



American Covenant Senior Housing
Foundation, Inc.
A 501c3 Non-Profit Organization

American Covenant Senior Housing Foundation, Inc. formed in 2003, is dedicated to developing and owning low and moderate-income housing. Initially development of strictly senior housing was the goal for American Covenant but it was later decided the addition of family projects would support that goal.

Our Board of Directors are knowledgeable and supportive of our goal of helping house those who need assistance. Our growth has been conservative to insure we have capacity to handle both operations and construction.

We currently have properties in Montana, Indiana, South Carolina, Utah, and Nevada. Our projects, for the most part, are financed by USDA 515 loans as well as Low Income Housing Tax Credits.

Projects Overview:

ACTIVE PROJECTS:

Crestview Senior Apartments	24 Units	Completed 2008
Mint Valley Manor	24 Units	Completed 2014
Lincoln Senior Housing	52 Units	Completed 2016
Summerhill I	24 Units	Completed 2018
Summerhill II	24 Units	Completed 2018
Overton Senior Housing	20 Units	Completed 2020
Elements West	60 Units	Completed 2020

We have three new projects currently in the process of construction:

1. Caliente, NV – Minnie Street Apartments – 30 units – 9% LIHTC – Under Construction 2022
2. Cody, WY – Cody Senior Apartments – 24 units – 4% LIHTC – Under Construction 2022
3. Seneca, SC - Seneca Mill Lofts - 120 units - 4% LIHTC, State LIHTC, Federal & State Historic Tax Credit & Mill Credit - Awarded February 2022

We have six new projects in various stages of development:

1. Oklahoma City, OK – Alley’s End – 323 units – 4% LIHTC – Application submission early 2023
2. Libby, MT – Cabinet Affordable Housing – 24 units – 9% LIHTC Full Application Submission August 2022
3. Bigfork, MT - Bigfork Senior Housing – 24 units – 4% LIHTC Letter of Intent Submission September 2022
4. Pahrump, NV – Courtyards Apartments – 54 units – Pre-development
5. Pahrump, NV – Palm Terrace – 64 units - Pre-development

Multi-Family Projects:



Crestview Senior Housing

Location	Bigfork, Montana
Use	Multi-Family Senior
Financing	LIHTC/USDA RD
Units	24
Year Completed	2008

Initially acquired by ACSHF in 2003 and consisted of 16 units built in 1986. Applied for LIHTC in 2006 to build an additional 8 units.

Mint Valley Manor

Location	North Judson, Indiana
Use	Multi-Family
Financing	LIHTC/USDA RD / STATE 1602
Units	24
Year Completed	2014

This project is located in a very rural agricultural community.



Lincoln Senior Housing

Location	Lincoln County, Nevada
Use	Multi-Family Senior
Financing	LIHTC/USDA RD / HOME
Units	52
Year Completed	2016

This is a scattered site project with locations in Pioche, Panaca and Caliente.



Multi-Family Projects:

Summerhill I & II

Location	St. George, Utah
Use	Multi-Family
Financing	LIHTC/ USDA RD / OLENE WALKER
Units	48
Year Completed	2018

This is a 2-phase project, both consisting of 24 family units. The complex serves extremely low income tenants.



Overton Senior Housing

Location	Overton, Nevada
Use	Multi-Family Senior
Financing	LIHTC/USDA RD / HOME
Units	20
Year Completed	2020

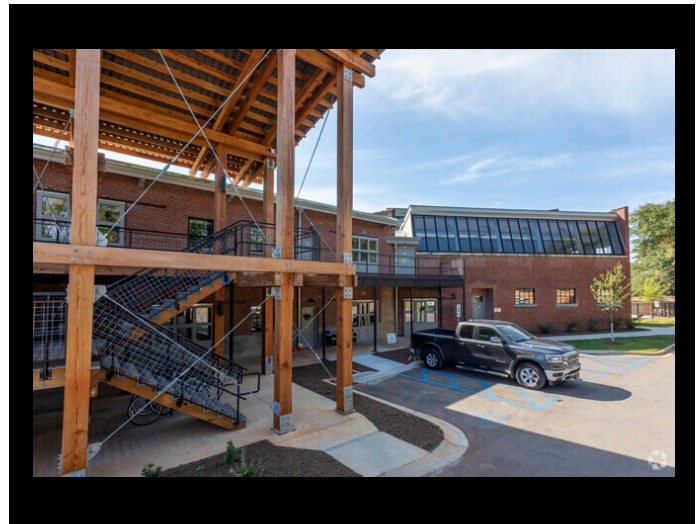
This is a special project that services the senior community by providing high quality units.



Elements West

Location	Greenville, South Carolina
Use	Multi-Family
Financing	Historic Tax Credits
Units	60
Year Completed	2020

American Covenant provided experience and guidance with historic tax credits to the project.



Multi-Family Projects: Under Construction



Cody Senior Housing

Location	Cody, Wyoming
Use	Multi-Family Senior
Financing	LIHTC/ USDA RD
Units	24
Awarded	2020

This project serves the extremely low income seniors and disabled community members. 22 of the 24 units are restricted to 30% AMI.

Minnie St. Apartments

Location	Caliente, Nevada
Use	Multi-Family
Financing	LIHTC/ HUD / USDA RD / HOME
Units	30
Awarded	2020

This project is unique to ACSHF as it is our first property with HUD project-based Section 8 and USDA RD 538 loans.





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The information contained herein was obtained from sources believed reliable, however American Covenant Senior Housing Foundation, Inc. makes no guarantees, warranties or representations as to the completeness thereof.