

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

**Four
Persons
Median
Income**

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

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