

M E M O R A N D U M



December 28, 2011

Enclosed are the new 2012 rent and income limits, which must be implemented by January 14, 2012. 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
2012 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective December 1, 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 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	\$70,500
		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 Placed in Service after December 31, 2008	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						
Omaha MSA <small>(Cass, Douglas, Sarpy, Washington)</small>	Income limits for all projects	50% Income		25,050	28,600	32,200	35,750	38,650	41,500	44,350	47,200	\$71,500
		50% Rent	626.00	670.00	805.00	930.00	1,037.00	1,144.00				
		60% Income		30,060	34,320	38,640	42,900	46,380	49,800	53,220	56,640	
60% Rent	751.00	804.00	966.00	1,116.00	1,245.00	1,373.00						
So Sioux City MSA <small>(Bakota, Dixon)</small>	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	\$59,600
		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					
	Income Limits for Projects Place in Service After December 31, 2008	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						
Adams	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						
Antelope	Income limits for all projects	50% Income		19,950	22,800	25,650	28,500	30,800	33,100	35,350	37,650	\$46,100
		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						
Arthur	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		24,300	27,750	31,200	34,650	37,450	40,200	43,000	45,750	\$53,900
		50% Rent	607.00	650.00	780.00	901.00	1,005.00	1,109.00				
		60% Income		29,160	33,300	37,440	41,580	44,940	48,240	51,600	54,900	
	60% Rent	729.00	780.00	936.00	1,081.00	1,206.00	1,331.00					
	Income limits for projects Placed in Service after December 31, 2008	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						

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2012 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective December 1, 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					
Banner	Income limits for all projects	50% Income		19,950	22,800	25,650	28,500	30,800	33,100	35,350	37,650	\$50,300	
		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					
Blaine	Income limits for all projects	50% Income		19,950	22,800	25,650	28,500	30,800	33,100	35,350	37,650	\$37,700	
		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					
Boone	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	\$54,700	
		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		19,950	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					
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	\$58,200	
		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 Place in Service After December 31, 2008 and Before May 31, 2011	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		20,400	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						
Boyd	Income limits for all projects	50% Income		19,950	22,800	25,650	28,500	30,800	33,100	35,350	37,650	\$42,400	
		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					

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2012 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective December 1, 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				
Brown	Income limits for all projects	50% Income		19,950	22,800	25,650	28,500	30,800	33,100	35,350	37,650	\$48,100
		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				
Buffalo	Income limits for all projects	50% Income		22,350	25,550	28,750	31,900	34,500	37,050	39,600	42,150	\$63,800
		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				
Burt	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	\$59,200
		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	
	Income limits for projects Placed in Service after December 31, 2008	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				
Butler	Income limits for projects Placed in Service after December 31, 2008	50% Income		20,400	23,300	26,200	29,100	31,450	33,800	36,100	38,450	\$58,200
		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				
Cedar	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		21,250	24,250	27,300	30,300	32,750	35,150	37,600	40,000	\$57,300
		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	
	Income limits for projects Placed in Service after December 31, 2008	50% Income		20,100	22,950	25,800	28,650	30,950	33,250	35,550	37,850	
		50% Rent	502.00	538.00	645.00	745.00	831.00	917.00				
		60% Income		24,120	27,540	30,960	34,380	37,140	39,900	42,660	45,420	
		60% Rent	603.00	645.00	774.00	894.00	997.00	1,101.00				
Chase	Income limits for all projects	50% Income		19,950	22,800	25,650	28,500	30,800	33,100	35,350	37,650	\$52,200
		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				

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2012 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective December 1, 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				
Cherry	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		20,100	23,000	25,850	28,700	31,000	33,300	35,600	37,900	\$50,300
		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				
	Income limits for projects Placed in Service after December 31, 2008	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				
Cheyenne	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		24,250	27,700	31,150	34,600	37,400	40,150	42,950	45,700	\$66,600
		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				
	Income limits for projects Placed in Service after December 31, 2008	50% Income		20,900	23,900	26,900	29,850	32,250	34,650	37,050	39,450	
		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				
Clay	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		20,200	23,050	25,950	28,800	31,150	33,450	35,750	38,050	\$54,700
		50% Rent	505.00	540.00	648.00	749.00	836.00	922.00				
		60% Income		24,240	27,660	31,140	34,560	37,380	40,140	42,900	45,660	
		60% Rent	606.00	648.00	778.00	899.00	1,003.00	1,107.00				
	Income limits for projects Placed in Service after December 31, 2008	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				
Colfax	Income limits for all projects	50% Income		19,950	22,800	25,650	28,500	30,800	33,100	35,350	37,650	\$53,800
		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				

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

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2012 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective December 1, 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				
Cuming	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	\$58,800
		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		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				
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	\$53,800
		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		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				
Dawes	Income limits for all projects	50% Income		19,950	22,800	25,650	28,500	30,800	33,100	35,350	37,650	\$48,700
		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				
Dawson	Income limits for all projects	50% Income		19,950	22,800	25,650	28,500	30,800	33,100	35,350	37,650	\$54,000
		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				
Deuel	Income limits for all projects	50% Income		19,950	22,800	25,650	28,500	30,800	33,100	35,350	37,650	\$53,100
		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				
Dodge	Income limits for all projects	50% Income		20,650	23,600	26,550	29,450	31,850	34,200	36,550	38,900	\$58,900
		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				

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

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**Four
Persons
Median
Income**

COUNTY		Residents		1	2	3	4	5	6	7	8	
		Bedrooms	Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms				
Dundy	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		23,200	26,500	29,800	33,100	35,750	38,400	41,050	43,700	\$57,500
		50% Rent	580.00	621.00	745.00	860.00	960.00	1,059.00				
		60% Income		27,840	31,800	35,760	39,720	42,900	46,080	49,260	52,440	
	60% Rent	696.00	745.00	894.00	1,032.00	1,152.00	1,271.00					
	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					
Fillmore	Income limits for all projects	50% Income		19,950	22,800	25,650	28,500	30,800	33,100	35,350	37,650	\$54,000
		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				
Franklin	Income limits for all projects	50% Income		19,950	22,800	25,650	28,500	30,800	33,100	35,350	37,650	\$46,200
		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				
Frontier	Income limits for all projects	50% Income		19,950	22,800	25,650	28,500	30,800	33,100	35,350	37,650	\$52,300
		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				
Furnas	Income limits for all projects	50% Income		19,950	22,800	25,650	28,500	30,800	33,100	35,350	37,650	\$50,700
		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				
Gage	Income limits for all projects	50% Income		20,200	23,100	26,000	28,850	31,200	33,500	35,800	38,100	\$57,700
		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				

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2012 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective December 1, 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			
Garden	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		20,050	22,900	25,750	28,600	30,900	33,200	35,500	37,800
		50% Rent	501.00	536.00	643.00	743.00	830.00	916.00			
		60% Income		24,060	27,480	30,900	34,320	37,080	39,840	42,600	45,360
	60% Rent	601.00	644.00	772.00	892.00	996.00	1,099.00				
	Income limits for projects Placed in Service after December 31, 2008	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					
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
		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		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					
Gosper	Income limits for all projects	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					
Grant	Income limits for all projects	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					
Greeley	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
		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		19,950	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					

\$45,300

\$51,100

\$52,400

\$46,400

\$52,700

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2012 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective December 1, 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				
Hall	Income limits for all projects	50% Income		20,000	22,850	25,700	28,550	30,850	33,150	35,450	37,700	\$57,100
		50% Rent	500.00	535.00	642.00	742.00	828.00	914.00				
		60% Income		24,000	27,420	30,840	34,260	37,020	39,780	42,540	45,240	
		60% Rent	600.00	642.00	771.00	891.00	994.00	1,097.00				
Hamilton	Income limits for all projects	50% Income		21,550	24,600	27,700	30,750	33,250	35,700	38,150	40,600	\$61,500
		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				
Harlan	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		21,100	24,100	27,100	30,100	32,550	34,950	37,350	39,750	\$52,900
		50% Rent	527.00	565.00	677.00	783.00	873.00	963.00				
		60% Income		25,320	28,920	32,520	36,120	39,060	41,940	44,820	47,700	
	60% Rent	633.00	678.00	813.00	939.00	1,048.00	1,156.00					
	Income limits for projects Placed in Service after December 31, 2008	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		
Hayes	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		23,600	27,000	30,350	33,700	36,400	39,100	41,800	44,500	\$50,100
		50% Rent	590.00	632.00	758.00	876.00	977.00	1,078.00				
		60% Income		28,320	32,400	36,420	40,440	43,680	46,920	50,160	53,400	
	60% Rent	708.00	759.00	910.00	1,051.00	1,173.00	1,294.00					
	Income limits for projects Placed in Service after December 31, 2008	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		
Hitchcock	Income limits for all projects	50% Income		19,950	22,800	25,650	28,500	30,800	33,100	35,350	37,650	\$43,500
		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				
Holt	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		20,450	23,400	26,300	29,200	31,550	33,900	36,250	38,550	\$52,800
		50% Rent	511.00	548.00	657.00	759.00	847.00	935.00				
		60% Income		24,540	28,080	31,560	35,040	37,860	40,680	43,500	46,260	
	60% Rent	613.00	657.00	789.00	911.00	1,017.00	1,122.00					
	Income limits for projects Placed in Service after December 31, 2008	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		

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2012 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective December 1, 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			
Hooker	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		22,650	25,900	29,150	32,350	34,950	37,550	40,150	42,750
		50% Rent	566.00	606.00	728.00	841.00	938.00	1,036.00			
		60% Income		27,180	31,080	34,980	38,820	41,940	45,060	48,180	51,300
	Income limits for projects Placed in Service after December 31, 2008	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				
Howard	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
		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
	Income limits for projects Placed in Service after December 31, 2008	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				
Jefferson	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
		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
	Income limits for projects Placed in Service after December 31, 2008	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				
Johnson	Income limits for all projects	50% Income		20,550	23,450	26,400	29,300	31,650	34,000	36,350	38,700
		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				

\$55,200

\$57,800

\$56,500

\$58,600

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2012 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective December 1, 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					
Kearney	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		22,650	25,850	29,100	32,300	34,900	37,500	40,100	42,650	\$64,600
		50% Rent	566.00	606.00	727.00	840.00	937.00	1,034.00				
		60% Income		27,180	31,020	34,920	38,760	41,880	45,000	48,120	51,180	
		60% Rent	679.00	727.00	873.00	1,008.00	1,125.00	1,241.00				
	Income limits for projects Placed in Service after December 31, 2008	50% Income		22,550	25,800	29,000	32,200	34,800	37,400	39,950	42,550	
		50% Rent	563.00	604.00	725.00	837.00	935.00	1,031.00				
		60% Income		27,060	30,960	34,800	38,640	41,760	44,880	47,940	51,060	
		60% Rent	676.00	725.00	870.00	1,005.00	1,122.00	1,237.00				
Keith	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	\$55,400
		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		19,950	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				
Keya Paha	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	\$45,300
		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		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				
Kimball	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		21,250	24,300	27,350	30,350	32,800	35,250	37,650	40,100	\$53,100
		50% Rent	531.00	569.00	683.00	789.00	881.00	971.00				
		60% Income		25,500	29,160	32,820	36,420	39,360	42,300	45,180	48,120	
		60% Rent	637.00	683.00	820.00	947.00	1,057.00	1,166.00				
	Income limits for projects Placed in Service after December 31, 2008	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				

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2012 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective December 1, 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				
Knox	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		22,150	25,300	28,450	31,600	34,150	36,700	39,200	41,750	\$52,100
		50% Rent	553.00	593.00	711.00	821.00	917.00	1,011.00				
		60% Income		26,580	30,360	34,140	37,920	40,980	44,040	47,040	50,100	
		60% Rent	664.00	711.00	853.00	986.00	1,101.00	1,214.00				
	Income limits for projects Placed in Service after December 31, 2008	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				
Lincoln	Income limits for all projects	50% Income		22,050	25,200	28,350	31,500	34,050	36,550	39,100	41,600	\$63,000
		50% Rent	551.00	590.00	708.00	819.00	913.00	1,008.00				
		60% Income		26,460	30,240	34,020	37,800	40,860	43,860	46,920	49,920	
		60% Rent	661.00	708.00	850.00	983.00	1,096.00	1,210.00				
Logan	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		20,000	22,850	25,700	28,550	30,850	33,150	35,450	37,700	\$52,600
		50% Rent	500.00	535.00	642.00	742.00	828.00	914.00				
		60% Income		24,000	27,420	30,840	34,260	37,020	39,780	42,540	45,240	
		60% Rent	600.00	642.00	771.00	891.00	994.00	1,097.00				
	Income limits for projects Placed in Service after December 31, 2008	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				
Loup	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	\$45,300
		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				
	Income limits for projects Placed in Service after December 31, 2008	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				
Madison	Income limits for all projects	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				

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2012 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective December 1, 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					
McPherson	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		28,150	32,150	36,150	40,150	43,400	46,600	49,800	53,000	\$61,200
		50% Rent	703.00	753.00	903.00	1,044.00	1,165.00	1,285.00				
		60% Income		33,780	38,580	43,380	48,180	52,080	55,920	59,760	63,600	
	60% Rent	844.00	904.00	1,084.00	1,253.00	1,398.00	1,542.00					
	Income limits for projects Placed in Service after December 31, 2008	50% Income		20,900	23,900	26,900	29,850	32,250	34,650	37,050	39,450	
		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						
Merrick	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		21,000	24,000	27,000	30,000	32,400	34,800	37,200	39,600	\$57,100
		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					
	Income limits for projects Placed in Service after December 31, 2008	50% Income		20,000	22,850	25,700	28,550	30,850	33,150	35,450	37,700	
		50% Rent	500.00	535.00	642.00	742.00	828.00	914.00				
60% Income			24,000	27,420	30,840	34,260	37,020	39,780	42,540	45,240		
60% Rent	600.00	642.00	771.00	891.00	994.00	1,097.00						
Morrill	Income limits for all projects	50% Income		19,950	22,800	25,650	28,500	30,800	33,100	35,350	37,650	\$49,600
		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						
Nance	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		20,050	22,900	25,750	28,600	30,900	33,200	35,500	37,800	\$54,000
		50% Rent	501.00	536.00	643.00	743.00	830.00	916.00				
		60% Income		24,060	27,480	30,900	34,320	37,080	39,840	42,600	45,360	
	60% Rent	601.00	644.00	772.00	892.00	996.00	1,099.00					
	Income limits for projects Placed in Service after December 31, 2008	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						

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2012 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective December 1, 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			
Nemaha	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		21,600	24,700	27,800	30,850	33,350	35,800	38,300	40,750
		50% Rent	540.00	578.00	695.00	802.00	895.00	988.00			
		60% Income		25,920	29,640	33,360	37,020	40,020	42,960	45,960	48,900
	60% Rent	648.00	694.00	834.00	963.00	1,074.00	1,185.00				
	Income Limits for Projects Place in Service after December 31, 2008	50% Income		20,450	23,350	26,250	29,150	31,500	33,850	36,150	38,500
		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					
Nuckolls	Income limits for all projects	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			
Otoe	Income limits for all projects	50% Income		21,050	24,050	27,050	30,050	32,500	34,900	37,300	39,700
		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			
Pawnee	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
		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 after December 31, 2008	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					
Perkins	Income limits for all projects	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			
Phelps	Income limits for all projects	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			

\$58,300

\$42,600

\$60,100

\$52,400

\$59,000

\$61,800

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2012 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective December 1, 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				
Pierce	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	\$61,400
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00				
		60% Income		26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00				
	Income limits for projects Placed in Service after December 31, 2008	50% Income		20,900	23,900	26,900	29,850	32,250	34,650	37,050	39,450	
		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				
Platte	Income limits for all projects	50% Income		21,950	25,100	28,250	31,350	33,900	36,400	38,900	41,400	\$62,700
		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				
Polk	Income limits for all projects	50% Income		20,900	23,900	26,900	29,850	32,250	34,650	37,050	39,450	\$59,700
		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				
Red Willow	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	\$56,300
		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				
	Income limits for projects Placed in Service after December 31, 2008	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				
Richardson	Income limits for all projects	50% Income		19,950	22,800	25,650	28,500	30,800	33,100	35,350	37,650	\$51,000
		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				

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2012 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective December 1, 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			
Rock	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		22,550	25,800	29,000	32,200	34,800	37,400	39,950	42,550
		50% Rent	563.00	604.00	725.00	837.00	935.00	1,031.00			
		60% Income		27,060	30,960	34,800	38,640	41,760	44,880	47,940	51,060
		60% Rent	676.00	725.00	870.00	1,005.00	1,122.00	1,237.00			
	Income limits for projects Placed in Service after December 31, 2008	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			
Saline	Income limits for all projects	50% Income		20,550	23,500	26,450	29,350	31,700	34,050	36,400	38,750
		50% Rent	513.00	550.00	661.00	763.00	851.00	939.00			
		60% Income		24,660	28,200	31,740	35,220	38,040	40,860	43,680	46,500
		60% Rent	616.00	660.00	793.00	915.00	1,021.00	1,127.00			
Saunders	Income limits for all projects	50% Income		24,650	28,150	31,650	35,150	38,000	40,800	43,600	46,400
		50% Rent	616.00	660.00	791.00	914.00	1,020.00	1,125.00			
		60% Income		29,580	33,780	37,980	42,180	45,600	48,960	52,320	55,680
		60% Rent	739.00	792.00	949.00	1,097.00	1,224.00	1,350.00			
Scotts Bluff	Income limits for all projects	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			
Seward	Income limits for all projects	50% Income		26,000	29,700	33,400	37,100	40,100	43,050	46,050	49,000
		50% Rent	650.00	696.00	835.00	965.00	1,076.00	1,188.00			
		60% Income		31,200	35,640	40,080	44,520	48,120	51,660	55,260	58,800
		60% Rent	780.00	835.00	1,002.00	1,158.00	1,291.00	1,425.00			
Sheridan	Income limits for all projects	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			

\$46,100

\$58,700

\$70,300

\$52,900

\$74,200

\$43,600

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2012 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective December 1, 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				
Sherman	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	\$50,500
		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		19,950	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						
Sioux	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		25,700	29,350	33,000	36,650	39,600	42,550	45,450	48,400	\$55,500
		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					
	Income limits for projects Placed in Service after December 31, 2008	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						
Stanton	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	\$57,400
		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		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						
Thayer	Income limits for all projects	50% Income		19,950	22,800	25,650	28,500	30,800	33,100	35,350	37,650	\$52,800
		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						
Thomas	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		25,250	28,850	32,450	36,050	38,950	41,850	44,750	47,600	\$63,500
		50% Rent	631.00	676.00	811.00	937.00	1,046.00	1,154.00				
		60% Income		30,300	34,620	38,940	43,260	46,740	50,220	53,700	57,120	
	60% Rent	757.00	811.00	973.00	1,125.00	1,255.00	1,385.00					
	Income limits for projects Placed in Service after December 31, 2008	50% Income		20,900	23,900	26,900	29,850	32,250	34,650	37,050	39,450	
		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						

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

**NEBRASKA INVESTMENT FINANCE AUTHORITY
2012 MAXIMUM GROSS INCOME & RENT LIMITS
(Effective December 1, 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				
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	\$51,100
		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		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					
Valley	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		20,450	23,350	26,250	29,150	31,500	33,850	36,150	38,500	\$49,500
		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					
	Income limits for projects Placed in Service after December 31, 2008	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					
Wayne	Income limits for all projects	50% Income		20,700	23,650	26,600	29,550	31,950	34,300	36,650	39,050	\$59,100
		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				
Webster	Income limits for all projects	50% Income		19,950	22,800	25,650	28,500	30,800	33,100	35,350	37,650	\$48,500
		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				
Wheeler	HERA LIMITS for projects Placed in Service prior to January 1, 2009	50% Income		26,300	30,050	33,800	37,550	40,600	43,600	46,600	49,600	\$61,600
		50% Rent	657.00	704.00	845.00	976.00	1,090.00	1,202.00				
		60% Income		31,560	36,060	40,560	45,060	48,720	52,320	55,920	59,520	
	60% Rent	789.00	845.00	1,014.00	1,172.00	1,308.00	1,443.00					
	Income limits for projects Placed in Service after December 31, 2008	50% Income		20,900	23,900	26,900	29,850	32,250	34,650	37,050	39,450	
		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					
York	Income limits for all projects	50% Income		21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	\$62,600
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00				
		60% Income		26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00				

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