

2025 INCOME LIMITS Effective June 1, 2025

Household Size→ County/Metropolitan Statistical Area (MSA)↓	100% Area Median Income (AMI)							
	1 Person(s)	2 Person(s)	3 Person(s)	4 Person(s)	5 Person(s)	6 Person(s)	7 Person(s)	8 Person(s)
Adams County, NE	\$ 64,700	\$ 73,900	\$ 83,200	\$ 92,400	\$ 99,800	\$ 107,200	\$ 114,600	\$ 122,000
Antelope County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Arthur County, NE	\$ 70,000	\$ 79,900	\$ 89,900	\$ 99,900	\$ 107,900	\$ 115,900	\$ 123,900	\$ 131,900
Banner County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Blaine County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Boone County, NE	\$ 66,100	\$ 75,500	\$ 84,900	\$ 94,300	\$ 101,900	\$ 109,400	\$ 117,000	\$ 124,500
Box Butte County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Boyd County, NE	\$ 66,200	\$ 75,600	\$ 85,100	\$ 94,500	\$ 102,100	\$ 109,700	\$ 117,200	\$ 124,800
Brown County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Buffalo County, NE	\$ 73,400	\$ 83,900	\$ 94,400	\$ 104,800	\$ 113,200	\$ 121,600	\$ 130,000	\$ 138,400
Burt County, NE	\$ 64,400	\$ 73,600	\$ 82,700	\$ 91,900	\$ 99,300	\$ 106,700	\$ 114,000	\$ 121,400
Butler County, NE	\$ 70,800	\$ 80,900	\$ 90,900	\$ 101,100	\$ 109,200	\$ 117,300	\$ 125,400	\$ 133,500
Cedar County, NE	\$ 72,300	\$ 82,600	\$ 92,900	\$ 103,200	\$ 111,500	\$ 119,800	\$ 128,000	\$ 136,300
Chase County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Cherry County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Cheyenne County, NE	\$ 63,400	\$ 72,400	\$ 81,500	\$ 90,500	\$ 97,800	\$ 105,000	\$ 112,200	\$ 119,500
Clay County, NE	\$ 67,500	\$ 77,100	\$ 86,700	\$ 96,300	\$ 104,100	\$ 111,800	\$ 119,500	\$ 127,200
Colfax County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Cuming County, NE	\$ 66,900	\$ 76,400	\$ 86,000	\$ 95,500	\$ 103,200	\$ 110,800	\$ 118,500	\$ 126,100
Custer County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Dawes County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Dawson County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Deuel County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Dixon County, NE	\$ 69,500	\$ 79,400	\$ 89,300	\$ 99,200	\$ 107,200	\$ 115,100	\$ 123,100	\$ 131,000
Dodge County, NE	\$ 68,300	\$ 78,000	\$ 87,800	\$ 97,500	\$ 105,300	\$ 113,100	\$ 120,900	\$ 128,700
Dundy County, NE	\$ 68,300	\$ 78,000	\$ 87,800	\$ 97,500	\$ 105,300	\$ 113,100	\$ 120,900	\$ 128,700
Fillmore County, NE	\$ 75,600	\$ 86,400	\$ 97,200	\$ 107,900	\$ 116,600	\$ 125,200	\$ 133,800	\$ 142,500
Franklin County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Frontier County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Furnas County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Gage County, NE	\$ 66,800	\$ 76,300	\$ 85,800	\$ 95,300	\$ 103,000	\$ 110,600	\$ 118,200	\$ 125,800
Garden County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Garfield County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Gosper County, NE	\$ 66,100	\$ 75,500	\$ 84,900	\$ 94,300	\$ 101,900	\$ 109,400	\$ 117,000	\$ 124,500
Grant County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Greeley County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Hall County, NE HUD Metro FMR Area	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Hamilton County, NE	\$ 73,800	\$ 84,300	\$ 94,900	\$ 105,400	\$ 113,900	\$ 122,300	\$ 130,700	\$ 139,100
Harlan County, NE	\$ 70,000	\$ 79,900	\$ 89,900	\$ 99,900	\$ 107,900	\$ 115,900	\$ 123,900	\$ 131,900
Hayes County, NE	\$ 64,200	\$ 73,400	\$ 82,500	\$ 91,700	\$ 99,100	\$ 106,400	\$ 113,800	\$ 121,100
Hitchcock County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Holt County, NE	\$ 65,100	\$ 74,300	\$ 83,600	\$ 92,900	\$ 100,400	\$ 107,800	\$ 115,200	\$ 122,700
Hooker County, NE	\$ 70,000	\$ 79,900	\$ 89,900	\$ 99,900	\$ 107,900	\$ 115,900	\$ 123,900	\$ 131,900
Howard County, NE HUD Metro FMR Area	\$ 68,400	\$ 78,200	\$ 88,000	\$ 97,700	\$ 105,600	\$ 113,400	\$ 121,200	\$ 129,000
Jefferson County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Johnson County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Kearney County, NE	\$ 71,000	\$ 81,200	\$ 91,300	\$ 101,400	\$ 109,600	\$ 117,700	\$ 125,800	\$ 133,900
Keith County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200

Household Size→ County/Metropolitan Statistical Area (MSA)↓	1 Person(s)	2 Person(s)	3 Person(s)	4 Person(s)	5 Person(s)	6 Person(s)	7 Person(s)	8 Person(s)
Keya Paha County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Kimball County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Knox County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Lincoln County, NE	\$ 65,100	\$ 74,400	\$ 83,700	\$ 93,000	\$ 100,500	\$ 107,900	\$ 115,400	\$ 122,800
Lincoln, NE HUD Metro FMR Area ^a	\$ 75,300	\$ 86,000	\$ 96,800	\$ 107,500	\$ 116,100	\$ 124,700	\$ 133,300	\$ 141,900
Logan County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Loup County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Madison County, NE	\$ 65,100	\$ 74,400	\$ 83,700	\$ 93,000	\$ 100,500	\$ 107,900	\$ 115,400	\$ 122,800
McPherson County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Merrick County, NE HUD Metro FMR Area	\$ 65,100	\$ 74,400	\$ 83,700	\$ 93,000	\$ 100,500	\$ 107,900	\$ 115,400	\$ 122,800
Morrill County, NE	\$ 63,900	\$ 72,900	\$ 82,100	\$ 91,200	\$ 98,500	\$ 105,800	\$ 113,100	\$ 120,400
Nance County, NE	\$ 65,100	\$ 74,400	\$ 83,700	\$ 93,000	\$ 100,500	\$ 107,900	\$ 115,400	\$ 122,800
Nemaha County, NE	\$ 65,100	\$ 74,400	\$ 83,700	\$ 93,000	\$ 100,500	\$ 107,900	\$ 115,400	\$ 122,800
Nuckolls County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Omaha-Council Bluffs, NE-IA HUD Metro FMR Area ^b	\$ 79,600	\$ 91,000	\$ 102,400	\$ 113,700	\$ 122,800	\$ 131,900	\$ 141,000	\$ 150,100
Otoe County, NE	\$ 74,800	\$ 85,500	\$ 96,200	\$ 106,900	\$ 115,500	\$ 124,000	\$ 132,600	\$ 141,100
Pawnee County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Perkins County, NE	\$ 65,100	\$ 74,400	\$ 83,700	\$ 93,000	\$ 100,500	\$ 107,900	\$ 115,400	\$ 122,800
Phelps County, NE	\$ 69,000	\$ 78,800	\$ 88,700	\$ 98,500	\$ 106,400	\$ 114,300	\$ 122,200	\$ 130,100
Pierce County, NE	\$ 64,100	\$ 73,200	\$ 82,400	\$ 91,500	\$ 98,900	\$ 106,200	\$ 113,500	\$ 120,800
Platte County, NE	\$ 70,100	\$ 80,100	\$ 90,100	\$ 100,100	\$ 108,200	\$ 116,200	\$ 124,200	\$ 132,200
Polk County, NE	\$ 69,100	\$ 78,900	\$ 88,800	\$ 98,600	\$ 106,500	\$ 114,400	\$ 122,300	\$ 130,200
Red Willow County, NE	\$ 67,200	\$ 76,800	\$ 86,400	\$ 96,000	\$ 103,700	\$ 111,400	\$ 119,000	\$ 126,800
Richardson County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Rock County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Saline County, NE	\$ 67,300	\$ 76,900	\$ 86,500	\$ 96,100	\$ 103,800	\$ 111,500	\$ 119,200	\$ 126,900
Saunders County, NE HUD Metro FMR Area ^c	\$ 82,800	\$ 94,500	\$ 106,400	\$ 118,200	\$ 127,700	\$ 137,200	\$ 146,600	\$ 156,100
Scotts Bluff County, NE	\$ 63,700	\$ 72,800	\$ 81,900	\$ 90,900	\$ 98,200	\$ 105,500	\$ 112,800	\$ 120,000
Seward County, NE HUD Metro FMR Area ^d	\$ 80,000	\$ 91,400	\$ 102,800	\$ 114,200	\$ 123,400	\$ 132,500	\$ 141,700	\$ 150,800
Sheridan County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Sherman County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Sioux City, IA-NE-SD MSA	\$ 64,400	\$ 73,600	\$ 82,800	\$ 92,000	\$ 99,400	\$ 106,800	\$ 114,100	\$ 121,500
Sioux County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Stanton County, NE	\$ 70,500	\$ 80,500	\$ 90,600	\$ 100,600	\$ 108,700	\$ 116,700	\$ 124,800	\$ 132,800
Thayer County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Thomas County, NE	\$ 64,200	\$ 73,400	\$ 82,600	\$ 91,700	\$ 99,100	\$ 106,400	\$ 113,800	\$ 121,100
Thurston County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Valley County, NE	\$ 65,100	\$ 74,400	\$ 83,700	\$ 93,000	\$ 100,500	\$ 107,900	\$ 115,400	\$ 122,800
Wayne County, NE	\$ 65,100	\$ 74,400	\$ 83,700	\$ 93,000	\$ 100,500	\$ 107,900	\$ 115,400	\$ 122,800
Webster County, NE	\$ 63,200	\$ 72,300	\$ 81,300	\$ 90,300	\$ 97,600	\$ 104,800	\$ 112,000	\$ 119,200
Wheeler County, NE	\$ 65,100	\$ 74,300	\$ 83,600	\$ 92,900	\$ 100,400	\$ 107,800	\$ 115,200	\$ 122,700
York County, NE	\$ 67,000	\$ 76,500	\$ 86,100	\$ 95,600	\$ 103,300	\$ 110,900	\$ 118,600	\$ 126,200

^a Lincoln, NE HUD Metro FMR Area includes Lancaster County only.

^b Lincoln, NE HUD Metro FMR Area includes Lancaster County only.

^b Omaha-Council Bluffs, NE-IA HUD Metro FMR Area includes Cass, Douglas, Sarpy, and Washington Counties.

^c Saunders County, NE HUD Metro FMR Area includes Saunders County only.

^d Seward County, NE HUD Metro FMR Area includes Seward County only.

^e Sioux City, IA-NE-SD MSA includes Dakota and Dixon Counties.

NOTE: The HOME income limit values for 100% AMI is calculated using the 50% AMI income limits multiplied by two, then rounded to the nearest \$50. Therefore, all values from 1 to 24 are rounded down to 0, and all values from 25 to 49 are rounded up to 50. The 120% AMI income limit values were provided by HUD at <https://www.huduser.gov/portal/datasets/HOME-Income-limits.html>