

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 2024**

**Maximum Multi-Family Tax Subsidy Projects (MTSP) Rents
 for Low Income Housing Tax Credit (LIHTC) Projects
 Placed in Service after January 1, 1990 (post 1989)
 For Projects Placed in Service on or before 12/31/2008
 Including HERA Special Limits**

County	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR
ALAMEDA						
100% Income Level	\$2,724	\$2,920	\$3,504	\$4,048	\$4,516	\$4,982
60% Income Level	\$1,635	\$1,752	\$2,103	\$2,429	\$2,710	\$2,990
55% Income Level	\$1,498	\$1,606	\$1,927	\$2,226	\$2,484	\$2,741
50% Income Level	\$1,362	\$1,460	\$1,752	\$2,024	\$2,258	\$2,491
45% Income Level	\$1,226	\$1,314	\$1,577	\$1,821	\$2,032	\$2,242
40% Income Level	\$1,090	\$1,168	\$1,402	\$1,619	\$1,807	\$1,993
35% Income Level	\$953	\$1,022	\$1,226	\$1,417	\$1,581	\$1,744
30% Income Level	\$817	\$876	\$1,051	\$1,214	\$1,355	\$1,495
ALPINE						
100% Income Level	\$1,850	\$1,980	\$2,376	\$2,746	\$3,064	\$3,382
60% Income Level	\$1,110	\$1,188	\$1,426	\$1,648	\$1,839	\$2,029
55% Income Level	\$1,017	\$1,089	\$1,307	\$1,511	\$1,685	\$1,860
50% Income Level	\$925	\$990	\$1,188	\$1,373	\$1,532	\$1,691
45% Income Level	\$832	\$891	\$1,069	\$1,236	\$1,379	\$1,522
40% Income Level	\$740	\$792	\$951	\$1,099	\$1,226	\$1,353
35% Income Level	\$647	\$693	\$832	\$961	\$1,072	\$1,183
30% Income Level	\$555	\$594	\$713	\$824	\$919	\$1,014
AMADOR						
100% Income Level	\$1,764	\$1,890	\$2,270	\$2,620	\$2,924	\$3,226
60% Income Level	\$1,059	\$1,134	\$1,362	\$1,572	\$1,755	\$1,935
55% Income Level	\$970	\$1,040	\$1,248	\$1,441	\$1,608	\$1,774
50% Income Level	\$882	\$945	\$1,135	\$1,310	\$1,462	\$1,613
45% Income Level	\$794	\$851	\$1,021	\$1,179	\$1,316	\$1,451
40% Income Level	\$706	\$756	\$908	\$1,048	\$1,170	\$1,290
35% Income Level	\$617	\$661	\$794	\$917	\$1,023	\$1,129
30% Income Level	\$529	\$567	\$681	\$786	\$877	\$967
BUTTE						
100% Income Level	\$1,586	\$1,700	\$2,042	\$2,358	\$2,630	\$2,902
60% Income Level	\$952	\$1,020	\$1,225	\$1,415	\$1,578	\$1,741
55% Income Level	\$873	\$935	\$1,123	\$1,297	\$1,446	\$1,596
50% Income Level	\$793	\$850	\$1,021	\$1,179	\$1,315	\$1,451
45% Income Level	\$714	\$765	\$919	\$1,061	\$1,183	\$1,306
40% Income Level	\$635	\$680	\$817	\$943	\$1,052	\$1,161
35% Income Level	\$555	\$595	\$714	\$825	\$920	\$1,015
30% Income Level	\$476	\$510	\$612	\$707	\$789	\$870

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 Including HERA Special Limits**

County	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR
CALAVERAS						
100% Income Level	\$1,670	\$1,788	\$2,144	\$2,478	\$2,764	\$3,050
60% Income Level	\$1,002	\$1,073	\$1,287	\$1,487	\$1,659	\$1,830
55% Income Level	\$918	\$983	\$1,179	\$1,363	\$1,520	\$1,677
50% Income Level	\$835	\$894	\$1,072	\$1,239	\$1,382	\$1,525
45% Income Level	\$751	\$804	\$965	\$1,115	\$1,244	\$1,372
40% Income Level	\$668	\$715	\$858	\$991	\$1,106	\$1,220
35% Income Level	\$584	\$626	\$750	\$867	\$967	\$1,067
30% Income Level	\$501	\$536	\$643	\$743	\$829	\$915
COLUSA						
100% Income Level	\$1,540	\$1,650	\$1,980	\$2,286	\$2,550	\$2,812
60% Income Level	\$924	\$990	\$1,188	\$1,371	\$1,530	\$1,688
55% Income Level	\$847	\$907	\$1,089	\$1,257	\$1,402	\$1,547
50% Income Level	\$770	\$825	\$990	\$1,143	\$1,275	\$1,406
45% Income Level	\$693	\$742	\$891	\$1,028	\$1,147	\$1,266
40% Income Level	\$616	\$660	\$792	\$914	\$1,020	\$1,125
35% Income Level	\$539	\$577	\$693	\$800	\$892	\$984
30% Income Level	\$462	\$495	\$594	\$685	\$765	\$844
CONTRA COSTA						
100% Income Level	\$2,724	\$2,920	\$3,504	\$4,048	\$4,516	\$4,982
60% Income Level	\$1,635	\$1,752	\$2,103	\$2,429	\$2,710	\$2,990
55% Income Level	\$1,498	\$1,606	\$1,927	\$2,226	\$2,484	\$2,741
50% Income Level	\$1,362	\$1,460	\$1,752	\$2,024	\$2,258	\$2,491
45% Income Level	\$1,226	\$1,314	\$1,577	\$1,821	\$2,032	\$2,242
40% Income Level	\$1,090	\$1,168	\$1,402	\$1,619	\$1,807	\$1,993
35% Income Level	\$953	\$1,022	\$1,226	\$1,417	\$1,581	\$1,744
30% Income Level	\$817	\$876	\$1,051	\$1,214	\$1,355	\$1,495
DEL NORTE						
100% Income Level	\$1,540	\$1,650	\$1,980	\$2,286	\$2,550	\$2,812
60% Income Level	\$924	\$990	\$1,188	\$1,371	\$1,530	\$1,688
55% Income Level	\$847	\$907	\$1,089	\$1,257	\$1,402	\$1,547
50% Income Level	\$770	\$825	\$990	\$1,143	\$1,275	\$1,406
45% Income Level	\$693	\$742	\$891	\$1,028	\$1,147	\$1,266
40% Income Level	\$616	\$660	\$792	\$914	\$1,020	\$1,125
35% Income Level	\$539	\$577	\$693	\$800	\$892	\$984
30% Income Level	\$462	\$495	\$594	\$685	\$765	\$844

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2024**

**Maximum Multi-Family Tax Subsidy Projects (MTSP) Rents
for Low Income Housing Tax Credit (LIHTC) Projects
Placed in Service after January 1, 1990 (post 1989)
For Projects Placed in Service on or before 12/31/2008
Including HERA Special Limits**

County	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR
EL DORADO						
100% Income Level	\$2,064	\$2,210	\$2,652	\$3,064	\$3,420	\$3,772
60% Income Level	\$1,239	\$1,326	\$1,591	\$1,839	\$2,052	\$2,264
55% Income Level	\$1,135	\$1,216	\$1,458	\$1,685	\$1,881	\$2,075
50% Income Level	\$1,032	\$1,105	\$1,326	\$1,532	\$1,710	\$1,886
45% Income Level	\$929	\$995	\$1,193	\$1,379	\$1,539	\$1,698
40% Income Level	\$826	\$884	\$1,061	\$1,226	\$1,368	\$1,509
35% Income Level	\$722	\$773	\$928	\$1,072	\$1,197	\$1,320
30% Income Level	\$619	\$663	\$795	\$919	\$1,026	\$1,132
FRESNO						
100% Income Level	\$1,540	\$1,650	\$1,980	\$2,286	\$2,550	\$2,812
60% Income Level	\$924	\$990	\$1,188	\$1,371	\$1,530	\$1,688
55% Income Level	\$847	\$907	\$1,089	\$1,257	\$1,402	\$1,547
50% Income Level	\$770	\$825	\$990	\$1,143	\$1,275	\$1,406
45% Income Level	\$693	\$742	\$891	\$1,028	\$1,147	\$1,266
40% Income Level	\$616	\$660	\$792	\$914	\$1,020	\$1,125
35% Income Level	\$539	\$577	\$693	\$800	\$892	\$984
30% Income Level	\$462	\$495	\$594	\$685	\$765	\$844
GLENN						
100% Income Level	\$1,540	\$1,650	\$1,980	\$2,286	\$2,550	\$2,812
60% Income Level	\$924	\$990	\$1,188	\$1,371	\$1,530	\$1,688
55% Income Level	\$847	\$907	\$1,089	\$1,257	\$1,402	\$1,547
50% Income Level	\$770	\$825	\$990	\$1,143	\$1,275	\$1,406
45% Income Level	\$693	\$742	\$891	\$1,028	\$1,147	\$1,266
40% Income Level	\$616	\$660	\$792	\$914	\$1,020	\$1,125
35% Income Level	\$539	\$577	\$693	\$800	\$892	\$984
30% Income Level	\$462	\$495	\$594	\$685	\$765	\$844
HUMBOLDT						
100% Income Level	\$1,546	\$1,656	\$1,986	\$2,296	\$2,562	\$2,826
60% Income Level	\$928	\$994	\$1,192	\$1,377	\$1,537	\$1,695
55% Income Level	\$851	\$911	\$1,093	\$1,262	\$1,409	\$1,554
50% Income Level	\$773	\$828	\$993	\$1,148	\$1,281	\$1,413
45% Income Level	\$696	\$745	\$894	\$1,033	\$1,153	\$1,271
40% Income Level	\$619	\$663	\$795	\$918	\$1,025	\$1,130
35% Income Level	\$541	\$580	\$695	\$803	\$896	\$989
30% Income Level	\$464	\$497	\$596	\$688	\$768	\$847

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Maximum Multi-Family Tax Subsidy Projects (MTSP) Rents
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For Projects Placed in Service on or before 12/31/2008
Including HERA Special Limits

County	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR
IMPERIAL						
100% Income Level	\$1,540	\$1,650	\$1,980	\$2,286	\$2,550	\$2,812
60% Income Level	\$924	\$990	\$1,188	\$1,371	\$1,530	\$1,688
55% Income Level	\$847	\$907	\$1,089	\$1,257	\$1,402	\$1,547
50% Income Level	\$770	\$825	\$990	\$1,143	\$1,275	\$1,406
45% Income Level	\$693	\$742	\$891	\$1,028	\$1,147	\$1,266
40% Income Level	\$616	\$660	\$792	\$914	\$1,020	\$1,125
35% Income Level	\$539	\$577	\$693	\$800	\$892	\$984
30% Income Level	\$462	\$495	\$594	\$685	\$765	\$844
INYO						
100% Income Level	\$1,540	\$1,650	\$1,980	\$2,286	\$2,550	\$2,812
60% Income Level	\$924	\$990	\$1,188	\$1,371	\$1,530	\$1,688
55% Income Level	\$847	\$907	\$1,089	\$1,257	\$1,402	\$1,547
50% Income Level	\$770	\$825	\$990	\$1,143	\$1,275	\$1,406
45% Income Level	\$693	\$742	\$891	\$1,028	\$1,147	\$1,266
40% Income Level	\$616	\$660	\$792	\$914	\$1,020	\$1,125
35% Income Level	\$539	\$577	\$693	\$800	\$892	\$984
30% Income Level	\$462	\$495	\$594	\$685	\$765	\$844
KERN						
100% Income Level	\$1,540	\$1,650	\$1,980	\$2,286	\$2,550	\$2,812
60% Income Level	\$924	\$990	\$1,188	\$1,371	\$1,530	\$1,688
55% Income Level	\$847	\$907	\$1,089	\$1,257	\$1,402	\$1,547
50% Income Level	\$770	\$825	\$990	\$1,143	\$1,275	\$1,406
45% Income Level	\$693	\$742	\$891	\$1,028	\$1,147	\$1,266
40% Income Level	\$616	\$660	\$792	\$914	\$1,020	\$1,125
35% Income Level	\$539	\$577	\$693	\$800	\$892	\$984
30% Income Level	\$462	\$495	\$594	\$685	\$765	\$844
KINGS						
100% Income Level	\$1,540	\$1,650	\$1,980	\$2,286	\$2,550	\$2,812
60% Income Level	\$924	\$990	\$1,188	\$1,371	\$1,530	\$1,688
55% Income Level	\$847	\$907	\$1,089	\$1,257	\$1,402	\$1,547
50% Income Level	\$770	\$825	\$990	\$1,143	\$1,275	\$1,406
45% Income Level	\$693	\$742	\$891	\$1,028	\$1,147	\$1,266
40% Income Level	\$616	\$660	\$792	\$914	\$1,020	\$1,125
35% Income Level	\$539	\$577	\$693	\$800	\$892	\$984
30% Income Level	\$462	\$495	\$594	\$685	\$765	\$844

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2024

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Including HERA Special Limits

County	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR
LAKE						
100% Income Level	\$1,540	\$1,650	\$1,980	\$2,286	\$2,550	\$2,812
60% Income Level	\$924	\$990	\$1,188	\$1,371	\$1,530	\$1,688
55% Income Level	\$847	\$907	\$1,089	\$1,257	\$1,402	\$1,547
50% Income Level	\$770	\$825	\$990	\$1,143	\$1,275	\$1,406
45% Income Level	\$693	\$742	\$891	\$1,028	\$1,147	\$1,266
40% Income Level	\$616	\$660	\$792	\$914	\$1,020	\$1,125
35% Income Level	\$539	\$577	\$693	\$800	\$892	\$984
30% Income Level	\$462	\$495	\$594	\$685	\$765	\$844
LASSEN						
100% Income Level	\$1,540	\$1,650	\$1,980	\$2,286	\$2,550	\$2,812
60% Income Level	\$924	\$990	\$1,188	\$1,371	\$1,530	\$1,688
55% Income Level	\$847	\$907	\$1,089	\$1,257	\$1,402	\$1,547
50% Income Level	\$770	\$825	\$990	\$1,143	\$1,275	\$1,406
45% Income Level	\$693	\$742	\$891	\$1,028	\$1,147	\$1,266
40% Income Level	\$616	\$660	\$792	\$914	\$1,020	\$1,125
35% Income Level	\$539	\$577	\$693	\$800	\$892	\$984
30% Income Level	\$462	\$495	\$594	\$685	\$765	\$844
LOS ANGELES						
100% Income Level	\$2,426	\$2,600	\$3,120	\$3,606	\$4,022	\$4,438
60% Income Level	\$1,456	\$1,560	\$1,872	\$2,163	\$2,413	\$2,663
55% Income Level	\$1,335	\$1,430	\$1,716	\$1,983	\$2,212	\$2,441
50% Income Level	\$1,213	\$1,300	\$1,560	\$1,803	\$2,011	\$2,219
45% Income Level	\$1,092	\$1,170	\$1,404	\$1,622	\$1,810	\$1,997
40% Income Level	\$971	\$1,040	\$1,248	\$1,442	\$1,609	\$1,775
35% Income Level	\$849	\$910	\$1,092	\$1,262	\$1,407	\$1,553
30% Income Level	\$728	\$780	\$936	\$1,081	\$1,206	\$1,331
MADERA						
100% Income Level	\$1,540	\$1,650	\$1,980	\$2,286	\$2,550	\$2,812
60% Income Level	\$924	\$990	\$1,188	\$1,371	\$1,530	\$1,688
55% Income Level	\$847	\$907	\$1,089	\$1,257	\$1,402	\$1,547
50% Income Level	\$770	\$825	\$990	\$1,143	\$1,275	\$1,406
45% Income Level	\$693	\$742	\$891	\$1,028	\$1,147	\$1,266
40% Income Level	\$616	\$660	\$792	\$914	\$1,020	\$1,125
35% Income Level	\$539	\$577	\$693	\$800	\$892	\$984
30% Income Level	\$462	\$495	\$594	\$685	\$765	\$844

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2024**

**Maximum Multi-Family Tax Subsidy Projects (MTSP) Rents
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Including HERA Special Limits**

County	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR
MARIN - HERA Special						
100% Income Level	\$3,916	\$4,196	\$5,036	\$5,820	\$6,492	\$7,162
60% Income Level	\$2,350	\$2,518	\$3,022	\$3,492	\$3,895	\$4,298
55% Income Level	\$2,154	\$2,308	\$2,770	\$3,201	\$3,570	\$3,940
50% Income Level	\$1,958	\$2,098	\$2,518	\$2,910	\$3,246	\$3,581
45% Income Level	\$1,762	\$1,888	\$2,266	\$2,619	\$2,921	\$3,223
40% Income Level	\$1,567	\$1,679	\$2,015	\$2,328	\$2,597	\$2,865
35% Income Level	\$1,371	\$1,469	\$1,763	\$2,037	\$2,272	\$2,507
30% Income Level	\$1,175	\$1,259	\$1,511	\$1,746	\$1,947	\$2,149
MARIPOSA						
100% Income Level	\$1,540	\$1,650	\$1,980	\$2,286	\$2,550	\$2,812
60% Income Level	\$924	\$990	\$1,188	\$1,371	\$1,530	\$1,688
55% Income Level	\$847	\$907	\$1,089	\$1,257	\$1,402	\$1,547
50% Income Level	\$770	\$825	\$990	\$1,143	\$1,275	\$1,406
45% Income Level	\$693	\$742	\$891	\$1,028	\$1,147	\$1,266
40% Income Level	\$616	\$660	\$792	\$914	\$1,020	\$1,125
35% Income Level	\$539	\$577	\$693	\$800	\$892	\$984
30% Income Level	\$462	\$495	\$594	\$685	\$765	\$844
MENDOCINO						
100% Income Level	\$1,582	\$1,696	\$2,034	\$2,350	\$2,622	\$2,892
60% Income Level	\$949	\$1,017	\$1,221	\$1,410	\$1,573	\$1,736
55% Income Level	\$870	\$932	\$1,119	\$1,293	\$1,442	\$1,591
50% Income Level	\$791	\$848	\$1,017	\$1,175	\$1,311	\$1,446
45% Income Level	\$712	\$763	\$915	\$1,058	\$1,180	\$1,302
40% Income Level	\$633	\$678	\$814	\$940	\$1,049	\$1,157
35% Income Level	\$553	\$593	\$712	\$822	\$917	\$1,012
30% Income Level	\$474	\$508	\$610	\$705	\$786	\$868
MERCED						
100% Income Level	\$1,540	\$1,650	\$1,980	\$2,286	\$2,550	\$2,812
60% Income Level	\$924	\$990	\$1,188	\$1,371	\$1,530	\$1,688
55% Income Level	\$847	\$907	\$1,089	\$1,257	\$1,402	\$1,547
50% Income Level	\$770	\$825	\$990	\$1,143	\$1,275	\$1,406
45% Income Level	\$693	\$742	\$891	\$1,028	\$1,147	\$1,266
40% Income Level	\$616	\$660	\$792	\$914	\$1,020	\$1,125
35% Income Level	\$539	\$577	\$693	\$800	\$892	\$984
30% Income Level	\$462	\$495	\$594	\$685	\$765	\$844

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County	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR
MODOC						
100% Income Level	\$1,540	\$1,650	\$1,980	\$2,286	\$2,550	\$2,812
60% Income Level	\$924	\$990	\$1,188	\$1,371	\$1,530	\$1,688
55% Income Level	\$847	\$907	\$1,089	\$1,257	\$1,402	\$1,547
50% Income Level	\$770	\$825	\$990	\$1,143	\$1,275	\$1,406
45% Income Level	\$693	\$742	\$891	\$1,028	\$1,147	\$1,266
40% Income Level	\$616	\$660	\$792	\$914	\$1,020	\$1,125
35% Income Level	\$539	\$577	\$693	\$800	\$892	\$984
30% Income Level	\$462	\$495	\$594	\$685	\$765	\$844
MONO						
100% Income Level	\$1,634	\$1,752	\$2,102	\$2,430	\$2,710	\$2,990
60% Income Level	\$981	\$1,051	\$1,261	\$1,458	\$1,626	\$1,794
55% Income Level	\$899	\$963	\$1,156	\$1,336	\$1,490	\$1,645
50% Income Level	\$817	\$876	\$1,051	\$1,215	\$1,355	\$1,495
45% Income Level	\$735	\$788	\$946	\$1,093	\$1,219	\$1,346
40% Income Level	\$654	\$701	\$841	\$972	\$1,084	\$1,196
35% Income Level	\$572	\$613	\$735	\$850	\$948	\$1,046
30% Income Level	\$490	\$525	\$630	\$729	\$813	\$897
MONTEREY						
100% Income Level	\$2,316	\$2,482	\$2,980	\$3,442	\$3,840	\$4,236
60% Income Level	\$1,390	\$1,490	\$1,788	\$2,065	\$2,304	\$2,542
55% Income Level	\$1,274	\$1,366	\$1,639	\$1,893	\$2,112	\$2,330
50% Income Level	\$1,158	\$1,241	\$1,490	\$1,721	\$1,920	\$2,118
45% Income Level	\$1,042	\$1,117	\$1,341	\$1,549	\$1,728	\$1,906
40% Income Level	\$927	\$993	\$1,192	\$1,377	\$1,536	\$1,695
35% Income Level	\$811	\$869	\$1,043	\$1,204	\$1,344	\$1,483
30% Income Level	\$695	\$745	\$894	\$1,032	\$1,152	\$1,271
NAPA						
100% Income Level	\$2,570	\$2,752	\$3,304	\$3,816	\$4,256	\$4,698
60% Income Level	\$1,542	\$1,651	\$1,983	\$2,290	\$2,554	\$2,819
55% Income Level	\$1,413	\$1,513	\$1,817	\$2,099	\$2,341	\$2,584
50% Income Level	\$1,285	\$1,376	\$1,652	\$1,908	\$2,128	\$2,349
45% Income Level	\$1,156	\$1,238	\$1,487	\$1,717	\$1,915	\$2,114
40% Income Level	\$1,028	\$1,101	\$1,322	\$1,527	\$1,703	\$1,879
35% Income Level	\$899	\$963	\$1,156	\$1,336	\$1,490	\$1,644
30% Income Level	\$771	\$825	\$991	\$1,145	\$1,277	\$1,409

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2024**

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Placed in Service after January 1, 1990 (post 1989)
For Projects Placed in Service on or before 12/31/2008
Including HERA Special Limits**

County	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR
NEVADA - HERA Special						
100% Income Level	\$1,982	\$2,122	\$2,546	\$2,942	\$3,284	\$3,622
60% Income Level	\$1,189	\$1,274	\$1,528	\$1,766	\$1,971	\$2,174
55% Income Level	\$1,090	\$1,168	\$1,401	\$1,619	\$1,806	\$1,993
50% Income Level	\$991	\$1,061	\$1,273	\$1,471	\$1,642	\$1,811
45% Income Level	\$892	\$955	\$1,146	\$1,324	\$1,478	\$1,630
40% Income Level	\$793	\$849	\$1,019	\$1,177	\$1,314	\$1,449
35% Income Level	\$693	\$743	\$891	\$1,030	\$1,149	\$1,268
30% Income Level	\$594	\$637	\$764	\$883	\$985	\$1,087
ORANGE						
100% Income Level	\$2,762	\$2,958	\$3,552	\$4,102	\$4,576	\$5,050
60% Income Level	\$1,657	\$1,775	\$2,131	\$2,462	\$2,746	\$3,030
55% Income Level	\$1,519	\$1,627	\$1,953	\$2,257	\$2,517	\$2,777
50% Income Level	\$1,381	\$1,479	\$1,776	\$2,051	\$2,288	\$2,525
45% Income Level	\$1,243	\$1,331	\$1,598	\$1,846	\$2,059	\$2,272
40% Income Level	\$1,105	\$1,183	\$1,421	\$1,641	\$1,831	\$2,020
35% Income Level	\$966	\$1,035	\$1,243	\$1,436	\$1,602	\$1,767
30% Income Level	\$828	\$887	\$1,065	\$1,231	\$1,373	\$1,515
PLACER						
100% Income Level	\$2,064	\$2,210	\$2,652	\$3,064	\$3,420	\$3,772
60% Income Level	\$1,239	\$1,326	\$1,591	\$1,839	\$2,052	\$2,264
55% Income Level	\$1,135	\$1,216	\$1,458	\$1,685	\$1,881	\$2,075
50% Income Level	\$1,032	\$1,105	\$1,326	\$1,532	\$1,710	\$1,886
45% Income Level	\$929	\$995	\$1,193	\$1,379	\$1,539	\$1,698
40% Income Level	\$826	\$884	\$1,061	\$1,226	\$1,368	\$1,509
35% Income Level	\$722	\$773	\$928	\$1,072	\$1,197	\$1,320
30% Income Level	\$619	\$663	\$795	\$919	\$1,026	\$1,132
PLUMAS						
100% Income Level	\$1,612	\$1,726	\$2,072	\$2,394	\$2,672	\$2,948
60% Income Level	\$967	\$1,036	\$1,243	\$1,437	\$1,603	\$1,769
55% Income Level	\$886	\$950	\$1,139	\$1,317	\$1,469	\$1,621
50% Income Level	\$806	\$863	\$1,036	\$1,197	\$1,336	\$1,474
45% Income Level	\$725	\$777	\$932	\$1,077	\$1,202	\$1,326
40% Income Level	\$645	\$691	\$829	\$958	\$1,069	\$1,179
35% Income Level	\$564	\$604	\$725	\$838	\$935	\$1,032
30% Income Level	\$483	\$518	\$621	\$718	\$801	\$884

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2024

Maximum Multi-Family Tax Subsidy Projects (MTSP) Rents
for Low Income Housing Tax Credit (LIHTC) Projects
Placed in Service after January 1, 1990 (post 1989)
For Projects Placed in Service on or before 12/31/2008
Including HERA Special Limits

County	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR
RIVERSIDE						
100% Income Level	\$1,794	\$1,922	\$2,304	\$2,664	\$2,972	\$3,280
60% Income Level	\$1,077	\$1,153	\$1,383	\$1,599	\$1,783	\$1,968
55% Income Level	\$987	\$1,057	\$1,267	\$1,465	\$1,634	\$1,804
50% Income Level	\$897	\$961	\$1,152	\$1,332	\$1,486	\$1,640
45% Income Level	\$807	\$865	\$1,037	\$1,199	\$1,337	\$1,476
40% Income Level	\$718	\$769	\$922	\$1,066	\$1,189	\$1,312
35% Income Level	\$628	\$672	\$806	\$932	\$1,040	\$1,148
30% Income Level	\$538	\$576	\$691	\$799	\$891	\$984
SACRAMENTO						
100% Income Level	\$2,064	\$2,210	\$2,652	\$3,064	\$3,420	\$3,772
60% Income Level	\$1,239	\$1,326	\$1,591	\$1,839	\$2,052	\$2,264
55% Income Level	\$1,135	\$1,216	\$1,458	\$1,685	\$1,881	\$2,075
50% Income Level	\$1,032	\$1,105	\$1,326	\$1,532	\$1,710	\$1,886
45% Income Level	\$929	\$995	\$1,193	\$1,379	\$1,539	\$1,698
40% Income Level	\$826	\$884	\$1,061	\$1,226	\$1,368	\$1,509
35% Income Level	\$722	\$773	\$928	\$1,072	\$1,197	\$1,320
30% Income Level	\$619	\$663	\$795	\$919	\$1,026	\$1,132
SAN BENITO						
100% Income Level	\$2,142	\$2,296	\$2,754	\$3,182	\$3,550	\$3,916
60% Income Level	\$1,285	\$1,377	\$1,653	\$1,909	\$2,130	\$2,350
55% Income Level	\$1,178	\$1,262	\$1,515	\$1,750	\$1,952	\$2,154
50% Income Level	\$1,071	\$1,148	\$1,377	\$1,591	\$1,775	\$1,958
45% Income Level	\$964	\$1,033	\$1,239	\$1,432	\$1,597	\$1,762
40% Income Level	\$857	\$918	\$1,102	\$1,273	\$1,420	\$1,567
35% Income Level	\$749	\$803	\$964	\$1,113	\$1,242	\$1,371
30% Income Level	\$642	\$688	\$826	\$954	\$1,065	\$1,175
SAN BERNARDINO						
100% Income Level	\$1,794	\$1,922	\$2,304	\$2,664	\$2,972	\$3,280
60% Income Level	\$1,077	\$1,153	\$1,383	\$1,599	\$1,783	\$1,968
55% Income Level	\$987	\$1,057	\$1,267	\$1,465	\$1,634	\$1,804
50% Income Level	\$897	\$961	\$1,152	\$1,332	\$1,486	\$1,640
45% Income Level	\$807	\$865	\$1,037	\$1,199	\$1,337	\$1,476
40% Income Level	\$718	\$769	\$922	\$1,066	\$1,189	\$1,312
35% Income Level	\$628	\$672	\$806	\$932	\$1,040	\$1,148
30% Income Level	\$538	\$576	\$691	\$799	\$891	\$984

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2024**

**Maximum Multi-Family Tax Subsidy Projects (MTSP) Rents
for Low Income Housing Tax Credit (LIHTC) Projects
Placed in Service after January 1, 1990 (post 1989)
For Projects Placed in Service on or before 12/31/2008
Including HERA Special Limits**

County	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR
SAN DIEGO						
100% Income Level	\$2,652	\$2,840	\$3,410	\$3,940	\$4,394	\$4,848
60% Income Level	\$1,591	\$1,704	\$2,046	\$2,364	\$2,637	\$2,909
55% Income Level	\$1,458	\$1,562	\$1,875	\$2,167	\$2,417	\$2,666
50% Income Level	\$1,326	\$1,420	\$1,705	\$1,970	\$2,197	\$2,424
45% Income Level	\$1,193	\$1,278	\$1,534	\$1,773	\$1,977	\$2,181
40% Income Level	\$1,061	\$1,136	\$1,364	\$1,576	\$1,758	\$1,939
35% Income Level	\$928	\$994	\$1,193	\$1,379	\$1,538	\$1,697
30% Income Level	\$795	\$852	\$1,023	\$1,182	\$1,318	\$1,454
SAN FRANCISCO - HERA Special						
100% Income Level	\$3,916	\$4,196	\$5,036	\$5,820	\$6,492	\$7,162
60% Income Level	\$2,350	\$2,518	\$3,022	\$3,492	\$3,895	\$4,298
55% Income Level	\$2,154	\$2,308	\$2,770	\$3,201	\$3,570	\$3,940
50% Income Level	\$1,958	\$2,098	\$2,518	\$2,910	\$3,246	\$3,581
45% Income Level	\$1,762	\$1,888	\$2,266	\$2,619	\$2,921	\$3,223
40% Income Level	\$1,567	\$1,679	\$2,015	\$2,328	\$2,597	\$2,865
35% Income Level	\$1,371	\$1,469	\$1,763	\$2,037	\$2,272	\$2,507
30% Income Level	\$1,175	\$1,259	\$1,511	\$1,746	\$1,947	\$2,149
SAN JOAQUIN						
100% Income Level	\$1,686	\$1,808	\$2,170	\$2,506	\$2,796	\$3,086
60% Income Level	\$1,012	\$1,085	\$1,302	\$1,504	\$1,678	\$1,851
55% Income Level	\$928	\$994	\$1,193	\$1,379	\$1,538	\$1,697
50% Income Level	\$843	\$904	\$1,085	\$1,253	\$1,398	\$1,543
45% Income Level	\$759	\$813	\$976	\$1,128	\$1,258	\$1,388
40% Income Level	\$675	\$723	\$868	\$1,003	\$1,119	\$1,234
35% Income Level	\$590	\$633	\$759	\$877	\$979	\$1,080
30% Income Level	\$506	\$542	\$651	\$752	\$839	\$925
SAN LUIS OBISPO						
100% Income Level	\$2,230	\$2,388	\$2,864	\$3,310	\$3,692	\$4,074
60% Income Level	\$1,338	\$1,433	\$1,719	\$1,986	\$2,215	\$2,445
55% Income Level	\$1,226	\$1,313	\$1,575	\$1,820	\$2,030	\$2,241
50% Income Level	\$1,115	\$1,194	\$1,432	\$1,655	\$1,846	\$2,037
45% Income Level	\$1,003	\$1,074	\$1,289	\$1,489	\$1,661	\$1,833
40% Income Level	\$892	\$955	\$1,146	\$1,324	\$1,477	\$1,630
35% Income Level	\$780	\$836	\$1,002	\$1,158	\$1,292	\$1,426
30% Income Level	\$669	\$716	\$859	\$993	\$1,107	\$1,222

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2024**

**Maximum Multi-Family Tax Subsidy Projects (MTSP) Rents
for Low Income Housing Tax Credit (LIHTC) Projects
Placed in Service after January 1, 1990 (post 1989)
For Projects Placed in Service on or before 12/31/2008
Including HERA Special Limits**

County	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR
SAN MATEO - HERA Special						
100% Income Level	\$3,916	\$4,196	\$5,036	\$5,820	\$6,492	\$7,162
60% Income Level	\$2,350	\$2,518	\$3,022	\$3,492	\$3,895	\$4,298
55% Income Level	\$2,154	\$2,308	\$2,770	\$3,201	\$3,570	\$3,940
50% Income Level	\$1,958	\$2,098	\$2,518	\$2,910	\$3,246	\$3,581
45% Income Level	\$1,762	\$1,888	\$2,266	\$2,619	\$2,921	\$3,223
40% Income Level	\$1,567	\$1,679	\$2,015	\$2,328	\$2,597	\$2,865
35% Income Level	\$1,371	\$1,469	\$1,763	\$2,037	\$2,272	\$2,507
30% Income Level	\$1,175	\$1,259	\$1,511	\$1,746	\$1,947	\$2,149
SANTA BARBARA						
100% Income Level	\$2,846	\$3,050	\$3,660	\$4,228	\$4,716	\$5,204
60% Income Level	\$1,708	\$1,830	\$2,196	\$2,537	\$2,830	\$3,123
55% Income Level	\$1,566	\$1,677	\$2,013	\$2,325	\$2,594	\$2,862
50% Income Level	\$1,423	\$1,525	\$1,830	\$2,114	\$2,358	\$2,602
45% Income Level	\$1,281	\$1,372	\$1,647	\$1,902	\$2,122	\$2,342
40% Income Level	\$1,139	\$1,220	\$1,464	\$1,691	\$1,887	\$2,082
35% Income Level	\$996	\$1,067	\$1,281	\$1,480	\$1,651	\$1,821
30% Income Level	\$854	\$915	\$1,098	\$1,268	\$1,415	\$1,561
SANTA CLARA - HERA Special						
100% Income Level	\$3,500	\$3,750	\$4,500	\$5,196	\$5,796	\$6,396
60% Income Level	\$2,100	\$2,250	\$2,700	\$3,118	\$3,478	\$3,838
55% Income Level	\$1,925	\$2,062	\$2,475	\$2,858	\$3,188	\$3,518
50% Income Level	\$1,750	\$1,875	\$2,250	\$2,598	\$2,898	\$3,198
45% Income Level	\$1,575	\$1,687	\$2,025	\$2,338	\$2,608	\$2,878
40% Income Level	\$1,400	\$1,500	\$1,800	\$2,079	\$2,319	\$2,559
35% Income Level	\$1,225	\$1,312	\$1,575	\$1,819	\$2,029	\$2,239
30% Income Level	\$1,050	\$1,125	\$1,350	\$1,559	\$1,739	\$1,919
SANTA CRUZ						
100% Income Level	\$3,170	\$3,396	\$4,074	\$4,708	\$5,252	\$5,796
60% Income Level	\$1,902	\$2,037	\$2,445	\$2,825	\$3,151	\$3,477
55% Income Level	\$1,743	\$1,867	\$2,241	\$2,589	\$2,888	\$3,187
50% Income Level	\$1,585	\$1,698	\$2,037	\$2,354	\$2,626	\$2,898
45% Income Level	\$1,426	\$1,528	\$1,833	\$2,118	\$2,363	\$2,608
40% Income Level	\$1,268	\$1,358	\$1,630	\$1,883	\$2,101	\$2,318
35% Income Level	\$1,109	\$1,188	\$1,426	\$1,648	\$1,838	\$2,028
30% Income Level	\$951	\$1,018	\$1,222	\$1,412	\$1,575	\$1,738

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2024

Maximum Multi-Family Tax Subsidy Projects (MTSP) Rents
for Low Income Housing Tax Credit (LIHTC) Projects
Placed in Service after January 1, 1990 (post 1989)
For Projects Placed in Service on or before 12/31/2008
Including HERA Special Limits

County	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR
SHASTA						
100% Income Level	\$1,560	\$1,670	\$2,004	\$2,316	\$2,584	\$2,852
60% Income Level	\$936	\$1,002	\$1,203	\$1,390	\$1,551	\$1,711
55% Income Level	\$858	\$919	\$1,102	\$1,274	\$1,421	\$1,568
50% Income Level	\$780	\$835	\$1,002	\$1,158	\$1,292	\$1,426
45% Income Level	\$702	\$752	\$902	\$1,042	\$1,163	\$1,283
40% Income Level	\$624	\$668	\$802	\$927	\$1,034	\$1,141
35% Income Level	\$546	\$584	\$701	\$811	\$904	\$998
30% Income Level	\$468	\$501	\$601	\$695	\$775	\$855
SIERRA						
100% Income Level	\$1,574	\$1,686	\$2,024	\$2,340	\$2,610	\$2,880
60% Income Level	\$945	\$1,012	\$1,215	\$1,404	\$1,566	\$1,728
55% Income Level	\$866	\$928	\$1,113	\$1,287	\$1,435	\$1,584
50% Income Level	\$787	\$843	\$1,012	\$1,170	\$1,305	\$1,440
45% Income Level	\$708	\$759	\$911	\$1,053	\$1,174	\$1,296
40% Income Level	\$630	\$675	\$810	\$936	\$1,044	\$1,152
35% Income Level	\$551	\$590	\$708	\$819	\$913	\$1,008
30% Income Level	\$472	\$506	\$607	\$702	\$783	\$864
SISKIYOU						
100% Income Level	\$1,540	\$1,650	\$1,980	\$2,286	\$2,550	\$2,812
60% Income Level	\$924	\$990	\$1,188	\$1,371	\$1,530	\$1,688
55% Income Level	\$847	\$907	\$1,089	\$1,257	\$1,402	\$1,547
50% Income Level	\$770	\$825	\$990	\$1,143	\$1,275	\$1,406
45% Income Level	\$693	\$742	\$891	\$1,028	\$1,147	\$1,266
40% Income Level	\$616	\$660	\$792	\$914	\$1,020	\$1,125
35% Income Level	\$539	\$577	\$693	\$800	\$892	\$984
30% Income Level	\$462	\$495	\$594	\$685	\$765	\$844
SOLANO - HERA Special						
100% Income Level	\$2,202	\$2,360	\$2,832	\$3,270	\$3,650	\$4,026
60% Income Level	\$1,321	\$1,416	\$1,699	\$1,962	\$2,190	\$2,415
55% Income Level	\$1,211	\$1,298	\$1,557	\$1,799	\$2,007	\$2,214
50% Income Level	\$1,101	\$1,180	\$1,416	\$1,635	\$1,825	\$2,013
45% Income Level	\$991	\$1,062	\$1,274	\$1,472	\$1,642	\$1,811
40% Income Level	\$881	\$944	\$1,133	\$1,308	\$1,460	\$1,610
35% Income Level	\$770	\$826	\$991	\$1,144	\$1,277	\$1,409
30% Income Level	\$660	\$708	\$849	\$981	\$1,095	\$1,207

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2024

Maximum Multi-Family Tax Subsidy Projects (MTSP) Rents
for Low Income Housing Tax Credit (LIHTC) Projects
Placed in Service after January 1, 1990 (post 1989)
For Projects Placed in Service on or before 12/31/2008
Including HERA Special Limits

County	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR
SONOMA						
100% Income Level	\$2,422	\$2,594	\$3,112	\$3,596	\$4,012	\$4,426
60% Income Level	\$1,453	\$1,557	\$1,867	\$2,157	\$2,407	\$2,655
55% Income Level	\$1,332	\$1,427	\$1,711	\$1,977	\$2,206	\$2,434
50% Income Level	\$1,211	\$1,297	\$1,556	\$1,798	\$2,006	\$2,213
45% Income Level	\$1,090	\$1,167	\$1,400	\$1,618	\$1,805	\$1,991
40% Income Level	\$969	\$1,038	\$1,245	\$1,438	\$1,605	\$1,770
35% Income Level	\$847	\$908	\$1,089	\$1,258	\$1,404	\$1,549
30% Income Level	\$726	\$778	\$933	\$1,078	\$1,203	\$1,327
STANISLAUS						
100% Income Level	\$1,594	\$1,708	\$2,050	\$2,368	\$2,642	\$2,916
60% Income Level	\$957	\$1,025	\$1,230	\$1,421	\$1,585	\$1,749
55% Income Level	\$877	\$939	\$1,127	\$1,302	\$1,453	\$1,603
50% Income Level	\$797	\$854	\$1,025	\$1,184	\$1,321	\$1,458
45% Income Level	\$717	\$768	\$922	\$1,065	\$1,189	\$1,312
40% Income Level	\$638	\$683	\$820	\$947	\$1,057	\$1,166
35% Income Level	\$558	\$598	\$717	\$829	\$924	\$1,020
30% Income Level	\$478	\$512	\$615	\$710	\$792	\$874
SUTTER						
100% Income Level	\$1,540	\$1,650	\$1,980	\$2,286	\$2,550	\$2,812
60% Income Level	\$924	\$990	\$1,188	\$1,371	\$1,530	\$1,688
55% Income Level	\$847	\$907	\$1,089	\$1,257	\$1,402	\$1,547
50% Income Level	\$770	\$825	\$990	\$1,143	\$1,275	\$1,406
45% Income Level	\$693	\$742	\$891	\$1,028	\$1,147	\$1,266
40% Income Level	\$616	\$660	\$792	\$914	\$1,020	\$1,125
35% Income Level	\$539	\$577	\$693	\$800	\$892	\$984
30% Income Level	\$462	\$495	\$594	\$685	\$765	\$844
TEHAMA						
100% Income Level	\$1,540	\$1,650	\$1,980	\$2,286	\$2,550	\$2,812
60% Income Level	\$924	\$990	\$1,188	\$1,371	\$1,530	\$1,688
55% Income Level	\$847	\$907	\$1,089	\$1,257	\$1,402	\$1,547
50% Income Level	\$770	\$825	\$990	\$1,143	\$1,275	\$1,406
45% Income Level	\$693	\$742	\$891	\$1,028	\$1,147	\$1,266
40% Income Level	\$616	\$660	\$792	\$914	\$1,020	\$1,125
35% Income Level	\$539	\$577	\$693	\$800	\$892	\$984
30% Income Level	\$462	\$495	\$594	\$685	\$765	\$844

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2024**

**Maximum Multi-Family Tax Subsidy Projects (MTSP) Rents
for Low Income Housing Tax Credit (LIHTC) Projects
Placed in Service after January 1, 1990 (post 1989)
For Projects Placed in Service on or before 12/31/2008
Including HERA Special Limits**

County	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR
TRINITY						
100% Income Level	\$1,540	\$1,650	\$1,980	\$2,286	\$2,550	\$2,812
60% Income Level	\$924	\$990	\$1,188	\$1,371	\$1,530	\$1,688
55% Income Level	\$847	\$907	\$1,089	\$1,257	\$1,402	\$1,547
50% Income Level	\$770	\$825	\$990	\$1,143	\$1,275	\$1,406
45% Income Level	\$693	\$742	\$891	\$1,028	\$1,147	\$1,266
40% Income Level	\$616	\$660	\$792	\$914	\$1,020	\$1,125
35% Income Level	\$539	\$577	\$693	\$800	\$892	\$984
30% Income Level	\$462	\$495	\$594	\$685	\$765	\$844
TULARE						
100% Income Level	\$1,540	\$1,650	\$1,980	\$2,286	\$2,550	\$2,812
60% Income Level	\$924	\$990	\$1,188	\$1,371	\$1,530	\$1,688
55% Income Level	\$847	\$907	\$1,089	\$1,257	\$1,402	\$1,547
50% Income Level	\$770	\$825	\$990	\$1,143	\$1,275	\$1,406
45% Income Level	\$693	\$742	\$891	\$1,028	\$1,147	\$1,266
40% Income Level	\$616	\$660	\$792	\$914	\$1,020	\$1,125
35% Income Level	\$539	\$577	\$693	\$800	\$892	\$984
30% Income Level	\$462	\$495	\$594	\$685	\$765	\$844
TUOLUMNE						
100% Income Level	\$1,694	\$1,816	\$2,180	\$2,520	\$2,810	\$3,100
60% Income Level	\$1,017	\$1,089	\$1,308	\$1,512	\$1,686	\$1,860
55% Income Level	\$932	\$998	\$1,199	\$1,386	\$1,545	\$1,705
50% Income Level	\$847	\$908	\$1,090	\$1,260	\$1,405	\$1,550
45% Income Level	\$762	\$817	\$981	\$1,134	\$1,264	\$1,395
40% Income Level	\$678	\$726	\$872	\$1,008	\$1,124	\$1,240
35% Income Level	\$593	\$635	\$763	\$882	\$983	\$1,085
30% Income Level	\$508	\$544	\$654	\$756	\$843	\$930
VENTURA						
100% Income Level	\$2,462	\$2,638	\$3,166	\$3,658	\$4,082	\$4,502
60% Income Level	\$1,477	\$1,583	\$1,900	\$2,195	\$2,449	\$2,702
55% Income Level	\$1,354	\$1,451	\$1,742	\$2,012	\$2,245	\$2,477
50% Income Level	\$1,231	\$1,319	\$1,583	\$1,829	\$2,041	\$2,251
45% Income Level	\$1,108	\$1,187	\$1,425	\$1,646	\$1,837	\$2,026
40% Income Level	\$985	\$1,055	\$1,267	\$1,463	\$1,633	\$1,801
35% Income Level	\$861	\$923	\$1,108	\$1,280	\$1,428	\$1,576
30% Income Level	\$738	\$791	\$950	\$1,097	\$1,224	\$1,351

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2024

Maximum Multi-Family Tax Subsidy Projects (MTSP) Rents
for Low Income Housing Tax Credit (LIHTC) Projects
Placed in Service after January 1, 1990 (post 1989)
For Projects Placed in Service on or before 12/31/2008
Including HERA Special Limits

County	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR
YOLO						
100% Income Level	\$2,020	\$2,162	\$2,594	\$2,998	\$3,344	\$3,690
60% Income Level	\$1,212	\$1,298	\$1,557	\$1,799	\$2,007	\$2,214
55% Income Level	\$1,111	\$1,190	\$1,427	\$1,649	\$1,839	\$2,029
50% Income Level	\$1,010	\$1,081	\$1,297	\$1,499	\$1,672	\$1,845
45% Income Level	\$909	\$973	\$1,167	\$1,349	\$1,505	\$1,660
40% Income Level	\$808	\$865	\$1,038	\$1,199	\$1,338	\$1,476
35% Income Level	\$707	\$757	\$908	\$1,049	\$1,170	\$1,291
30% Income Level	\$606	\$649	\$778	\$899	\$1,003	\$1,107
YUBA						
100% Income Level	\$1,540	\$1,650	\$1,980	\$2,286	\$2,550	\$2,812
60% Income Level	\$924	\$990	\$1,188	\$1,371	\$1,530	\$1,688
55% Income Level	\$847	\$907	\$1,089	\$1,257	\$1,402	\$1,547
50% Income Level	\$770	\$825	\$990	\$1,143	\$1,275	\$1,406
45% Income Level	\$693	\$742	\$891	\$1,028	\$1,147	\$1,266
40% Income Level	\$616	\$660	\$792	\$914	\$1,020	\$1,125
35% Income Level	\$539	\$577	\$693	\$800	\$892	\$984
30% Income Level	\$462	\$495	\$594	\$685	\$765	\$844