

M E M O R A N D U M



January 29, 2014

Enclosed are the new 2014 rent and income limits, which must be implemented by January 31, 2014. 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
2014 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective December 18, 2013)**

**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 <small>(Lancaster)</small>	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	\$67,800
		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	
		60% Rent	744.00	797.00	957.00	1,104.00	1,233.00	1,359.00				
	Income Limits for Projects Place in Service After December 31, 2008 and Before December 4, 2012	50% Income		24,700	28,200	31,750	35,250	38,100	40,900	43,750	46,550	
		50% Rent	617.00	661.00	793.00	916.00	1,022.00	1,128.00				
		60% Income		29,640	33,840	38,100	42,300	45,720	49,080	52,500	55,860	
		60% Rent	741.00	793.00	952.00	1,100.00	1,227.00	1,354.00				
	Income Limits for Projects Place in Service After December 3, 2012 and Before December 18, 2013	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				
		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				
	Income limits for projects Placed in Service on or after December 18, 2013	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				
		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				
Omaha MSA <small>(Cass, Douglas, Sarpy, Washington)</small>	Income limits for all projects	50% Income		25,550	29,200	32,850	36,500	39,450	42,350	45,300	48,200	\$73,000
		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				
So Sioux City MSA <small>(Dakota, Dixon)</small>	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$58,500
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00				
		60% Income		25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00				
	Income Limits for Projects Place in Service After December 31, 2008 and Before December 18, 2013	50% Income		20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00				
		60% Income		25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00				
	Income limits for projects Placed in Service on or after December 18, 2013	50% Income		20,900	23,850	26,850	29,800	32,200	34,600	37,000	39,350	
		50% Rent	522.00	559.00	671.00	775.00	865.00	954.00				
		60% Income		25,080	28,620	32,220	35,760	38,640	41,520	44,400	47,220	
		60% Rent	627.00	671.00	805.00	930.00	1,038.00	1,145.00				

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2014 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective December 18, 2013)**

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				
Adams	Income Limits for all projects	50% Income	22,400	25,600	28,800	31,950	34,550	37,100	39,650	42,200	\$63,900
		50% Rent	560.00	600.00	720.00	831.00	927.00	1,023.00			
		60% Income	26,880	30,720	34,560	38,340	41,460	44,520	47,580	50,640	
		60% Rent	672.00	720.00	864.00	997.00	1,113.00	1,227.00			
Antelope	Income limits for all projects	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$51,500
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			
Arthur	Income limits for all projects	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$48,200
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			
Banner	Income limits for all projects	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$44,100
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			
Blaine	Income limits for all projects	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$45,200
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			
Boone	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income	21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	\$54,500
		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			
	Income limits for projects Placed in Service after December 31, 2008	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2014 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective December 18, 2013)**

**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			

Box Butte	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		21,300	24,350	27,400	30,400	32,850	35,300	37,700	40,150	\$58,300
		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				
		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				
	Income Limits for Projects Place in Service After December 31, 2008 and Before May 31, 2011	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				
		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				
Income limits for projects Placed in Service on or after May 31, 2011	50% Income		20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500		
	50% Rent	523.00	561.00	673.00	777.00	867.00	957.00					
	60% Income		25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400		
	60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00					
	50% Income		20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500		
	50% Rent	523.00	561.00	673.00	777.00	867.00	957.00					

Boyd	Income limits for all projects	50% Income		20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$46,400
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00				
		60% Income		25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00				
		50% Income		20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00				

Brown	Income limits for all projects	50% Income		20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$49,100
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00				
		60% Income		25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00				
		50% Income		20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00				

Buffalo	Income limits for all projects	50% Income		23,550	26,900	30,250	33,600	36,300	39,000	41,700	44,400	\$67,200
		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				
		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				

Burt	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		22,900	26,200	29,450	32,700	35,350	37,950	40,550	43,200	\$63,100
		50% Rent	572.00	613.00	736.00	850.00	948.00	1,046.00				
		60% Income		27,480	31,440	35,340	39,240	42,420	45,540	48,660	51,840	
		60% Rent	687.00	736.00	883.00	1,020.00	1,138.00	1,256.00				
		50% Income		21,400	24,450	27,500	30,550	33,000	35,450	37,900	40,350	
		50% Rent	535.00	573.00	687.00	794.00	886.00	978.00				
	Income limits for projects Placed in Service on or after December 31, 2008	60% Income		25,680	29,340	33,000	36,660	39,600	42,540	45,480	48,420	
		60% Rent	642.00	687.00	825.00	953.00	1,063.00	1,173.00				
		50% Income		21,400	24,450	27,500	30,550	33,000	35,450	37,900	40,350	
		50% Rent	535.00	573.00	687.00	794.00	886.00	978.00				

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2014 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective December 18, 2013)**

**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					
Butler	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		23,250	26,600	29,900	33,200	35,900	38,550	41,200	43,850	\$66,400
		50% Rent	581.00	623.00	747.00	863.00	963.00	1,063.00				
		60% Income		27,900	31,920	35,880	39,840	43,080	46,260	49,440	52,620	
		60% Rent	697.00	747.00	897.00	1,036.00	1,156.00	1,275.00				
	Income limits for projects Placed in Service after December 31, 2008	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				
Cedar	Income limits for all projects	50% Income		20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$57,300
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00				
		60% Income		25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00				
Chase	Income limits for all projects	50% Income		20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$52,000
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00				
		60% Income		25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00				
Cherry	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	\$52,800
		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	50% Income		20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00				
		60% Income		25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00				
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	\$64,900
		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		22,750	26,000	29,250	32,450	35,050	37,650	40,250	42,850	
		50% Rent	568.00	609.00	731.00	843.00	941.00	1,038.00				
		60% Income		27,300	31,200	35,100	38,940	42,060	45,180	48,300	51,420	
		60% Rent	682.00	731.00	877.00	1,012.00	1,129.00	1,246.00				

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

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2014 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective December 18, 2013)**

**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				
Clay	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income	21,350	24,400	27,450	30,450	32,900	35,350	37,800	40,200	\$57,800
		50% Rent	533.00	571.00	686.00	791.00	883.00	975.00			
		60% Income	25,620	29,280	32,940	36,540	39,480	42,420	45,360	48,240	
		60% Rent	640.00	686.00	823.00	950.00	1,060.00	1,170.00			
	Income limits for projects Placed in Service after December 31,2008	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			
Colfax	Income limits for all projects	50% Income	21,000	24,000	27,000	30,000	32,400	34,800	37,200	39,600	\$58,800
		50% Rent	525.00	562.00	675.00	780.00	870.00	960.00			
		60% Income	25,200	28,800	32,400	36,000	38,880	41,760	44,640	47,520	
		60% Rent	630.00	675.00	810.00	936.00	1,044.00	1,152.00			
Cumming	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income	23,550	26,900	30,250	33,600	36,300	39,000	41,700	44,400	\$62,000
		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 after December 31, 2008	50% Income	21,700	24,800	27,900	31,000	33,500	36,000	38,450	40,950	
		50% Rent	542.00	581.00	697.00	806.00	900.00	992.00			
		60% Income	26,040	29,760	33,480	37,200	40,200	43,200	46,140	49,140	
		60% Rent	651.00	697.00	837.00	967.00	1,080.00	1,191.00			
Custer	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income	21,050	24,050	27,050	30,050	32,500	34,900	37,300	39,700	\$52,600
		50% Rent	526.00	563.00	676.00	781.00	872.00	962.00			
		60% Income	25,260	28,860	32,460	36,060	39,000	41,880	44,760	47,640	
		60% Rent	631.00	676.00	811.00	938.00	1,047.00	1,155.00			
	Income limits for projects Placed in Service after December 31, 2008	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			
Dawes	Income limits for all projects	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$54,400
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			

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

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(Effective December 18, 2013)**

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				
Dawson	Income limits for all projects	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$56,000
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			
Deuel	Income limits for all projects	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$53,300
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			
Dodge	Income limits for all projects	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$56,400
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			
Dundy	Income limits for all projects	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$52,900
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			
Fillmore	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income	21,300	24,350	27,400	30,400	32,850	35,300	37,700	40,150	\$60,800
		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			
	Income limits for projects Placed in Service after December 31, 2008	50% Income	21,250	24,250	27,300	30,300	32,750	35,150	37,600	40,000	
		50% Rent	531.00	568.00	682.00	788.00	878.00	970.00			
		60% Income	25,500	29,100	32,760	36,360	39,300	42,180	45,120	48,000	
		60% Rent	637.00	682.00	819.00	945.00	1,054.00	1,164.00			
Franklin	Income limits for all projects	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$53,900
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2014 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective December 18, 2013)**

**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	21,550	24,600	27,700	30,750	33,250	35,700	38,150	40,600	\$56,400
		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	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			
Furnas	Income limits for all projects	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$51,000
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			
Gage	Income limits for all projects	50% Income	21,000	24,000	27,000	30,000	32,400	34,800	37,200	39,600	\$59,000
		50% Rent	525.00	562.00	675.00	780.00	870.00	960.00			
		60% Income	25,200	28,800	32,400	36,000	38,880	41,760	44,640	47,520	
		60% Rent	630.00	675.00	810.00	936.00	1,044.00	1,152.00			
Garden	Income limits for all projects	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$48,900
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			
Garfield	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income	21,700	24,800	27,900	31,000	33,500	36,000	38,450	40,950	\$49,000
		50% Rent	542.00	581.00	697.00	806.00	900.00	992.00			
		60% Income	26,040	29,760	33,480	37,200	40,200	43,200	46,140	49,140	
		60% Rent	651.00	697.00	837.00	967.00	1,080.00	1,191.00			
	Income limits for projects Placed in Service after December 31, 2008	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			
Gosper	Income limits for all projects	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$58,700
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2014 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective December 18, 2013)**

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				
Grant	Income limits for all projects	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$46,900
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			
Greenley	Income limits for all projects	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$59,500
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			
Hall	Income limits for all projects	50% Income	21,000	24,000	27,000	30,000	32,400	34,800	37,200	39,600	\$59,500
		50% Rent	525.00	562.00	675.00	780.00	870.00	960.00			
		60% Income	25,200	28,800	32,400	36,000	38,880	41,760	44,640	47,520	
		60% Rent	630.00	675.00	810.00	936.00	1,044.00	1,152.00			
Hamilton	Income limits for all projects	50% Income	22,200	25,350	28,500	31,650	34,200	36,750	39,250	41,800	\$63,300
		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			
Harlan	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	\$56,500
		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	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			
Hayes	Income limits for all projects	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$51,800
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			
Hitchcock	Income limits for all projects	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$51,400
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2014 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective December 18, 2013)**

**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					
Holt	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	\$59,700
		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	50% Income		21,000	24,000	27,000	30,000	32,400	34,800	37,200	39,600	
		50% Rent	525.00	562.00	675.00	780.00	870.00	960.00				
		60% Income		25,200	28,800	32,400	36,000	38,880	41,760	44,640	47,520	
		60% Rent	630.00	675.00	810.00	936.00	1,044.00	1,152.00				
Hooker	Income limits for all projects	50% Income		20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$50,700
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00				
		60% Income		25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00				
Howard	Income limits for all projects	50% Income		21,000	24,000	27,000	30,000	32,400	34,800	37,200	39,600	\$59,100
		50% Rent	525.00	562.00	675.00	780.00	870.00	960.00				
		60% Income		25,200	28,800	32,400	36,000	38,880	41,760	44,640	47,520	
		60% Rent	630.00	675.00	810.00	936.00	1,044.00	1,152.00				
Jefferson	Income limits for all projects	50% Income		21,000	24,000	27,000	30,000	32,400	34,800	37,200	39,600	\$57,700
		50% Rent	525.00	562.00	675.00	780.00	870.00	960.00				
		60% Income		25,200	28,800	32,400	36,000	38,880	41,760	44,640	47,520	
		60% Rent	630.00	675.00	810.00	936.00	1,044.00	1,152.00				
Johnson	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		21,150	24,150	27,150	30,150	32,600	35,000	37,400	39,800	\$60,300
		50% Rent	528.00	566.00	678.00	784.00	875.00	965.00				
		60% Income		25,380	28,980	32,580	36,180	39,120	42,000	44,880	47,760	
		60% Rent	634.00	679.00	814.00	941.00	1,050.00	1,158.00				
	Income limits for projects Placed in Service on or after December 31, 2008	50% Income		20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00				
		60% Income		25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00				

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2014 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective December 18, 2013)**

**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				
Kearney	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		23,350	26,700	30,050	33,350	36,050	38,700	41,400	44,050
		50% Rent	583.00	625.00	751.00	867.00	967.00	1,068.00			
		60% Income		28,020	32,040	36,060	40,020	43,260	46,440	49,680	52,860
		60% Rent	700.00	750.00	901.00	1,041.00	1,161.00	1,281.00			
	Income Limits for Projects Place in Service After December 31, 2008 and Before December 18, 2013	50% Income		23,350	26,700	30,050	33,350	36,050	38,700	41,400	44,050
		50% Rent	583.00	625.00	751.00	867.00	967.00	1,068.00			
		60% Income		28,020	32,040	36,060	40,020	43,260	46,440	49,680	52,860
		60% Rent	700.00	750.00	901.00	1,041.00	1,161.00	1,281.00			
	Income limits for projects Placed in Service on or after December 18, 2013	50% Income		23,150	26,450	29,750	33,050	35,700	38,350	41,000	43,650
		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			
Keith	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		21,700	24,800	27,900	31,000	33,500	36,000	38,450	40,950
		50% Rent	542.00	581.00	697.00	806.00	900.00	992.00			
		60% Income		26,040	29,760	33,480	37,200	40,200	43,200	46,140	49,140
		60% Rent	651.00	697.00	837.00	967.00	1,080.00	1,191.00			
	Income limits for projects Placed in Service after December 31, 2008	50% Income		21,000	24,000	27,000	30,000	32,400	34,800	37,200	39,600
		50% Rent	525.00	562.00	675.00	780.00	870.00	960.00			
		60% Income		25,200	28,800	32,400	36,000	38,880	41,760	44,640	47,520
		60% Rent	630.00	675.00	810.00	936.00	1,044.00	1,152.00			
Keya Paha	Income limits for all projects	50% Income		20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income		25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			
Kimball	Income limits for all projects	50% Income		20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income		25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			
Knox	Income limits for all projects	50% Income		20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income		25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			

\$66,100

\$56,900

\$46,900

\$55,500

\$53,800

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2014 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective December 18, 2013)**

**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	\$69,000
		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 after December 31, 2008	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				
		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				
Logan	Income limits for all projects	50% Income		20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$52,000
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00				
		60% Income		25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00				
Loup	Income limits for all projects	50% Income		20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$44,800
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00				
		60% Income		25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00				
Madison	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				
McPherson	Income limits for all projects	50% Income		22,300	25,450	28,650	31,800	34,350	36,900	39,450	42,000	\$63,600
		50% Rent	557.00	596.00	716.00	826.00	922.00	1,018.00				
		60% Income		26,760	30,540	34,380	38,160	41,220	44,280	47,340	50,400	
		60% Rent	669.00	716.00	859.00	992.00	1,107.00	1,221.00				
Merrick	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		21,600	24,650	27,750	30,800	33,300	35,750	38,200	40,700	\$58,600
		50% Rent	540.00	578.00	693.00	801.00	893.00	986.00				
		60% Income		25,920	29,580	33,300	36,960	39,960	42,900	45,840	48,840	
		60% Rent	648.00	693.00	832.00	961.00	1,072.00	1,183.00				
	Income limits for projects Placed in Service on or after January 1, 2009	50% Income		20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00				
		60% Income		25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00				
Morrill	Income limits for all projects	50% Income		20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$49,900
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00				
		60% Income		25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00				

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2014 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective December 18, 2013)**

**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				
Nance	Income limits for all projects	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$53,300
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			
Nemaha	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income	22,350	25,550	28,750	31,900	34,500	37,050	39,600	42,150	\$60,300
		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			
	Income Limits for Projects Place in Service after December 31, 2008	50% Income	21,150	24,150	27,150	30,150	32,600	35,000	37,400	39,800	
		50% Rent	528.00	566.00	678.00	784.00	875.00	965.00			
		60% Income	25,380	28,980	32,580	36,180	39,120	42,000	44,880	47,760	
		60% Rent	634.00	679.00	814.00	941.00	1,050.00	1,158.00			
Nuckolls	Income limits for all projects	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$45,500
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			
Otoe	Income limits for all projects	50% Income	22,550	25,800	29,000	32,200	34,800	37,400	39,950	42,550	\$64,400
		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			
Pawnee	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income	21,300	24,350	27,400	30,400	32,850	35,300	37,700	40,150	\$53,300
		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			
	Income limits for projects Placed in Service after December 31, 2008	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2014 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective December 18, 2013)**

**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					
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	\$68,200
		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				
	Income limits for projects Placed in Service after December 31, 2008	50% Income		22,750	26,000	29,250	32,450	35,050	37,650	40,250	42,850	
		50% Rent	568.00	609.00	731.00	843.00	941.00	1,038.00				
		60% Income		27,300	31,200	35,100	38,940	42,060	45,180	48,300	51,420	
		60% Rent	682.00	731.00	877.00	1,012.00	1,129.00	1,246.00				
Pheips	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		22,900	26,150	29,400	32,650	35,300	37,900	40,500	43,100	\$65,000
		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				
	Income limits for projects Placed in Service after December 31, 2008	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				
Pierce	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		22,300	25,450	28,650	31,800	34,350	36,900	39,450	42,000	\$62,400
		50% Rent	557.00	596.00	716.00	826.00	922.00	1,018.00				
		60% Income		26,760	30,540	34,380	38,160	41,220	44,280	47,340	50,400	
		60% Rent	669.00	716.00	859.00	992.00	1,107.00	1,221.00				
	Income limits for projects Placed in Service after December 31, 2008	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				
Platte	Income limits for all projects	50% Income		22,200	25,400	28,550	31,700	34,250	36,800	39,350	41,850	\$63,400
		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				
Polk	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				

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2014 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective December 18, 2013)**

**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		21,500	24,550	27,600	30,650	33,150	35,600	38,050	40,500	\$59,600
		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	50% Income		21,000	24,000	27,000	30,000	32,400	34,800	37,200	39,600	
		50% Rent	525.00	562.00	675.00	780.00	870.00	960.00				
		60% Income		25,200	28,800	32,400	36,000	38,880	41,760	44,640	47,520	
		60% Rent	630.00	675.00	810.00	936.00	1,044.00	1,152.00				
Richardson	Income limits for all projects	50% Income		20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$51,500
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00				
		60% Income		25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00				
Rock	Income limits for all projects	50% Income		20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$51,400
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00				
		60% Income		25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00				
Saline	Income limits for all projects	50% Income		21,000	24,000	27,000	30,000	32,400	34,800	37,200	39,600	\$56,300
		50% Rent	525.00	562.00	675.00	780.00	870.00	960.00				
		60% Income		25,200	28,800	32,400	36,000	38,880	41,760	44,640	47,520	
		60% Rent	630.00	675.00	810.00	936.00	1,044.00	1,152.00				
Saunders	Income limits for all projects	50% Income		25,700	29,350	33,000	36,650	39,600	42,550	45,450	48,400	\$73,300
		50% Rent	642.00	688.00	825.00	953.00	1,063.00	1,173.00				
		60% Income		30,840	35,220	39,600	43,980	47,520	51,060	54,540	58,080	
		60% Rent	771.00	825.00	990.00	1,143.00	1,276.00	1,407.00				
Scotts Bluff	Income limits for all projects	50% Income		20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$53,600
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00				
		60% Income		25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00				
Seward	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				

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2014 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective December 18, 2013)**

**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				
Sheridan	Income limits for all projects	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$46,000
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			
Sherman	Income limits for all projects	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$53,600
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			
Sioux	Income limits for all projects	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$55,200
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			
Stanton	Income limits for all projects	50% Income	21,450	24,500	27,550	30,600	33,050	35,500	37,950	40,400	\$61,200
		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			
Thayer	Income limits for all projects	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$54,600
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			
Thomas	Income limits for all projects	50% Income	21,400	24,450	27,500	30,550	33,000	35,450	37,900	40,350	\$61,100
		50% Rent	535.00	573.00	687.00	794.00	886.00	978.00			
		60% Income	25,680	29,340	33,000	36,660	39,600	42,540	45,480	48,420	
		60% Rent	642.00	687.00	825.00	953.00	1,063.00	1,173.00			
Thurston	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income	23,800	27,200	30,600	33,950	36,700	39,400	42,100	44,850	\$49,100
		50% Rent	595.00	637.00	765.00	883.00	985.00	1,086.00			
		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			
	Income limits for projects Placed in Service after December 31, 2008	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2014 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective December 18, 2013)**

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				
Valley	Income limits for all projects	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$56,000
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			
Wayne	Income limits for all projects	50% Income	21,500	24,600	27,650	30,700	33,200	35,650	38,100	40,550	\$61,400
		50% Rent	537.00	576.00	691.00	798.00	891.00	983.00			
		60% Income	25,800	29,520	33,180	36,840	39,840	42,780	45,720	48,660	
		60% Rent	645.00	691.00	829.00	958.00	1,069.00	1,179.00			
Webster	Income limits for all projects	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$51,400
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			
Wheeler	Income limits for all projects	50% Income	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	\$54,400
		50% Rent	523.00	561.00	673.00	777.00	867.00	957.00			
		60% Income	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	
		60% Rent	628.00	673.00	808.00	933.00	1,041.00	1,149.00			
York	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income	22,000	25,150	28,300	31,400	33,950	36,450	38,950	41,450	\$62,700
		50% Rent	550.00	589.00	707.00	816.00	911.00	1,005.00			
		60% Income	26,400	30,180	33,960	37,680	40,740	43,740	46,740	49,740	
		60% Rent	660.00	707.00	849.00	980.00	1,093.00	1,206.00			
	Income Limits for Projects Place in Service After December 31, 2008 and Before December 18, 2013	50% Income	22,000	25,150	28,300	31,400	33,950	36,450	38,950	41,450	
		50% Rent	550.00	589.00	707.00	816.00	911.00	1,005.00			
		60% Income	26,400	30,180	33,960	37,680	40,740	43,740	46,740	49,740	
		60% Rent	660.00	707.00	849.00	980.00	1,093.00	1,206.00			
	Income limits for projects Placed in Service on or after December 18, 2013	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			

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