50,850	
		50% Rent	673.00	721.00	866.00	1,001.00	1,117.00	1,232.00				
60% Income			32,340	36,960	41,580	46,200	49,920	53,640	57,300	61,020		
	60% Rent	808.00	866.00	1,039.00	1,201.00	1,341.00	1,479.00					
Nuckolls	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$59,200
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
	60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00					
Otoe	Income limits for all projects	50% Income		23,950	27,350	30,750	34,150	36,900	39,650	42,350	45,100	\$68,300
		50% Rent	598.00	641.00	768.00	888.00	991.00	1,093.00				
		60% Income		28,740	32,820	36,900	40,980	44,280	47,580	50,820	54,120	
	60% Rent	718.00	769.00	922.00	1,065.00	1,189.00	1,311.00					
Pawnee	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income		24,300	27,800	31,250	34,700	37,500	40,300	43,050	45,850	\$60,800
		50% Rent	607.00	651.00	781.00	902.00	1,007.00	1,111.00				
		60% Income		29,160	33,360	37,500	41,640	45,000	48,360	51,660	55,020	
	60% Rent	729.00	781.00	937.00	1,083.00	1,209.00	1,333.00					
	Income limits for projects Placed in Service after December 31, 2008	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
60% Income			28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880		
	60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00					
Perkins	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income		24,500	28,000	31,500	34,950	37,750	40,550	43,350	46,150	\$69,500
		50% Rent	612.00	656.00	787.00	908.00	1,013.00	1,118.00				
		60% Income		29,400	33,600	37,800	41,940	45,300	48,660	52,020	55,380	
	60% Rent	735.00	787.00	945.00	1,090.00	1,216.00	1,342.00					
	Income limits for projects Placed in Service after December 31, 2008 and before April 1, 2018	50% Income		24,500	28,000	31,500	34,950	37,750	40,550	43,350	46,150	
		50% Rent	612.00	656.00	787.00	908.00	1,013.00	1,118.00				
		60% Income		29,400	33,600	37,800	41,940	45,300	48,660	52,020	55,380	
		60% Rent	735.00	787.00	945.00	1,090.00	1,216.00	1,342.00				
	Income limits for projects Placed in Service after March 31, 2018	50% Income		24,350	27,800	31,300	34,750	37,550	40,350	43,100	45,900	
50% Rent		608.00	651.00	782.00	903.00	1,008.00	1,112.00					
60% Income			29,220	33,360	37,560	41,700	45,060	48,420	51,720	55,080		
	60% Rent	730.00	782.00	939.00	1,084.00	1,210.00	1,335.00					

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**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2018 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective April 1, 2018)**

**Four  
Persons  
Median  
Income**

COUNTY		Residents		1	2	3	4	5	6	7	8	Four Persons Median Income
		Bedrooms	Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms				
Phelps	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income		24,500	28,000	31,500	35,000	37,800	40,600	43,400	46,200	\$69,700
		50% Rent	612.00	656.00	787.00	910.00	1,015.00	1,120.00				
		60% Income		29,400	33,600	37,800	42,000	45,360	48,720	52,080	55,440	
	60% Rent	735.00	787.00	945.00	1,092.00	1,218.00	1,344.00					
	Income limits for projects Placed in Service after December 31, 2008 and before April 1, 2018	50% Income		24,500	28,000	31,500	35,000	37,800	40,600	43,400	46,200	
		50% Rent	612.00	656.00	787.00	910.00	1,015.00	1,120.00				
		60% Income		29,400	33,600	37,800	42,000	45,360	48,720	52,080	55,440	
	60% Rent	735.00	787.00	945.00	1,092.00	1,218.00	1,344.00					
	Income limits for projects Placed in Service after March 31, 2018	50% Income		24,400	27,900	31,400	34,850	37,650	40,450	43,250	46,050	
50% Rent		610.00	653.00	785.00	906.00	1,011.00	1,116.00					
60% Income			29,280	33,480	37,680	41,820	45,180	48,540	51,900	55,260		
60% Rent	732.00	784.00	942.00	1,087.00	1,213.00	1,339.00						
Pierce	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income		24,750	28,250	31,800	35,300	38,150	40,950	43,800	46,600	\$69,200
		50% Rent	618.00	662.00	795.00	918.00	1,023.00	1,130.00				
		60% Income		29,700	33,900	38,160	42,360	45,780	49,140	52,560	55,920	
	60% Rent	742.00	795.00	954.00	1,101.00	1,228.00	1,356.00					
	Income limits for projects Placed in Service after December 31, 2008	50% Income		24,250	27,700	31,150	34,600	37,400	40,150	42,950	45,700	
		50% Rent	606.00	649.00	778.00	900.00	1,003.00	1,108.00				
60% Income			29,100	33,240	37,380	41,520	44,880	48,180	51,540	54,840		
60% Rent	727.00	779.00	934.00	1,080.00	1,204.00	1,329.00						
Platte	Income limits for all projects	50% Income		24,900	28,450	32,000	35,550	38,400	41,250	44,100	46,950	\$71,100
		50% Rent	622.00	666.00	800.00	924.00	1,031.00	1,138.00				
		60% Income		29,880	34,140	38,400	42,660	46,080	49,500	52,920	56,340	
60% Rent	747.00	800.00	960.00	1,109.00	1,237.00	1,365.00						
Polk	Income limits for all projects	50% Income		26,500	30,250	34,050	37,800	40,850	43,850	46,900	49,900	\$75,600
		50% Rent	662.00	709.00	851.00	983.00	1,096.00	1,210.00				
		60% Income		31,800	36,300	40,860	45,360	49,020	52,620	56,280	59,880	
60% Rent	795.00	851.00	1,021.00	1,179.00	1,315.00	1,452.00						
Red Willow	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$60,400
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00						
Richardson	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$62,900
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00						

NOTE: Income limits relate to the number of residents. Rent limits relate to the number of bedrooms.

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2018 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective April 1, 2018)**

**Four  
Persons  
Median  
Income**

COUNTY		Residents		1	2	3	4	5	6	7	8	Four Persons Median Income	
		Bedrooms	Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms					
Rock	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$63,400	
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00					
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880		
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00					
Saline	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$62,700	
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00					
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880		
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00					
Saunders	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income		27,000	30,850	34,700	38,550	41,650	44,750	47,850	50,900	\$77,000	
		50% Rent	675.00	723.00	867.00	1,002.00	1,118.00	1,234.00					
		60% Income		32,400	37,020	41,640	46,260	49,980	53,700	57,420	61,080		
	Income limits for projects Placed in Service after December 31, 2008 and before March 28, 2016	50% Income		27,000	30,850	34,700	38,550	41,650	44,750	47,850	50,900		
		50% Rent	675.00	723.00	867.00	1,002.00	1,118.00	1,234.00					
		60% Income		32,400	37,020	41,640	46,260	49,980	53,700	57,420	61,080		
	Income limits for projects Placed in Service on or after March 28, 2016	50% Income		26,950	30,800	34,650	38,500	41,600	44,700	47,750	50,850		
		50% Rent	673.00	721.00	866.00	1,001.00	1,117.00	1,232.00					
		60% Income		32,340	36,960	41,580	46,200	49,920	53,640	57,300	61,020		
	Scotts Bluff	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$57,500
			50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
			60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
60% Rent			714.00	765.00	918.00	1,061.00	1,183.00	1,306.00					
Seward	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income		27,500	31,400	35,350	39,250	42,400	45,550	48,700	51,850	\$77,200	
		50% Rent	687.00	736.00	883.00	1,020.00	1,138.00	1,256.00					
		60% Income		33,000	37,680	42,420	47,100	50,880	54,660	58,440	62,220		
	Income limits for projects Placed in Service after December 31, 2008 and before March 28, 2016	50% Income		27,500	31,400	35,350	39,250	42,400	45,550	48,700	51,850		
		50% Rent	687.00	736.00	883.00	1,020.00	1,138.00	1,256.00					
		60% Income		33,000	37,680	42,420	47,100	50,880	54,660	58,440	62,220		
	Income limits for projects Placed in Service on or after March 28, 2016	50% Income		27,050	30,900	34,750	38,600	41,700	44,800	47,900	51,000		
		50% Rent	676.00	724.00	868.00	1,003.00	1,120.00	1,236.00					
		60% Income		32,460	37,080	41,700	46,320	50,040	53,760	57,480	61,200		

NOTE: Income limits relate to the number of residents. Rent limits relate to the number of bedrooms.

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2018 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective April 1, 2018)**

**Four  
Persons  
Median  
Income**

COUNTY		Residents	1	2	3	4	5	6	7	8	Four Persons Median Income	
		Bedrooms	Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms				
Sheridan	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$55,500
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Sherman	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$62,400
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Sioux	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$55,000
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Stanton	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$64,000
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Thayer	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$62,600
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Thomas	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$67,800
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Thurston	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income		24,800	28,350	31,900	35,400	38,250	41,100	43,900	46,750	\$49,800
		50% Rent	620.00	664.00	797.00	920.00	1,027.00	1,133.00				
		60% Income		29,760	34,020	38,280	42,480	45,900	49,320	52,680	56,100	
	Income limits for projects Placed in Service after December 31, 2008	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
Valley	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$62,800
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				

NOTE: Income limits relate to the number of residents. Rent limits relate to the number of bedrooms.

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2018 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective April 1, 2018)**

**Four  
Persons  
Median  
Income**

COUNTY	Residents		1	2	3	4	5	6	7	8	Four Persons Median Income	
	Bedrooms	Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms					
Wayne	Income limits for all projects	50% Income		26,800	30,600	34,450	38,250	41,350	44,400	47,450	50,500	\$76,500
		50% Rent	670.00	717.00	861.00	995.00	1,110.00	1,224.00				
		60% Income		32,160	36,720	41,340	45,900	49,620	53,280	56,940	60,600	
		60% Rent	804.00	861.00	1,033.00	1,194.00	1,332.00	1,469.00				
Webster	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$57,600
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Wheeler	Income limits for all projects	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	\$57,900
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
York	Income limits for all projects	50% Income		24,300	27,750	31,200	34,650	37,450	40,200	43,000	45,750	\$69,300
		50% Rent	607.00	650.00	780.00	901.00	1,005.00	1,109.00				
		60% Income		29,160	33,300	37,440	41,580	44,940	48,240	51,600	54,900	
		60% Rent	729.00	780.00	936.00	1,081.00	1,206.00	1,331.00				

NOTE: Income limits relate to the number of residents. Rent limits relate to the number of bedrooms.