



**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**  
**2025A-G Round**

PROJECT NAME: Tamera Gardens III

SITE LOCATION: 6825 John Street  
Fort Wayne, IN 46816

PROJECT TYPE: Rehabilitation

PROJECT DESIGNATION: Family

DEVELOPER: Keller Development, Inc.

PRINCIPALS: Tamera Gardens III, LP

**# OF UNITS AT EACH SET ASIDE**

80% of AMI:	0	Efficiency:	0
70% of AMI:	0	One bedroom:	8
60% of AMI:	49	Two bedroom:	70
50% of AMI:	26	Three bedroom:	54
40% of AMI:	0	Four bedroom:	0
30% of AMI:	40	Total units:	132
Market Rate:	17		

TOTAL PROJECTED COSTS: \$15,951,749.00

TOTAL COST PER UNIT: \$120,847.00

CREDIT REQUESTED: \$1,172,000.00

CREDIT RECOMMENDED: \$1,172,000.00

HOME REQUESTED: \$0.00

HOME RECOMMENDED: \$0.00

DEVELOPMENT FUND REQUESTED: \$500,000.00

DEVELOPMENT FUND RECOMMENDED: \$500,000.00

APPLICANT NUMBER 2025A-G-005

BIN NUMBER IN-25-03700

DEVELOPMENT FUND AWARD NUMBER DFL-025-100

FINAL SCORE 92.84

SET-ASIDE General

