

M E M O R A N D U M



June 20, 2011

Enclosed are the new 2011 rent and income limits, which must be implemented by July 15, 2011. 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.)

Please Note: If your project placed in service on or after January 1, 2011 and your project is in the following counties; Adams, Box Butte, Butler or Nemaha, please contact NIFA to obtain the 2011 rent and income limits that apply to your project.

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2011 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective May 31, 2011)**

**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 <small>(Lancaster)</small>	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		24,450	27,950	31,450	34,900	37,700	40,500	43,300	46,100
		50% Rent	611.00	655.00	786.00	907.00	1,012.00	1,117.00			
		60% Income		29,340	33,540	37,740	41,880	45,240	48,600	51,960	55,320
	Income limits for projects Placed in Service after December 31, 2008	50% Income		24,350	27,800	31,300	34,750	37,550	40,350	43,100	45,900
		50% Rent	608.00	651.00	782.00	903.00	1,008.00	1,112.00			
		60% Income		29,220	33,360	37,560	41,700	45,060	48,420	51,720	55,080
	60% Rent	730.00	782.00	939.00	1,084.00	1,210.00	1,335.00				
Omaha MSA <small>(Cass, Douglas, Sarpy, Washington)</small>	Income limits for all projects	50% Income		24,750	28,250	31,800	35,300	38,150	40,950	43,800	46,600
		50% Rent	618.00	662.00	795.00	918.00	1,023.00	1,130.00			
		60% Income		29,700	33,900	38,160	42,360	45,780	49,140	52,560	55,920
	60% Rent	742.00	795.00	954.00	1,101.00	1,228.00	1,356.00				
So Sioux City MSA <small>(Bakora, Dixon)</small>	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		20,650	23,600	26,550	29,450	31,850	34,200	36,550	38,900
		50% Rent	516.00	553.00	663.00	766.00	855.00	943.00			
		60% Income		24,780	28,320	31,860	35,340	38,220	41,040	43,860	46,680
	Income Limits for Projects Place in Service After December 31, 2008	50% Income		20,600	23,550	26,500	29,400	31,800	34,150	36,500	38,850
		50% Rent	515.00	551.00	662.00	765.00	853.00	941.00			
		60% Income		24,720	28,260	31,800	35,280	38,160	40,980	43,800	46,620
	60% Rent	618.00	662.00	795.00	918.00	1,024.00	1,130.00				
Adams	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		20,200	23,100	26,000	28,850	31,200	33,500	35,800	38,100
		50% Rent	505.00	541.00	650.00	750.00	837.00	923.00			
		60% Income		24,240	27,720	31,200	34,620	37,440	40,200	42,960	45,720
	Income Limits for Projects Place in Service After December 31, 2008	50% Income		20,150	23,000	25,900	28,750	31,050	33,350	35,650	37,950
		50% Rent	503.00	539.00	647.00	747.00	833.00	920.00			
		60% Income		24,180	27,600	31,080	34,500	37,260	40,020	42,780	45,540
	60% Rent	604.00	647.00	777.00	897.00	1,000.00	1,104.00				
Antelope	Income limits for all projects	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00			
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520
	60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00				

\$69,500

\$70,600

\$58,800

\$57,500

\$45,400

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2011 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective May 31, 2011)**

**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					
Arthur	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		23,950	27,400	30,800	34,200	36,950	39,700	42,450	45,150	\$53,200
		50% Rent	598.00	641.00	770.00	889.00	992.00	1,095.00				
		60% Income		28,740	32,880	36,960	41,040	44,340	47,640	50,940	54,180	
		60% Rent	718.00	770.00	924.00	1,067.00	1,191.00	1,314.00				
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00				
Banner	Income limits for all projects	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	\$49,600
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00				
Blaine	Income limits for all projects	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	\$37,200
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00				
Boone	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		20,700	23,650	26,600	29,550	31,950	34,300	36,650	39,050	\$54,000
		50% Rent	517.00	554.00	665.00	768.00	857.00	946.00				
		60% Income		24,840	28,380	31,920	35,460	38,340	41,160	43,980	46,860	
		60% Rent	621.00	665.00	798.00	922.00	1,029.00	1,135.00				
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00				

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2011 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective May 31, 2011)**

**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	\$57,400
		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		20,250	23,150	26,050	28,900	31,250	33,550	35,850	38,150	
		50% Rent	506.00	542.00	651.00	751.00	838.00	925.00				
		60% Income		24,300	27,780	31,260	34,680	37,500	40,260	43,020	45,780	
		60% Rent	607.00	651.00	781.00	902.00	1,006.00	1,110.00				
Boyd	Income limits for all projects	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	\$41,800
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00				
Brown	Income limits for all projects	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	\$47,500
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00				
Buffalo	Income limits for all projects	50% Income		22,050	25,200	28,350	31,450	34,000	36,500	39,000	41,550	\$62,900
		50% Rent	551.00	590.00	708.00	818.00	912.00	1,006.00				
		60% Income		26,460	30,240	34,020	37,740	40,800	43,800	46,800	49,860	
		60% Rent	661.00	708.00	850.00	981.00	1,095.00	1,208.00				
Burt	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	\$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				
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,950	22,800	25,650	28,450	30,750	33,050	35,300	37,600	
		50% Rent	498.00	534.00	641.00	740.00	826.00	911.00				
		60% Income		23,940	27,360	30,780	34,140	36,900	39,660	42,360	45,120	
		60% Rent	598.00	641.00	769.00	888.00	991.00	1,093.00				

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2011 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective May 31, 2011)**

**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		20,300	23,200	26,100	28,950	31,300	33,600	35,900	38,250	\$57,400
		50% Rent	507.00	543.00	652.00	753.00	840.00	926.00				
		60% Income		24,360	27,840	31,320	34,740	37,560	40,320	43,080	45,900	
		60% Rent	609.00	652.00	783.00	903.00	1,008.00	1,112.00				
		50% Income		20,100	23,000	25,850	28,700	31,000	33,300	35,600	37,900	
		50% Rent	502.00	538.00	646.00	746.00	832.00	918.00				
	60% Income		24,120	27,600	31,020	34,440	37,200	39,960	42,720	45,480		
	60% Rent	603.00	646.00	775.00	895.00	999.00	1,102.00					
Cedar	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		20,900	23,900	26,900	29,850	32,250	34,650	37,050	39,450	\$56,500
		50% Rent	522.00	560.00	672.00	776.00	866.00	956.00				
		60% Income		25,080	28,680	32,280	35,820	38,700	41,580	44,460	47,340	
		60% Rent	627.00	672.00	807.00	931.00	1,039.00	1,147.00				
		50% Income		19,800	22,600	25,450	28,250	30,550	32,800	35,050	37,300	
		50% Rent	495.00	530.00	636.00	735.00	820.00	904.00				
	60% Income		23,760	27,120	30,540	33,900	36,660	39,360	42,060	44,760		
	60% Rent	594.00	636.00	763.00	882.00	984.00	1,085.00					
Chase	Income limits for all projects	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	\$51,400
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00				
Cherry	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		19,850	22,650	25,500	28,300	30,600	32,850	35,100	37,400	\$49,600
		50% Rent	496.00	531.00	637.00	736.00	821.00	906.00				
		60% Income		23,820	27,180	30,600	33,960	36,720	39,420	42,120	44,880	
		60% Rent	595.00	637.00	765.00	883.00	985.00	1,087.00				
		50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
	60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520		
	60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00					

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

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(Effective May 31, 2011)**

**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			
Cheyenne	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			
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,950	22,800	25,650	28,450	30,750	33,050	35,300	37,600
		50% Rent	498.00	534.00	641.00	740.00	826.00	911.00			
		60% Income		23,940	27,360	30,780	34,140	36,900	39,660	42,360	45,120
		60% Rent	598.00	641.00	769.00	888.00	991.00	1,093.00			
Clay	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		19,850	22,700	25,550	28,350	30,650	32,900	35,200	37,450
		50% Rent	496.00	531.00	638.00	737.00	822.00	908.00			
		60% Income		23,820	27,240	30,660	34,020	36,780	39,480	42,240	44,940
		60% Rent	595.00	638.00	766.00	885.00	987.00	1,089.00			
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00			
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00			
Colfax	Income limits for all projects	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00			
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00			
Cuming	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		22,050	25,200	28,350	31,450	34,000	36,500	39,000	41,550
		50% Rent	551.00	590.00	708.00	818.00	912.00	1,006.00			
		60% Income		26,460	30,240	34,020	37,740	40,800	43,800	46,800	49,860
		60% Rent	661.00	708.00	850.00	981.00	1,095.00	1,208.00			
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,950	22,800	25,650	28,450	30,750	33,050	35,300	37,600
		50% Rent	498.00	534.00	641.00	740.00	826.00	911.00			
		60% Income		23,940	27,360	30,780	34,140	36,900	39,660	42,360	45,120
		60% Rent	598.00	641.00	769.00	888.00	991.00	1,093.00			

\$65,700

\$53,900

\$53,100

\$58,000

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

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2011 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective May 31, 2011)**

**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				
Custer	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		20,800	23,750	26,700	29,650	32,050	34,400	36,800	39,150	\$53,100
		50% Rent	520.00	556.00	667.00	771.00	860.00	949.00				
		60% Income		24,960	28,500	32,040	35,580	38,460	41,280	44,160	46,980	
		60% Rent	624.00	668.00	801.00	925.00	1,032.00	1,139.00				
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00				
Dawes	Income limits for all projects	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	\$48,100
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00				
Dawson	Income limits for all projects	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	\$53,300
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00				
Deuel	Income limits for all projects	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	\$52,400
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00				
Dodge	Income limits for all projects	50% Income		20,350	23,250	26,150	29,050	31,400	33,700	36,050	38,350	\$58,100
		50% Rent	508.00	545.00	653.00	755.00	842.00	930.00				
		60% Income		24,420	27,900	31,380	34,860	37,680	40,440	43,260	46,020	
		60% Rent	610.00	654.00	784.00	906.00	1,011.00	1,116.00				
Dundy	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	\$56,700
		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		19,850	22,700	25,550	28,350	30,650	32,900	35,200	37,450	
		50% Rent	496.00	531.00	638.00	737.00	822.00	908.00				
		60% Income		23,820	27,240	30,660	34,020	36,780	39,480	42,240	44,940	
		60% Rent	595.00	638.00	766.00	885.00	987.00	1,089.00				

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2011 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective May 31, 2011)**

**Four
Persons
Median
Income**

COUNTY		Residents		1	2	3	4	5	6	7	8	Four Persons Median Income	
		Bedrooms	Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms					
Fillmore	Income limits for all projects	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	\$53,300	
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00					
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520		
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00					
Franklin	Income limits for all projects	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	\$45,600	
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00					
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520		
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00					
Frontier	Income limits for all projects	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	\$51,600	
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00					
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520		
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00					
Furnas	Income limits for all projects	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	\$50,000	
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00					
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520		
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00					
Gage	Income limits for all projects	50% Income		19,950	22,800	25,650	28,450	30,750	33,050	35,300	37,600	\$56,900	
		50% Rent	498.00	534.00	641.00	740.00	826.00	911.00					
		60% Income		23,940	27,360	30,780	34,140	36,900	39,660	42,360	45,120		
		60% Rent	598.00	641.00	769.00	888.00	991.00	1,093.00					
Garden	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		19,800	22,600	25,450	28,250	30,550	32,800	35,050	37,300	\$44,700	
		50% Rent	495.00	530.00	636.00	735.00	820.00	904.00					
		60% Income		23,760	27,120	30,540	33,900	36,660	39,360	42,060	44,760		
		60% Rent	594.00	636.00	763.00	882.00	984.00	1,085.00					
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100		
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00					
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520		
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00					

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2011 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective May 31, 2011)**

**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		21,400	24,450	27,500	30,550	33,000	35,450	37,900	40,350	\$50,400
		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					
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
60% Income			23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520		
	60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00					
Gosper	Income limits for all projects	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	\$51,700
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00				
Grant	Income limits for all projects	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	\$45,800
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00				
Greeley	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		22,100	25,250	28,400	31,550	34,100	36,600	39,150	41,650	\$52,000
		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					
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
60% Income			23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520		
	60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00					
Hall	Income limits for all projects	50% Income		19,750	22,600	25,400	28,200	30,500	32,750	35,000	37,250	\$56,400
		50% Rent	493.00	529.00	635.00	733.00	818.00	903.00				
		60% Income		23,700	27,120	30,480	33,840	36,600	39,300	42,000	44,700	
		60% Rent	592.00	635.00	762.00	880.00	982.00	1,083.00				
Hamilton	Income limits for all projects	50% Income		21,250	24,250	27,300	30,300	32,750	35,150	37,600	40,000	\$60,600
		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				

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2011 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective May 31, 2011)**

**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		20,800	23,800	26,750	29,700	32,100	34,500	36,850	39,250	\$52,200
		50% Rent	520.00	557.00	668.00	772.00	862.00	951.00				
		60% Income		24,960	28,560	32,100	35,640	38,520	41,400	44,220	47,100	
	60% Rent	624.00	669.00	802.00	927.00	1,035.00	1,141.00					
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
60% Income			23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520		
60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00						
Hayes	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		23,300	26,600	29,950	33,250	35,950	38,600	41,250	43,900	\$49,400
		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					
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
60% Income			23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520		
60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00						
Hitchcock	Income limits for all projects	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	\$42,900
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00				
Holt	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		20,200	23,100	26,000	28,850	31,200	33,500	35,800	38,100	\$52,100
		50% Rent	505.00	541.00	650.00	750.00	837.00	923.00				
		60% Income		24,240	27,720	31,200	34,620	37,440	40,200	42,960	45,720	
	60% Rent	606.00	649.00	780.00	900.00	1,005.00	1,108.00					
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
60% Income			23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520		
60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00						
Hooker	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		22,400	25,600	28,800	31,950	34,550	37,100	39,650	42,200	\$54,500
		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					
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
60% Income			23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520		
60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00						

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2011 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective May 31, 2011)**

**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	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		20,650	23,600	26,550	29,450	31,850	34,200	36,550	38,900	\$57,000
		50% Rent	516.00	553.00	663.00	766.00	855.00	943.00				
		60% Income		24,780	28,320	31,860	35,340	38,220	41,040	43,860	46,680	
		60% Rent	619.00	663.00	796.00	919.00	1,026.00	1,131.00				
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,950	22,800	25,650	28,450	30,750	33,050	35,300	37,600	
		50% Rent	498.00	534.00	641.00	740.00	826.00	911.00				
		60% Income		23,940	27,360	30,780	34,140	36,900	39,660	42,360	45,120	
		60% Rent	598.00	641.00	769.00	888.00	991.00	1,093.00				
Jefferson	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		19,900	22,750	25,600	28,400	30,700	32,950	35,250	37,500	\$55,800
		50% Rent	497.00	533.00	640.00	738.00	823.00	909.00				
		60% Income		23,880	27,300	30,720	34,080	36,840	39,540	42,300	45,000	
		60% Rent	597.00	639.00	768.00	886.00	988.00	1,091.00				
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00				
Johnson	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		20,250	23,150	26,050	28,900	31,250	33,550	35,850	38,150	\$57,800
		50% Rent	506.00	542.00	651.00	751.00	838.00	925.00				
		60% Income		24,300	27,780	31,260	34,680	37,500	40,260	43,020	45,780	
		60% Rent	607.00	651.00	781.00	902.00	1,006.00	1,110.00				
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,950	22,800	25,650	28,450	30,750	33,050	35,300	37,600	
		50% Rent	498.00	534.00	641.00	740.00	826.00	911.00				
		60% Income		23,940	27,360	30,780	34,140	36,900	39,660	42,360	45,120	
		60% Rent	598.00	641.00	769.00	888.00	991.00	1,093.00				
Kearney	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		22,300	25,500	28,700	31,850	34,400	36,950	39,500	42,050	\$63,700
		50% Rent	557.00	597.00	717.00	828.00	923.00	1,019.00				
		60% Income		26,760	30,600	34,440	38,220	41,280	44,340	47,400	50,460	
		60% Rent	669.00	717.00	861.00	993.00	1,108.00	1,223.00				
	Income limits for projects Placed in Service after December 31, 2008	50% Income		21,500	24,600	27,650	30,700	33,200	35,650	38,100	40,550	
		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				

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2011 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective May 31, 2011)**

**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				
Keith	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		20,550	23,450	26,400	29,300	31,650	34,000	36,350	38,700	\$54,600
		50% Rent	513.00	550.00	660.00	761.00	850.00	938.00				
		60% Income		24,660	28,140	31,680	35,160	37,980	40,800	43,620	46,440	
		60% Rent	616.00	660.00	792.00	914.00	1,020.00	1,125.00				
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00				
Keya Paha	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		23,250	26,550	29,850	33,150	35,850	38,500	41,150	43,800	\$44,700
		50% Rent	581.00	622.00	746.00	862.00	962.00	1,061.00				
		60% Income		27,900	31,860	35,820	39,780	43,020	46,200	49,380	52,560	
		60% Rent	697.00	747.00	895.00	1,035.00	1,155.00	1,274.00				
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00				
Kimball	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		21,000	24,000	27,000	29,950	32,350	34,750	37,150	39,550	\$52,400
		50% Rent	525.00	562.00	675.00	778.00	868.00	958.00				
		60% Income		25,200	28,800	32,400	35,940	38,820	41,700	44,580	47,460	
		60% Rent	630.00	675.00	810.00	934.00	1,042.00	1,150.00				
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00				
Knox	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	\$51,400
		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	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00				

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2011 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective May 31, 2011)**

**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		21,750	24,850	27,950	31,050	33,550	36,050	38,550	41,000	\$62,100
		50% Rent	543.00	582.00	698.00	807.00	901.00	994.00				
		60% Income		26,100	29,820	33,540	37,260	40,260	43,260	46,260	49,200	
	60% Rent	652.00	699.00	838.00	969.00	1,081.00	1,193.00					
	Income limits for projects Placed in Service after December 31, 2008	50% Income		21,700	24,800	27,900	30,950	33,450	35,950	38,400	40,900	
		50% Rent	542.00	581.00	697.00	805.00	898.00	991.00				
60% Income			26,040	29,760	33,480	37,140	40,140	43,140	46,080	49,080		
60% Rent	651.00	697.00	837.00	966.00	1,078.00	1,189.00						
Logan	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		19,750	22,600	25,400	28,200	30,500	32,750	35,000	37,250	\$51,900
		50% Rent	493.00	529.00	635.00	733.00	818.00	903.00				
		60% Income		23,700	27,120	30,480	33,840	36,600	39,300	42,000	44,700	
	60% 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	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
60% Income			23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520		
60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00						
Loup	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		22,600	25,800	29,050	32,250	34,850	37,450	40,000	42,600	\$44,700
		50% Rent	565.00	605.00	726.00	838.00	936.00	1,032.00				
		60% Income		27,120	30,960	34,860	38,700	41,820	44,940	48,000	51,120	
	60% Rent	678.00	726.00	871.00	1,006.00	1,123.00	1,239.00					
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
60% Income			23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520		
60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00						
Madison	Income limits for all projects	50% Income		21,000	24,000	27,000	30,000	32,400	34,800	37,200	39,600	\$60,000
		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						
McPherson	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		27,750	31,700	35,650	39,600	42,800	45,950	49,150	52,300	\$60,400
		50% Rent	693.00	743.00	891.00	1,030.00	1,148.00	1,268.00				
		60% Income		33,300	38,040	42,780	47,520	51,360	55,140	58,980	62,760	
	60% Rent	832.00	891.00	1,069.00	1,236.00	1,378.00	1,521.00					
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,950	22,800	25,650	28,450	30,750	33,050	35,300	37,600	
		50% Rent	498.00	534.00	641.00	740.00	826.00	911.00				
60% Income			23,940	27,360	30,780	34,140	36,900	39,660	42,360	45,120		
60% Rent	598.00	641.00	769.00	888.00	991.00	1,093.00						

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2011 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective May 31, 2011)**

**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				
Merrick	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		20,750	23,700	26,650	29,600	32,000	34,350	36,750	39,100	\$56,300
		50% Rent	518.00	555.00	666.00	770.00	858.00	948.00				
		60% Income		24,900	28,440	31,980	35,520	38,400	41,220	44,100	46,920	
	60% Rent	622.00	666.00	799.00	924.00	1,030.00	1,137.00					
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,750	22,550	25,350	28,150	30,450	32,700	34,950	37,200	
		50% Rent	493.00	528.00	633.00	732.00	817.00	901.00				
60% Income			23,700	27,060	30,420	33,780	36,540	39,240	41,940	44,640		
60% Rent	592.00	634.00	760.00	879.00	981.00	1,082.00						
Morrill	Income limits for all projects	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	\$49,000
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00				
Nance	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		19,800	22,600	25,450	28,250	30,550	32,800	35,050	37,300	\$53,300
		50% Rent	495.00	530.00	636.00	735.00	820.00	904.00				
		60% Income		23,760	27,120	30,540	33,900	36,660	39,360	42,060	44,760	
	60% Rent	594.00	636.00	763.00	882.00	984.00	1,085.00					
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
60% Income			23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520		
60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00						
Nemaha	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	\$57,500
		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 Place in Service after December 31, 2008	50% Income		20,150	23,000	25,900	28,750	31,050	33,350	35,650	37,950	
		50% Rent	503.00	539.00	647.00	747.00	833.00	920.00				
60% Income			24,180	27,600	31,080	34,500	37,260	40,020	42,780	45,540		
60% Rent	604.00	647.00	777.00	897.00	1,000.00	1,104.00						

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2011 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective May 31, 2011)**

**Four
Persons
Median
Income**
\$42,100

COUNTY		Residents		1	2	3	4	5	6	7	8
		Bedrooms	Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms			
Nuckolls	Income limits for all projects	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00			
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00			

Otoe	Income limits for all projects	50% Income		20,750	23,700	26,650	29,600	32,000	34,350	36,750	39,100
		50% Rent	518.00	555.00	666.00	770.00	858.00	948.00			
		60% Income		24,900	28,440	31,980	35,520	38,400	41,220	44,100	46,920
		60% Rent	622.00	666.00	799.00	924.00	1,030.00	1,137.00			

Pawnee	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		20,650	23,600	26,550	29,500	31,900	34,250	36,600	38,950
		50% Rent	516.00	553.00	663.00	767.00	856.00	944.00			
		60% Income		24,780	28,320	31,860	35,400	38,280	41,100	43,920	46,740
		60% Rent	619.00	663.00	796.00	921.00	1,027.00	1,133.00			
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00			
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00			

Perkins	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		20,400	23,300	26,200	29,100	31,450	33,800	36,100	38,450
		50% Rent	510.00	546.00	655.00	756.00	845.00	931.00			
		60% Income		24,480	27,960	31,440	34,920	37,740	40,560	43,320	46,140
		60% Rent	612.00	655.00	786.00	908.00	1,014.00	1,118.00			
	Income limits for projects Placed in Service after December 31, 2008	50% Income		20,150	23,000	25,900	28,750	31,050	33,350	35,650	37,950
		50% Rent	503.00	539.00	647.00	747.00	833.00	920.00			
		60% Income		24,180	27,600	31,080	34,500	37,260	40,020	42,780	45,540
		60% Rent	604.00	647.00	777.00	897.00	1,000.00	1,104.00			

Phelps	Income limits for all projects	50% Income		21,350	24,400	27,450	30,450	32,900	35,350	37,800	40,200
		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			

Pierce	HERA LIMITS for projects Placed in Service prior to January 1, 2009	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 after December 31, 2008	50% Income		19,950	22,800	25,650	28,450	30,750	33,050	35,300	37,600
		50% Rent	498.00	534.00	641.00	740.00	826.00	911.00			
		60% Income		23,940	27,360	30,780	34,140	36,900	39,660	42,360	45,120
		60% Rent	598.00	641.00	769.00	888.00	991.00	1,093.00			

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2011 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective May 31, 2011)**

**Four
Persons
Median
Income**
\$61,900

COUNTY		Residents		1	2	3	4	5	6	7	8
		Bedrooms	Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms			
Platte	Income limits for all projects	50% Income		21,700	24,800	27,900	30,950	33,450	35,950	38,400	40,900
		50% Rent	542.00	581.00	697.00	805.00	898.00	991.00			
		60% Income		26,040	29,760	33,480	37,140	40,140	43,140	46,080	49,080
		60% Rent	651.00	697.00	837.00	966.00	1,078.00	1,189.00			

Polk	Income limits for all projects	50% Income		20,650	23,600	26,550	29,450	31,850	34,200	36,550	38,900
		50% Rent	516.00	553.00	663.00	766.00	855.00	943.00			
		60% Income		24,780	28,320	31,860	35,340	38,220	41,040	43,860	46,680
		60% Rent	619.00	663.00	796.00	919.00	1,026.00	1,131.00			

Red Willow	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		19,950	22,800	25,650	28,500	30,800	33,100	35,350	37,650
		50% Rent	498.00	534.00	641.00	741.00	827.00	912.00			
		60% Income		23,940	27,360	30,780	34,200	36,960	39,720	42,420	45,180
		60% Rent	598.00	641.00	769.00	889.00	993.00	1,095.00			
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00			
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00			

Richardson	Income limits for all projects	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00			
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00			

Rock	HERA LIMITS for projects Placed in Service prior to January 1, 2009	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			
		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			
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00			
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00			

Saline	Income limits for all projects	50% Income		20,300	23,200	26,100	28,950	31,300	33,600	35,900	38,250
		50% Rent	507.00	543.00	652.00	753.00	840.00	926.00			
		60% Income		24,360	27,840	31,320	34,740	37,560	40,320	43,080	45,900
		60% Rent	609.00	652.00	783.00	903.00	1,008.00	1,112.00			

\$58,900

\$55,500

\$50,300

\$45,500

\$57,900

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2011 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective May 31, 2011)**

**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				
Saunders	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		24,300	27,800	31,250	34,700	37,500	40,300	43,050	45,850	\$69,400
		50% Rent	607.00	651.00	781.00	902.00	1,007.00	1,111.00				
		60% Income		29,160	33,360	37,500	41,640	45,000	48,360	51,660	55,020	
		60% Rent	729.00	781.00	937.00	1,083.00	1,209.00	1,333.00				
	Income Limits for Projects Place in Service On or After May 14, 2010	50% Income		23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	
		50% Rent	595.00	637.00	765.00	884.00	986.00	1,088.00				
		60% Income		28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	
		60% Rent	714.00	765.00	918.00	1,061.00	1,183.00	1,306.00				
Scotts Bluff	Income limits for all projects	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	\$52,200
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00				
Seward	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		25,650	29,300	32,950	36,600	39,550	42,500	45,400	48,350	\$73,200
		50% Rent	641.00	686.00	823.00	951.00	1,062.00	1,171.00				
		60% Income		30,780	35,160	39,540	43,920	47,460	51,000	54,480	58,020	
		60% Rent	769.00	824.00	988.00	1,142.00	1,275.00	1,406.00				
	Income limits for all projects	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				
Sheridan	Income limits for all projects	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	\$43,000
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00				
Sherman	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		21,150	24,200	27,200	30,200	32,650	35,050	37,450	39,900	\$49,900
		50% Rent	528.00	566.00	680.00	785.00	876.00	966.00				
		60% Income		25,380	29,040	32,640	36,240	39,180	42,060	44,940	47,880	
		60% Rent	634.00	680.00	816.00	942.00	1,051.00	1,160.00				
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00				

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2011 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective May 31, 2011)**

**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				
Sioux	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		25,350	28,950	32,550	36,150	39,050	41,950	44,850	47,750	\$54,700
		50% Rent	633.00	678.00	813.00	940.00	1,048.00	1,157.00				
		60% Income		30,420	34,740	39,060	43,380	46,860	50,340	53,820	57,300	
	60% Rent	760.00	814.00	976.00	1,128.00	1,258.00	1,389.00					
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
60% Income			23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520		
60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00						
Stanton	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		19,900	22,750	25,600	28,400	30,700	32,950	35,250	37,500	\$56,700
		50% Rent	497.00	533.00	640.00	738.00	823.00	909.00				
		60% Income		23,880	27,300	30,720	34,080	36,840	39,540	42,300	45,000	
	60% Rent	597.00	639.00	768.00	886.00	988.00	1,091.00					
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,850	22,700	25,550	28,350	30,650	32,900	35,200	37,450	
		50% Rent	496.00	531.00	638.00	737.00	822.00	908.00				
60% Income			23,820	27,240	30,660	34,020	36,780	39,480	42,240	44,940		
60% Rent	595.00	638.00	766.00	885.00	987.00	1,089.00						
Thayer	Income limits for all projects	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	\$52,100
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	
60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00						
Thomas	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		24,900	28,450	32,000	35,550	38,400	41,250	44,100	46,950	\$62,600
		50% Rent	622.00	666.00	800.00	924.00	1,031.00	1,138.00				
		60% Income		29,880	34,140	38,400	42,660	46,080	49,500	52,920	56,340	
	60% Rent	747.00	800.00	960.00	1,109.00	1,237.00	1,365.00					
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,950	22,800	25,650	28,450	30,750	33,050	35,300	37,600	
		50% Rent	498.00	534.00	641.00	740.00	826.00	911.00				
60% Income			23,940	27,360	30,780	34,140	36,900	39,660	42,360	45,120		
60% Rent	598.00	641.00	769.00	888.00	991.00	1,093.00						
Thurston	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		23,500	26,850	30,200	33,550	36,250	38,950	41,650	44,300	\$50,500
		50% Rent	587.00	629.00	755.00	872.00	973.00	1,074.00				
		60% Income		28,200	32,220	36,240	40,260	43,500	46,740	49,980	53,160	
	60% Rent	705.00	755.00	906.00	1,047.00	1,168.00	1,289.00					
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
60% Income			23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520		
60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00						

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2011 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective May 31, 2011)**

**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				
Valley	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		20,150	23,000	25,900	28,750	31,050	33,350	35,650	37,950	\$48,800
		50% Rent	503.00	539.00	647.00	747.00	833.00	920.00				
		60% Income		24,180	27,600	31,080	34,500	37,260	40,020	42,780	45,540	
	60% Rent	604.00	647.00	777.00	897.00	1,000.00	1,104.00					
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
60% Income			23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520		
	60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00					
Wayne	Income limits for all projects	50% Income		20,450	23,350	26,250	29,150	31,500	33,850	36,150	38,500	\$58,300
		50% Rent	511.00	547.00	656.00	758.00	846.00	933.00				
		60% Income		24,540	28,020	31,500	34,980	37,800	40,620	43,380	46,200	
		60% Rent	613.00	657.00	787.00	909.00	1,015.00	1,119.00				
Webster	Income limits for all projects	50% Income		19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	\$47,900
		50% Rent	492.00	527.00	632.00	730.00	815.00	899.00				
		60% Income		23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	
		60% Rent	591.00	633.00	759.00	876.00	978.00	1,079.00				
Wheeler	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		25,900	29,600	33,300	37,000	40,000	42,950	45,900	48,850	\$60,700
		50% Rent	647.00	693.00	832.00	962.00	1,073.00	1,184.00				
		60% Income		31,080	35,520	39,960	44,400	48,000	51,540	55,080	58,620	
	60% Rent	777.00	832.00	999.00	1,155.00	1,288.00	1,421.00					
	Income limits for projects Placed in Service after December 31, 2008	50% Income		19,950	22,800	25,650	28,450	30,750	33,050	35,300	37,600	
		50% Rent	498.00	534.00	641.00	740.00	826.00	911.00				
60% Income			23,940	27,360	30,780	34,140	36,900	39,660	42,360	45,120		
	60% Rent	598.00	641.00	769.00	888.00	991.00	1,093.00					
York	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		21,650	24,750	27,850	30,900	33,400	35,850	38,350	40,800	\$61,800
		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 after December 31, 2008	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					

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