

# M E M O R A N D U M



**May 11, 2016**

**Enclosed are the new 2016 rent and income limits, which must be implemented by May 12, 2016. 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  
2016 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective March 28, 2016)**

**Four  
Persons  
Median  
Income**

COUNTY	Residents Bedrooms	Efficiency	1	2	3	4	5	6	7	8		
			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	25,000	28,550	32,100	35,650	38,550	41,400	44,250	47,100	\$70,400	
		50% Rent	625.00	669.00	802.00	927.00	1,035.00	1,141.00				
		60% Income	30,000	34,260	38,520	42,780	46,260	49,680	53,100	56,520		
		60% Rent	750.00	803.00	963.00	1,113.00	1,242.00	1,370.00				
		50% Income	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900		
		50% Rent	621.00	665.00	798.00	923.00	1,030.00	1,136.00				
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	60% Income	29,820	34,080	38,340	42,600	46,020	49,440	52,860	56,280		
		60% Rent	745.00	798.00	958.00	1,107.00	1,236.00	1,364.00				
		50% Income	24,650	28,200	31,700	35,200	38,050	40,850	43,650	46,500		
		50% Rent	616.00	660.00	792.00	915.00	1,021.00	1,126.00				
		60% Income	29,580	33,840	38,040	42,240	45,660	49,020	52,380	55,800		
		60% Rent	739.00	792.00	951.00	1,098.00	1,225.00	1,352.00				
Omaha MSA (Cass, Douglas, Sarpy, Washington)	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income	25,550	29,200	32,850	36,500	39,450	42,350	45,300	48,200	\$72,100	
		50% Rent	638.00	684.00	821.00	949.00	1,058.00	1,168.00				
		60% Income	30,660	35,040	39,420	43,800	47,340	50,820	54,360	57,840		
		60% Rent	766.00	821.00	985.00	1,139.00	1,270.00	1,402.00				
		50% Income	25,550	29,200	32,850	36,500	39,450	42,350	45,300	48,200		
		50% Rent	638.00	684.00	821.00	949.00	1,058.00	1,168.00				
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 6, 2015	60% Income	30,660	35,040	39,420	43,800	47,340	50,820	54,360	57,840		
		60% Rent	766.00	821.00	985.00	1,139.00	1,270.00	1,402.00				
		50% Income	25,500	29,150	32,800	36,400	39,350	42,250	45,150	48,050		
		50% Rent	637.00	683.00	820.00	946.00	1,056.00	1,165.00				
		60% Income	30,600	34,980	39,360	43,680	47,220	50,700	54,180	57,660		
		60% Rent	765.00	819.00	984.00	1,136.00	1,267.00	1,398.00				
Income limits for projects Placed in Service on or after March 28, 2016	50% Income	25,250	28,850	32,450	36,050	38,950	41,850	44,750	47,600			
	50% Rent	631.00	676.00	811.00	937.00	1,046.00	1,154.00					
	60% Income	30,300	34,620	38,940	43,260	46,740	50,220	53,700	57,120			
	60% Rent	757.00	811.00	973.00	1,125.00	1,255.00	1,385.00					
	So Sioux City (Dakota, Dixon)	Income Limits for all projects	50% Income	22,200	25,350	28,500	31,650	34,200	36,750	39,250	41,800	\$58,900
			50% Rent	555.00	594.00	712.00	823.00	918.00	1,013.00			
60% Income			26,640	30,420	34,200	37,980	41,040	44,100	47,100	50,160		
60% Rent			666.00	713.00	855.00	987.00	1,102.00	1,215.00				

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2016 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective March 28, 2016)**

**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			
Adams	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		23,700	27,100	30,500	33,850	36,600	39,300	42,000	44,700
		50% Rent	592.00	635.00	762.00	880.00	982.00	1,083.00			
		60% Income		28,440	32,520	36,600	40,620	43,920	47,160	50,400	53,640
		60% Rent	711.00	762.00	915.00	1,056.00	1,179.00	1,300.00			
		50% Income		23,700	27,100	30,500	33,850	36,600	39,300	42,000	44,700
		50% Rent	592.00	635.00	762.00	880.00	982.00	1,083.00			
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	60% Income		28,440	32,520	36,600	40,620	43,920	47,160	50,400	53,640
		60% Rent	711.00	762.00	915.00	1,056.00	1,179.00	1,300.00			
		50% Income		23,700	27,100	30,500	33,850	36,600	39,300	42,000	44,700
		50% Rent	592.00	635.00	762.00	880.00	982.00	1,083.00			
		60% Income		28,440	32,520	36,600	40,620	43,920	47,160	50,400	53,640
		60% Rent	711.00	762.00	915.00	1,056.00	1,179.00	1,300.00			
Income limits for projects Placed in Service on or after March 28, 2016	50% Income		23,450	26,800	30,150	33,500	36,200	38,900	41,550	44,250	
	50% Rent	586.00	628.00	753.00	871.00	972.00	1,072.00				
	60% Income		28,140	32,160	36,180	40,200	43,440	46,680	49,860	53,100	
	60% Rent	703.00	753.00	904.00	1,045.00	1,167.00	1,287.00				
	50% Income		23,450	26,800	30,150	33,500	36,200	38,900	41,550	44,250	
	50% Rent	586.00	628.00	753.00	871.00	972.00	1,072.00				
Antelope	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		22,550	25,800	29,000	32,200	34,800	37,400	39,950	42,550
		50% Rent	563.00	604.00	725.00	837.00	935.00	1,031.00			
		60% Income		27,060	30,960	34,800	38,640	41,760	44,880	47,940	51,060
		60% Rent	676.00	725.00	870.00	1,005.00	1,122.00	1,237.00			
		50% Income		21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00			
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	60% Income		25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00			
		50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00			
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00			
Income limits for projects Placed in Service on or after March 28, 2016	50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	
	50% Rent	530.00	567.00	681.00	786.00	877.00	968.00				
	60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
	60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00				
	50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	
	50% Rent	530.00	567.00	681.00	786.00	877.00	968.00				
Arthur	Income limits for all projects	60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00			
		50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00			
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00			
Banner	Income Limits for Projects Placed in Service Before March 28, 2016	50% Income		21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00			
		60% Income		25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00			
		50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00			
	Income limits for projects Placed in Service on or after March 28, 2016	60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00			
		50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00			
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00			

**\$67,000**

**\$56,100**

**\$50,000**

**\$53,100**

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2016 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective March 28, 2016)**

**Four  
Persons  
Median  
Income**

COUNTY	Residents Bedrooms	Efficiency	1	2	3	4	5	6	7	8	
			1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms				
Blaine	Income limits for all projects	50% Income	21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	\$46,800
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00			
		60% Income	25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00			
Boone	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income	23,350	26,650	30,000	33,300	36,000	38,650	41,300	44,000	\$60,800
		50% Rent	583.00	625.00	750.00	866.00	966.00	1,066.00			
		60% Income	28,020	31,980	36,000	39,960	43,200	46,380	49,560	52,800	
		60% Rent	700.00	750.00	900.00	1,039.00	1,159.00	1,279.00			
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	50% Income	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300	
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00			
		60% Income	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360	
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00			
	Income limits for projects Placed in Service on or after March 28, 2016	50% Income	21,300	24,350	27,400	30,400	32,850	35,300	37,700	40,150	
		50% Rent	532.00	570.00	685.00	790.00	882.00	973.00			
		60% Income	25,560	29,220	32,880	36,480	39,420	42,360	45,240	48,180	
		60% Rent	639.00	684.00	822.00	948.00	1,059.00	1,167.00			
Box Butte	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300	\$60,100
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00			
		60% Income	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360	
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00			
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	50% Income	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300	
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00			
		60% Income	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360	
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00			
	Income limits for projects Placed in Service on or after March 28, 2016	50% Income	21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00			
		60% Income	25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00			
Boyd	Income limits for all projects	50% Income	21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	\$52,600
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00			
		60% Income	25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00			

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2016 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective March 28, 2016)**

**Four  
Persons  
Median  
Income**  
\$45,800

COUNTY	Residents Bedrooms	Efficiency	1	2	3	4	5	6	7	8	
			1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms				
Brown	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income	21,850	25,000	28,100	31,200	33,700	36,200	38,700	41,200	
		50% Rent	546.00	585.00	702.00	811.00	905.00	998.00			
		60% Income	26,220	30,000	33,720	37,440	40,440	43,440	46,440	49,440	
		60% Rent	655.00	702.00	843.00	973.00	1,086.00	1,198.00			
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	50% Income	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300	
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00			
		60% Income	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360	
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00			
	Income limits for projects Placed in Service on or after March 28, 2016	50% Income	21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00			
		60% Income	25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00			
Buffalo	Income limits for all projects	50% Income	24,100	27,550	31,000	34,400	37,200	39,950	42,700	45,450	
		50% Rent	602.00	645.00	775.00	895.00	998.00	1,101.00			
		60% Income	28,920	33,060	37,200	41,280	44,640	47,940	51,240	54,540	
		60% Rent	723.00	774.00	930.00	1,074.00	1,198.00	1,322.00			
Burt	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income	23,650	27,000	30,400	33,750	36,450	39,150	41,850	44,550	
		50% Rent	591.00	633.00	760.00	877.00	978.00	1,080.00			
		60% Income	28,380	32,400	36,480	40,500	43,740	46,980	50,220	53,460	
		60% Rent	709.00	759.00	912.00	1,053.00	1,174.00	1,296.00			
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	50% Income	22,650	25,900	29,150	32,350	34,950	37,550	40,150	42,750	
		50% Rent	566.00	606.00	728.00	841.00	938.00	1,036.00			
		60% Income	27,180	31,080	34,980	38,820	41,940	45,060	48,180	51,300	
		60% Rent	679.00	728.00	874.00	1,009.00	1,126.00	1,243.00			
	Income limits for projects Placed in Service on or after March 28, 2016	50% Income	22,450	25,650	28,850	32,050	34,650	37,200	39,750	42,350	
		50% Rent	561.00	601.00	721.00	833.00	930.00	1,026.00			
		60% Income	26,940	30,780	34,620	38,460	41,580	44,640	47,700	50,820	
		60% Rent	673.00	721.00	865.00	1,000.00	1,116.00	1,231.00			

\$68,800

\$64,100

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

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2016 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective March 28, 2016)**

**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				
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
		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			
		50% Income		23,800	27,200	30,600	33,950	36,700	39,400	42,100	44,850
		50% Rent	595.00	637.00	765.00	883.00	985.00	1,086.00			
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	60% Income		28,560	32,640	36,720	40,740	44,040	47,280	50,520	53,820
		60% Rent	714.00	765.00	918.00	1,059.00	1,182.00	1,304.00			
		50% Income		23,450	26,800	30,150	33,450	36,150	38,850	41,500	44,200
		50% Rent	586.00	628.00	753.00	870.00	971.00	1,071.00			
		60% Income		28,140	32,160	36,180	40,140	43,380	46,620	49,800	53,040
		60% Rent	703.00	753.00	904.00	1,044.00	1,165.00	1,285.00			
Cedar	Income limits for all projects	50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00			
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00			
		50% Income		21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00			
Chase	HERA LIMITS for projects Placed in Service prior to January 1, 2009	60% Income		25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00			
		50% Income		21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00			
		60% Income		25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00			
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00			
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00			
		50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00			

**\$66,900**

**\$60,100**

**\$53,200**

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2016 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective March 28, 2016)**

**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					
Cherry	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		23,450	26,800	30,150	33,500	36,200	38,900	41,550	44,250	
		50% Rent	586.00	628.00	753.00	871.00	972.00	1,072.00				
		60% Income		28,140	32,160	36,180	40,200	43,440	46,680	49,860	53,100	
		60% Rent	703.00	753.00	904.00	1,045.00	1,167.00	1,287.00				
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	50% Income		21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300	
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00				
		60% Income		25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360	
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00				
	Income limits for projects Placed in Service on or after March 28, 2016	50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00				
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00				
Cheyenne	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		24,650	28,200	31,700	35,200	38,050	40,850	43,650	46,500	
		50% Rent	616.00	660.00	792.00	915.00	1,021.00	1,126.00				
		60% Income		29,580	33,840	38,040	42,240	45,660	49,020	52,380	55,800	
		60% Rent	739.00	792.00	951.00	1,098.00	1,225.00	1,352.00				
	Income limits for projects Placed in Service after December 31, 2008	50% Income		23,200	26,500	29,800	33,100	35,750	38,400	41,050	43,700	
		50% Rent	580.00	621.00	745.00	860.00	960.00	1,059.00				
		60% Income		27,840	31,800	35,760	39,720	42,900	46,080	49,260	52,440	
		60% Rent	696.00	745.00	894.00	1,032.00	1,152.00	1,271.00				
	Clay	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		21,550	24,600	27,700	30,750	33,250	35,700	38,150	40,600
			50% Rent	538.00	576.00	692.00	800.00	892.00	984.00			
			60% Income		25,860	29,520	33,240	36,900	39,900	42,840	45,780	48,720
			60% Rent	646.00	692.00	831.00	960.00	1,071.00	1,181.00			
Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016		50% Income		21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300	
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00				
		60% Income		25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360	
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00				
Income limits for projects Placed in Service on or after March 28, 2016		50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00				
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00				

\$55,600

\$66,200

\$56,200

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2016 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective March 28, 2016)**

**Four  
Persons  
Median  
Income**

COUNTY	Residents Bedrooms	Efficiency	1	2	3	4	5	6	7	8			
			1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms						
Colfax	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		22,650	25,850	29,100	32,300	34,900	37,500	40,100	42,650		
		50% Rent	566.00	606.00	727.00	840.00	937.00	1,034.00					
		60% Income		27,180	31,020	34,920	38,760	41,880	45,000	48,120	51,180		
		60% Rent	679.00	727.00	873.00	1,008.00	1,125.00	1,241.00					
		50% Income		22,250	25,400	28,600	31,750	34,300	36,850	39,400	41,950		
		50% Rent	556.00	595.00	715.00	825.00	921.00	1,016.00					
	Income limits for projects Placed in Service after December 31,2008	60% Income		26,700	30,480	34,320	38,100	41,160	44,220	47,280	50,340		
		60% Rent	667.00	714.00	858.00	990.00	1,105.00	1,220.00					
		Cuming	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		24,100	27,550	31,000	34,400	37,200	39,950	42,700	45,450
				50% Rent	602.00	645.00	775.00	895.00	998.00	1,101.00			
				60% Income		28,920	33,060	37,200	41,280	44,640	47,940	51,240	54,540
				60% Rent	723.00	774.00	930.00	1,074.00	1,198.00	1,322.00			
50% Income				22,250	25,400	28,600	31,750	34,300	36,850	39,400	41,950		
50% Rent	556.00			595.00	715.00	825.00	921.00	1,016.00					
Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	60% Income			26,700	30,480	34,320	38,100	41,160	44,220	47,280	50,340		
	60% Rent		667.00	714.00	858.00	990.00	1,105.00	1,220.00					
	50% Income			21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950		
	50% Rent		530.00	567.00	681.00	786.00	877.00	968.00					
	60% Income			25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940		
	60% Rent		636.00	681.00	817.00	944.00	1,053.00	1,162.00					
Custer	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		22,550	25,750	28,950	32,150	34,750	37,300	39,900	42,450		
		50% Rent	563.00	603.00	723.00	836.00	932.00	1,029.00					
		60% Income		27,060	30,900	34,740	38,580	41,700	44,760	47,880	50,940		
		60% Rent	676.00	724.00	868.00	1,003.00	1,119.00	1,235.00					
		50% Income		21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300		
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00					
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	60% Income		25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360		
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00					
		50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950		
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00					
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940		
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00					

**\$63,500**

**\$60,200**

**\$57,600**

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



**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2016 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective March 28, 2016)**

**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					
Dawes	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		22,850	26,100	29,350	32,600	35,250	37,850	40,450	43,050		
		50% Rent	571.00	611.00	733.00	848.00	946.00	1,043.00					
		60% Income		27,420	31,320	35,220	39,120	42,300	45,420	48,540	51,660		
		60% Rent	685.00	734.00	880.00	1,017.00	1,135.00	1,252.00					
		50% Income		22,400	25,600	28,800	32,000	34,600	37,150	39,700	42,250		
		50% Rent	560.00	600.00	720.00	832.00	928.00	1,024.00					
	Income limits for projects Placed in Service after December 31, 2008	60% Income		26,880	30,720	34,560	38,400	41,520	44,580	47,640	50,700		
		60% Rent	672.00	720.00	864.00	999.00	1,114.00	1,229.00					
		Dawson	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300
				50% Rent	533.00	571.00	686.00	793.00	885.00	976.00			
				60% Income		25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360
				60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00			
50% Income				21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300		
50% Rent	533.00			571.00	686.00	793.00	885.00	976.00					
Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	60% Income			25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360		
	60% Rent		640.00	686.00	823.00	951.00	1,062.00	1,172.00					
	50% Income			21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950		
	50% Rent		530.00	567.00	681.00	786.00	877.00	968.00					
	60% Income			25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940		
	60% Rent		636.00	681.00	817.00	944.00	1,053.00	1,162.00					
Deuel	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		21,450	24,500	27,550	30,600	33,050	35,500	37,950	40,400		
		50% Rent	536.00	574.00	688.00	795.00	887.00	979.00					
		60% Income		25,740	29,400	33,060	36,720	39,660	42,600	45,540	48,480		
		60% Rent	643.00	689.00	826.00	954.00	1,065.00	1,175.00					
		50% Income		21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300		
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00					
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	60% Income		25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360		
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00					
		50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950		
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00					
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940		
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00					

**\$64,600**

**\$54,600**

**\$60,000**

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2016 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective March 28, 2016)**

**Four  
Persons  
Median  
Income**

COUNTY	Residents Bedrooms	Efficiency	1	2	3	4	5	6	7	8		
			1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms					
Dodge	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300	<div style="border: 1px solid black; padding: 2px; width: fit-content;">\$59,400</div>
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00				
		60% Income		25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360	
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00				
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	50% Income		21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300	
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00				
		60% Income		25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360	
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00				
	Income limits for projects Placed in Service on or after March 28, 2016	50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00				
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00				
Dundy	Income limits for all projects	50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	<div style="border: 1px solid black; padding: 2px; width: fit-content;">\$53,300</div>
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00				
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00				
Fillmore	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		22,550	25,750	28,950	32,150	34,750	37,300	39,900	42,450	<div style="border: 1px solid black; padding: 2px; width: fit-content;">\$62,500</div>
		50% Rent	563.00	603.00	723.00	836.00	932.00	1,029.00				
		60% Income		27,060	30,900	34,740	38,580	41,700	44,760	47,880	50,940	
		60% Rent	676.00	724.00	868.00	1,003.00	1,119.00	1,235.00				
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	50% Income		22,500	25,700	28,900	32,100	34,700	37,250	39,850	42,400	
		50% Rent	562.00	602.00	722.00	835.00	931.00	1,028.00				
		60% Income		27,000	30,840	34,680	38,520	41,640	44,700	47,820	50,880	
		60% Rent	675.00	723.00	867.00	1,002.00	1,117.00	1,233.00				
	Income limits for projects Placed in Service on or after March 28, 2016	50% Income		21,900	25,000	28,150	31,250	33,750	36,250	38,750	41,250	
		50% Rent	547.00	586.00	703.00	812.00	906.00	1,000.00				
		60% Income		26,280	30,000	33,780	37,500	40,500	43,500	46,500	49,500	
		60% Rent	657.00	703.00	844.00	975.00	1,087.00	1,200.00				
Franklin	Income limits for all projects	50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	<div style="border: 1px solid black; padding: 2px; width: fit-content;">\$58,400</div>
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00				
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00				

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2016 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective March 28, 2016)**

**Four  
Persons  
Median  
Income**

COUNTY	Residents Bedrooms	Efficiency	1	2	3	4	5	6	7	8	
			1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms				
Frontier	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income	23,400	26,750	30,100	33,400	36,100	38,750	41,450	44,100	\$60,200
		50% Rent	585.00	626.00	752.00	868.00	968.00	1,069.00			
		60% Income	28,080	32,100	36,120	40,080	43,320	46,500	49,740	52,920	
		60% Rent	702.00	752.00	903.00	1,042.00	1,162.00	1,283.00			
		50% Income	21,650	24,750	27,850	30,900	33,400	35,850	38,350	40,800	
		50% Rent	541.00	580.00	696.00	803.00	896.00	989.00			
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	60% Income	25,980	29,700	33,420	37,080	40,080	43,020	46,020	48,960	
		60% Rent	649.00	696.00	835.00	964.00	1,075.00	1,187.00			
		50% Income	21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00			
		60% Income	25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00			
Furnas	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300	\$52,800
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00			
		60% Income	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360	
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00			
		50% Income	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300	
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00			
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	60% Income	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360	
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00			
		50% Income	21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00			
		60% Income	25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00			
Gage	Income limits for all projects	50% Income	22,100	25,250	28,400	31,550	34,100	36,600	39,150	41,650	\$63,100
		50% Rent	552.00	591.00	710.00	820.00	915.00	1,010.00			
		60% Income	26,520	30,300	34,080	37,860	40,920	43,920	46,980	49,980	
		60% Rent	663.00	710.00	852.00	984.00	1,098.00	1,212.00			
Garden	Income limits for all projects	50% Income	21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	\$53,500
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00			
		60% Income	25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00			

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2016 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective March 28, 2016)**

**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				
Garfield	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income	21,900	25,000	28,150	31,250	33,750	36,250	38,750	41,250	
		50% Rent	547.00	586.00	703.00	812.00	906.00	1,000.00			
		60% Income	26,280	30,000	33,780	37,500	40,500	43,500	46,500	49,500	
		60% Rent	657.00	703.00	844.00	975.00	1,087.00	1,200.00			
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	50% Income	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300	
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00			
		60% Income	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360	
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00			
	Income limits for projects Placed in Service on or after March 28, 2016	50% Income	21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00			
		60% Income	25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00			
Gosper	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300	
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00			
		60% Income	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360	
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00			
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	50% Income	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300	
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00			
		60% Income	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360	
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00			
	Income limits for projects Placed in Service on or after March 28, 2016	50% Income	21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00			
		60% Income	25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00			
Grant	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300	
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00			
		60% Income	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360	
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00			
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	50% Income	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300	
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00			
		60% Income	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360	
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00			
	Income limits for projects Placed in Service on or after March 28, 2016	50% Income	21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00			
		60% Income	25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00			

**\$51,200**

**\$60,100**

**\$47,100**

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2016 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective March 28, 2016)**

**Four  
Persons  
Median  
Income**

COUNTY	Residents Bedrooms	Efficiency	1	2	3	4	5	6	7	8	
			1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms				
Greeley	Income limits for all projects	50% Income	21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	\$57,400
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00			
		60% Income	25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00			
Hall	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300	\$58,400
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00			
		60% Income	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360	
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00			
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	50% Income	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300	
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00			
		60% Income	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360	
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00			
	Income limits for projects Placed in Service on or after March 28, 2016	50% Income	21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00			
		60% Income	25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00			
Hamilton	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income	23,000	26,250	29,550	32,800	35,450	38,050	40,700	43,300	\$63,400
		50% Rent	575.00	615.00	738.00	853.00	951.00	1,050.00			
		60% Income	27,600	31,500	35,460	39,360	42,540	45,660	48,840	51,960	
		60% Rent	690.00	738.00	886.00	1,023.00	1,141.00	1,260.00			
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	50% Income	23,000	26,250	29,550	32,800	35,450	38,050	40,700	43,300	
		50% Rent	575.00	615.00	738.00	853.00	951.00	1,050.00			
		60% Income	27,600	31,500	35,460	39,360	42,540	45,660	48,840	51,960	
		60% Rent	690.00	738.00	886.00	1,023.00	1,141.00	1,260.00			
	Income limits for projects Placed in Service on or after March 28, 2016	50% Income	22,200	25,400	28,550	31,700	34,250	36,800	39,350	41,850	
		50% Rent	555.00	595.00	713.00	824.00	920.00	1,015.00			
		60% Income	26,640	30,480	34,260	38,040	41,100	44,160	47,220	50,220	
		60% Rent	666.00	714.00	856.00	989.00	1,104.00	1,218.00			

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2016 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective March 28, 2016)**

**Four  
Persons  
Median  
Income**

COUNTY	Residents Bedrooms	Efficiency	1	2	3	4	5	6	7	8		
			1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms					
Harlan	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		22,700	25,950	29,200	32,400	35,000	37,600	40,200	42,800	\$56,900
		50% Rent	567.00	608.00	730.00	842.00	940.00	1,037.00				
		60% Income		27,240	31,140	35,040	38,880	42,000	45,120	48,240	51,360	
	60% Rent	681.00	729.00	876.00	1,011.00	1,128.00	1,245.00					
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	50% Income		21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300	
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00				
		60% Income		25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360	
	60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00					
	Income limits for projects Placed in Service on or after March 28, 2016	50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	
50% Rent		530.00	567.00	681.00	786.00	877.00	968.00					
60% Income			25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940		
60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00						
Hayes	Income limits for all projects	50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	\$57,600
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00				
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00						
Hitchcock	Income limits for all projects	50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	\$58,400
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00				
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00						
Holt	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		24,100	27,550	31,000	34,400	37,200	39,950	42,700	45,450	\$60,200
		50% Rent	602.00	645.00	775.00	895.00	998.00	1,101.00				
		60% Income		28,920	33,060	37,200	41,280	44,640	47,940	51,240	54,540	
	60% Rent	723.00	774.00	930.00	1,074.00	1,198.00	1,322.00					
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	50% Income		21,800	24,900	28,000	31,100	33,600	36,100	38,600	41,100	
		50% Rent	545.00	583.00	700.00	808.00	902.00	996.00				
		60% Income		26,160	29,880	33,600	37,320	40,320	43,320	46,320	49,320	
	60% Rent	654.00	700.00	840.00	970.00	1,083.00	1,195.00					
	Income limits for projects Placed in Service on or after March 28, 2016	50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	
50% Rent		530.00	567.00	681.00	786.00	877.00	968.00					
60% Income			25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940		
60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00						
Hooker	Income limits for all projects	50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	\$43,500
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00				
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00						

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2016 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective March 28, 2016)**

**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					
Howard	Income limits for all projects	50% Income		23,300	26,600	29,950	33,250	35,950	38,600	41,250	43,900	
		50% Rent	582.00	623.00	748.00	865.00	965.00	1,064.00				
		60% Income		27,960	31,920	35,940	39,900	43,140	46,320	49,500	52,680	
		60% Rent	699.00	748.00	898.00	1,038.00	1,158.00	1,277.00				
Jefferson	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		21,500	24,550	27,600	30,650	33,150	35,600	38,050	40,500	
		50% Rent	537.00	575.00	690.00	797.00	890.00	981.00				
		60% Income		25,800	29,460	33,120	36,780	39,780	42,720	45,660	48,600	
		60% Rent	645.00	690.00	828.00	957.00	1,068.00	1,178.00				
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	50% Income		21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300	
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00				
		60% Income		25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360	
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00				
	Income limits for projects Placed in Service on or after March 28, 2016	50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00				
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00				
Johnson	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300	
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00				
		60% Income		25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360	
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00				
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	50% Income		21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300	
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00				
		60% Income		25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360	
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00				
	Income limits for projects Placed in Service on or after March 28, 2016	50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00				
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00				

**\$66,800**

**\$58,700**

**\$55,400**

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2016 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective March 28, 2016)**

**Four  
Persons  
Median  
Income**

COUNTY	Residents Bedrooms	Efficiency	1	2	3	4	5	6	7	8		
			1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms					
Kearney	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		23,600	27,000	30,350	33,700	36,400	39,100	41,800	44,500	\$64,000
		50% Rent	590.00	632.00	758.00	876.00	977.00	1,078.00				
		60% Income		28,320	32,400	36,420	40,440	43,680	46,920	50,160	53,400	
	60% Rent	708.00	759.00	910.00	1,051.00	1,173.00	1,294.00					
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	50% Income		23,600	27,000	30,350	33,700	36,400	39,100	41,800	44,500	
		50% Rent	590.00	632.00	758.00	876.00	977.00	1,078.00				
		60% Income		28,320	32,400	36,420	40,440	43,680	46,920	50,160	53,400	
	60% Rent	708.00	759.00	910.00	1,051.00	1,173.00	1,294.00					
	Income limits for projects Placed in Service on or after March 28, 2016	50% Income		22,450	25,650	28,850	32,050	34,650	37,200	39,750	42,350	
50% Rent		561.00	601.00	721.00	833.00	930.00	1,026.00					
60% Income			26,940	30,780	34,620	38,460	41,580	44,640	47,700	50,820		
60% Rent	673.00	721.00	865.00	1,000.00	1,116.00	1,231.00						
Keith	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		23,100	26,400	29,700	33,000	35,650	38,300	40,950	43,600	\$59,600
		50% Rent	577.00	618.00	742.00	858.00	957.00	1,056.00				
		60% Income		27,720	31,680	35,640	39,600	42,780	45,960	49,140	52,320	
	60% Rent	693.00	742.00	891.00	1,029.00	1,149.00	1,268.00					
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	50% Income		21,550	24,600	27,700	30,750	33,250	35,700	38,150	40,600	
		50% Rent	538.00	576.00	692.00	800.00	892.00	984.00				
		60% Income		25,860	29,520	33,240	36,900	39,900	42,840	45,780	48,720	
	60% Rent	646.00	692.00	831.00	960.00	1,071.00	1,181.00					
	Income limits for projects Placed in Service on or after March 28, 2016	50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	
50% Rent		530.00	567.00	681.00	786.00	877.00	968.00					
60% Income			25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940		
60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00						
Keya Paha	Income limits for all projects	50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	\$45,400
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00				
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00						
Kimball	Income limits for all projects	50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	\$53,700
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00				
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00						
Knox	Income limits for all projects	50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	\$55,700
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00				
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00						

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



**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2016 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective March 28, 2016)**

**Four  
Persons  
Median  
Income**

COUNTY	Residents Bedrooms	Efficiency	1	2	3	4	5	6	7	8	
			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
		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			
		50% Income		23,750	27,150	30,550	33,900	36,650	39,350	42,050	44,750
		50% Rent	593.00	636.00	763.00	881.00	983.00	1,085.00			
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 6, 2015	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			
		50% Income		23,550	26,900	30,250	33,600	36,300	39,000	41,700	44,400
		50% Rent	588.00	630.00	756.00	873.00	975.00	1,076.00			
		60% Income		28,260	32,280	36,300	40,320	43,560	46,800	50,040	53,280
		60% Rent	706.00	756.00	907.00	1,048.00	1,170.00	1,291.00			
Income limits for projects Placed in Service on or after March 28, 2016	50% Income		22,450	25,650	28,850	32,050	34,650	37,200	39,750	42,350	
	50% Rent	561.00	601.00	721.00	833.00	930.00	1,026.00				
	60% Income		26,940	30,780	34,620	38,460	41,580	44,640	47,700	50,820	
	60% Rent	673.00	721.00	865.00	1,000.00	1,116.00	1,231.00				
	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00			
60% Income			25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360	
60% Rent		640.00	686.00	823.00	951.00	1,062.00	1,172.00				
50% Income			21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300	
50% Rent		533.00	571.00	686.00	793.00	885.00	976.00				
Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	60% Income		25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360	
	60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00				
	50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	
	50% Rent	530.00	567.00	681.00	786.00	877.00	968.00				
	60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
	60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00				
Loup	Income limits for all projects	50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00			
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00			

**\$64,100**

**\$54,200**

**\$44,000**

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2016 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective March 28, 2016)**

**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				
Madison	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		21,900	25,000	28,150	31,250	33,750	36,250	38,750	41,250
		50% Rent	547.00	586.00	703.00	812.00	906.00	1,000.00			
		60% Income		26,280	30,000	33,780	37,500	40,500	43,500	46,500	49,500
		60% Rent	657.00	703.00	844.00	975.00	1,087.00	1,200.00			
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 6, 2015	50% Income		21,900	25,000	28,150	31,250	33,750	36,250	38,750	41,250
		50% Rent	547.00	586.00	703.00	812.00	906.00	1,000.00			
		60% Income		26,280	30,000	33,780	37,500	40,500	43,500	46,500	49,500
		60% Rent	657.00	703.00	844.00	975.00	1,087.00	1,200.00			
	Income Limits for Projects Placed in Service After March 6, 2015 and Before March 28, 2016	50% Income		21,650	24,750	27,850	30,900	33,400	35,850	38,350	40,800
		50% Rent	541.00	580.00	696.00	803.00	896.00	989.00			
		60% Income		25,980	29,700	33,420	37,080	40,080	43,020	46,020	48,960
		60% Rent	649.00	696.00	835.00	964.00	1,075.00	1,187.00			
Income limits for projects Placed in Service on or after March 28, 2016	50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	
	50% Rent	530.00	567.00	681.00	786.00	877.00	968.00				
	60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
	60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00				
McPherson	Income limits for all projects	50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00			
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00			
Merrick	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		21,950	25,100	28,250	31,350	33,900	36,400	38,900	41,400
		50% Rent	548.00	588.00	706.00	815.00	910.00	1,003.00			
		60% Income		26,340	30,120	33,900	37,620	40,680	43,680	46,680	49,680
		60% Rent	658.00	705.00	847.00	978.00	1,092.00	1,204.00			
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	50% Income		21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00			
		60% Income		25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00			
	Income limits for projects Placed in Service on or after March 28, 2016	50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00			
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00			

**\$60,100**

**\$59,500**

**\$57,700**

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2016 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective March 28, 2016)**

**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							
Morrill	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300	\$51,700		
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00						
		60% Income		25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360			
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00						
		50% Income		21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300			
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00						
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	60% Income		25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360			
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00						
		50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950			
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00						
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940			
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00						
Nance	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300	\$55,800		
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00						
		60% Income		25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360			
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00						
		50% Income		21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300			
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00						
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	60% Income		25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360			
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00						
		50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950			
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00						
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940			
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00						
Nemaha	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		26,050	29,800	33,500	37,200	40,200	43,200	46,150	49,150	\$70,300		
		50% Rent	651.00	698.00	837.00	967.00	1,080.00	1,191.00						
		60% Income		31,260	35,760	40,200	44,640	48,240	51,840	55,380	58,980			
		60% Rent	781.00	837.00	1,005.00	1,161.00	1,296.00	1,429.00						
		50% Income		23,450	26,800	30,150	33,450	36,150	38,850	41,500	44,200			
		50% Rent	586.00	628.00	753.00	870.00	971.00	1,071.00						
	Income Limits for Projects Placed in Service after December 31, 2008	60% Income		28,140	32,160	36,180	40,140	43,380	46,620	49,800	53,040			
		60% Rent	703.00	753.00	904.00	1,044.00	1,165.00	1,285.00						
		Nuckolls	Income limits for all projects	50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	\$53,500
				50% Rent	530.00	567.00	681.00	786.00	877.00	968.00				
				60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
				60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00				

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2016 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective March 28, 2016)**

**Four  
Persons  
Median  
Income**

COUNTY	Residents Bedrooms	Efficiency	1	2	3	4	5	6	7	8			
			1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms						
Otoe	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		23,600	27,000	30,350	33,700	36,400	39,100	41,800	44,500		
		50% Rent	590.00	632.00	758.00	876.00	977.00	1,078.00					
		60% Income		28,320	32,400	36,420	40,440	43,680	46,920	50,160	53,400		
		60% Rent	708.00	759.00	910.00	1,051.00	1,173.00	1,294.00					
		50% Income		23,600	27,000	30,350	33,700	36,400	39,100	41,800	44,500		
		50% Rent	590.00	632.00	758.00	876.00	977.00	1,078.00					
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	60% Income		28,320	32,400	36,420	40,440	43,680	46,920	50,160	53,400		
		60% Rent	708.00	759.00	910.00	1,051.00	1,173.00	1,294.00					
		50% Income		22,950	26,200	29,500	32,750	35,400	38,000	40,650	43,250		
		50% Rent	573.00	614.00	737.00	851.00	950.00	1,048.00					
		60% Income		27,540	31,440	35,400	39,300	42,480	45,600	48,780	51,900		
		60% Rent	688.00	737.00	885.00	1,022.00	1,140.00	1,258.00					
Pawnee	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		23,000	26,250	29,550	32,800	35,450	38,050	40,700	43,300		
		50% Rent	575.00	615.00	738.00	853.00	951.00	1,050.00					
		60% Income		27,600	31,500	35,460	39,360	42,540	45,660	48,840	51,960		
		60% Rent	690.00	738.00	886.00	1,023.00	1,141.00	1,260.00					
		50% Income		21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300		
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00					
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	60% Income		25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360		
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00					
		50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950		
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00					
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940		
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00					
Perkins	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		
		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		
		60% Rent	717.00	768.00	921.00	1,064.00	1,188.00	1,310.00					
		50% Income		23,700	27,100	30,500	33,850	36,600	39,300	42,000	44,700		
		50% Rent	592.00	635.00	762.00	880.00	982.00	1,083.00					
	Income limits for projects Placed in Service after December 31, 2008	60% Income		28,440	32,520	36,600	40,620	43,920	47,160	50,400	53,640		
		60% Rent	711.00	762.00	915.00	1,056.00	1,179.00	1,300.00					
		Phelps	Income limits for all projects	50% Income		23,700	27,050	30,450	33,800	36,550	39,250	41,950	44,650
				50% Rent	592.00	634.00	761.00	879.00	981.00	1,082.00			
				60% Income		28,440	32,460	36,540	40,560	43,860	47,100	50,340	53,580
				60% Rent	711.00	761.00	913.00	1,055.00	1,177.00	1,299.00			

**\$65,500**

**\$50,500**

**\$67,700**

**\$67,600**

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2016 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective March 28, 2016)**

**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			

Pierce	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		23,150	26,450	29,750	33,050	35,700	38,350	41,000	43,650	\$63,800
		50% Rent	578.00	620.00	743.00	859.00	958.00	1,058.00				
		60% Income		27,780	31,740	35,700	39,660	42,840	46,020	49,200	52,380	
		60% Rent	694.00	744.00	892.00	1,031.00	1,150.00	1,269.00				
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	50% Income		22,700	25,950	29,200	32,400	35,000	37,600	40,200	42,800	
		50% Rent	567.00	608.00	730.00	842.00	940.00	1,037.00				
		60% Income		27,240	31,140	35,040	38,880	42,000	45,120	48,240	51,360	
		60% Rent	681.00	729.00	876.00	1,011.00	1,128.00	1,245.00				
	Income limits for projects Placed in Service on or after March 28, 2016	50% Income		22,350	25,550	28,750	31,900	34,500	37,050	39,600	42,150	
		50% Rent	558.00	598.00	718.00	830.00	926.00	1,021.00				
		60% Income		26,820	30,660	34,500	38,280	41,400	44,460	47,520	50,580	
		60% Rent	670.00	718.00	862.00	996.00	1,111.00	1,226.00				

Platte	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		22,650	25,900	29,150	32,350	34,950	37,550	40,150	42,750	\$62,400
		50% Rent	566.00	606.00	728.00	841.00	938.00	1,036.00				
		60% Income		27,180	31,080	34,980	38,820	41,940	45,060	48,180	51,300	
		60% Rent	679.00	728.00	874.00	1,009.00	1,126.00	1,243.00				
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	50% Income		22,650	25,900	29,150	32,350	34,950	37,550	40,150	42,750	
		50% Rent	566.00	606.00	728.00	841.00	938.00	1,036.00				
		60% Income		27,180	31,080	34,980	38,820	41,940	45,060	48,180	51,300	
		60% Rent	679.00	728.00	874.00	1,009.00	1,126.00	1,243.00				
	Income limits for projects Placed in Service on or after March 28, 2016	50% Income		21,850	25,000	28,100	31,200	33,700	36,200	38,700	41,200	
		50% Rent	546.00	585.00	702.00	811.00	905.00	998.00				
		60% Income		26,220	30,000	33,720	37,440	40,440	43,440	46,440	49,440	
		60% Rent	655.00	702.00	843.00	973.00	1,086.00	1,198.00				

Polk	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		22,950	26,200	29,500	32,750	35,400	38,000	40,650	43,250	\$65,300
		50% Rent	573.00	614.00	737.00	851.00	950.00	1,048.00				
		60% Income		27,540	31,440	35,400	39,300	42,480	45,600	48,780	51,900	
		60% Rent	688.00	737.00	885.00	1,022.00	1,140.00	1,258.00				
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	50% Income		22,950	26,200	29,500	32,750	35,400	38,000	40,650	43,250	
		50% Rent	573.00	614.00	737.00	851.00	950.00	1,048.00				
		60% Income		27,540	31,440	35,400	39,300	42,480	45,600	48,780	51,900	
		60% Rent	688.00	737.00	885.00	1,022.00	1,140.00	1,258.00				
	Income limits for projects Placed in Service on or after March 28, 2016	50% Income		22,900	26,150	29,400	32,650	35,300	37,900	40,500	43,100	
		50% Rent	572.00	613.00	735.00	849.00	947.00	1,045.00				
		60% Income		27,480	31,380	35,280	39,180	42,360	45,480	48,600	51,720	
		60% Rent	687.00	735.00	882.00	1,019.00	1,137.00	1,254.00				

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2016 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective March 28, 2016)**

**Four  
Persons  
Median  
Income**

COUNTY	Residents Bedrooms	Efficiency	1	2	3	4	5	6	7	8		
			1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms					
Red Willow	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		22,450	25,650	28,850	32,050	34,650	37,200	39,750	42,350	\$60,400
		50% Rent	561.00	601.00	721.00	833.00	930.00	1,026.00				
		60% Income		26,940	30,780	34,620	38,460	41,580	44,640	47,700	50,820	
		60% Rent	673.00	721.00	865.00	1,000.00	1,116.00	1,231.00				
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	50% Income		21,850	25,000	28,100	31,200	33,700	36,200	38,700	41,200	
		50% Rent	546.00	585.00	702.00	811.00	905.00	998.00				
		60% Income		26,220	30,000	33,720	37,440	40,440	43,440	46,440	49,440	
		60% Rent	655.00	702.00	843.00	973.00	1,086.00	1,198.00				
	Income limits for projects Placed in Service on or after March 28, 2016	50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00				
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00				
Richardson	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300	\$50,400
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00				
		60% Income		25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360	
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00				
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	50% Income		21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300	
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00				
		60% Income		25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360	
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00				
	Income limits for projects Placed in Service on or after March 28, 2016	50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00				
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00				
Rock	Income limits for all projects	50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	\$57,100
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00				
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00				

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2016 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective March 28, 2016)**

**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				
Saline	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00			
		60% Income		25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00			
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	50% Income		21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00			
		60% Income		25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00			
	Income limits for projects Placed in Service on or after March 28, 2016	50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00			
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00			
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
		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
		60% Rent	810.00	867.00	1,041.00	1,203.00	1,342.00	1,481.00			
	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
		60% Rent	810.00	867.00	1,041.00	1,203.00	1,342.00	1,481.00			
	Income limits for projects Placed in Service on or after March 28, 2016	50% Income		26,700	30,500	34,300	38,100	41,150	44,200	47,250	50,300
		50% Rent	667.00	715.00	857.00	990.00	1,105.00	1,219.00			
		60% Income		32,040	36,600	41,160	45,720	49,380	53,040	56,700	60,360
		60% Rent	801.00	858.00	1,029.00	1,188.00	1,326.00	1,463.00			
Scotts Bluff	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00			
		60% Income		25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00			
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	50% Income		21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00			
		60% Income		25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00			
	Income limits for projects Placed in Service on or after March 28, 2016	50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00			
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00			

**\$54,500**

**\$76,200**

**\$54,900**

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2016 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective March 28, 2016)**

**Four  
Persons  
Median  
Income**

COUNTY	Residents Bedrooms	Efficiency	1	2	3	4	5	6	7	8		
			1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms					
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	\$76,300
		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	
		60% Rent	825.00	883.00	1,060.00	1,224.00	1,366.00	1,508.00				
		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				
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	60% Income		33,000	37,680	42,420	47,100	50,880	54,660	58,440	62,220	
		60% Rent	825.00	883.00	1,060.00	1,224.00	1,366.00	1,508.00				
		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	
		60% Rent	825.00	883.00	1,060.00	1,224.00	1,366.00	1,508.00				
Income limits for projects Placed in Service on or after March 28, 2016	50% Income		26,750	30,550	34,350	38,150	41,250	44,300	47,350	50,400		
	50% Rent	668.00	716.00	858.00	992.00	1,107.00	1,221.00					
	60% Income		32,100	36,660	41,220	45,780	49,500	53,160	56,820	60,480		
	60% Rent	802.00	859.00	1,030.00	1,191.00	1,329.00	1,466.00					
	50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950		
	50% Rent	530.00	567.00	681.00	786.00	877.00	968.00					
Sheridan	Income limits for all projects	60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	\$46,000
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00				
		50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00				
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00				
Sherman	Income limits for all projects	50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	\$52,800
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00				
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00				
		50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00				
Sioux	Income limits for all projects	60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	\$58,300
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00				
		50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00				
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00				
Stanton	Income limits for all projects	50% Income		21,900	25,000	28,150	31,250	33,750	36,250	38,750	41,250	\$62,500
		50% Rent	547.00	586.00	703.00	812.00	906.00	1,000.00				
		60% Income		26,280	30,000	33,780	37,500	40,500	43,500	46,500	49,500	
		60% Rent	657.00	703.00	844.00	975.00	1,087.00	1,200.00				
		50% Income		21,900	25,000	28,150	31,250	33,750	36,250	38,750	41,250	
		50% Rent	547.00	586.00	703.00	812.00	906.00	1,000.00				

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



**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2016 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective March 28, 2016)**

**Four  
Persons  
Median  
Income**

COUNTY	Residents Bedrooms	Efficiency	1	2	3	4	5	6	7	8			
			1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms						
Thayer	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300		
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00					
		60% Income		25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360		
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00					
		50% Income		21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300		
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00					
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	60% Income		25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360		
		60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00					
		50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950		
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00					
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940		
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00					
Thomas	Income limits for all projects	50% Income		22,750	26,000	29,250	32,500	35,100	37,700	40,300	42,900		
		50% Rent	568.00	609.00	731.00	845.00	942.00	1,040.00					
		60% Income		27,300	31,200	35,100	39,000	42,120	45,240	48,360	51,480		
		60% Rent	682.00	731.00	877.00	1,014.00	1,131.00	1,248.00					
		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
				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		
60% Rent	744.00			797.00	957.00	1,104.00	1,233.00	1,359.00					
50% Income				21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300		
50% Rent	533.00			571.00	686.00	793.00	885.00	976.00					
Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	60% Income			25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360		
	60% Rent		640.00	686.00	823.00	951.00	1,062.00	1,172.00					
	50% Income			21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950		
	50% Rent		530.00	567.00	681.00	786.00	877.00	968.00					
	60% Income			25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940		
	60% Rent		636.00	681.00	817.00	944.00	1,053.00	1,162.00					
Valley	Income limits for all projects	50% Income		21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950		
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00					
		60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940		
		60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00					

**\$54,900**

**\$65,000**

**\$50,900**

**\$55,800**

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2016 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective March 28, 2016)**

**Four  
Persons  
Median  
Income**

COUNTY	Residents Bedrooms	Efficiency	1	2	3	4	5	6	7	8	
			1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms				
Wayne	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income	25,050	28,600	32,200	35,750	38,650	41,500	44,350	47,200	
		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				
	Income limits for projects Placed in Service after December 31, 2008	50% Income	23,900	27,300	30,700	34,100	36,850	39,600	42,300	45,050	
		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		
60% Rent	717.00	768.00	921.00	1,064.00	1,188.00	1,310.00					
Webster	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300	
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00			
		60% Income	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360	
	60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00				
	Income Limits for Projects Placed in Service After December 31, 2008 and Before March 28, 2016	50% Income	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300	
		50% Rent	533.00	571.00	686.00	793.00	885.00	976.00			
		60% Income	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360	
	60% Rent	640.00	686.00	823.00	951.00	1,062.00	1,172.00				
	Income limits for projects Placed in Service on or after March 28, 2016	50% Income	21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	
50% Rent		530.00	567.00	681.00	786.00	877.00	968.00				
60% Income		25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940		
60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00					
Wheeler	Income limits for all projects	50% Income	21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	
		50% Rent	530.00	567.00	681.00	786.00	877.00	968.00			
		60% Income	25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	
60% Rent	636.00	681.00	817.00	944.00	1,053.00	1,162.00					
York	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income	23,000	26,250	29,550	32,800	35,450	38,050	40,700	43,300	
		50% Rent	575.00	615.00	738.00	853.00	951.00	1,050.00			
		60% Income	27,600	31,500	35,460	39,360	42,540	45,660	48,840	51,960	
	60% Rent	690.00	738.00	886.00	1,023.00	1,141.00	1,260.00				
	Income limits for projects Placed in Service after December 31, 2008	50% Income	22,400	25,600	28,800	32,000	34,600	37,150	39,700	42,250	
		50% Rent	560.00	600.00	720.00	832.00	928.00	1,024.00			
60% Income		26,880	30,720	34,560	38,400	41,520	44,580	47,640	50,700		
60% Rent	672.00	720.00	864.00	999.00	1,114.00	1,229.00					

**\$71,500**

**\$51,300**

**\$54,400**

**\$65,600**

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