



American Covenant Senior Housing Foundation, Inc.

A 501c3 Non-Profit Organization



AMERICAN COVENANT SENIOR HOUSING FOUNDATION, INC.

ACSHF

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, Wyoming, and Nevada. Our projects, for the most part, are financed by USDA 515 loans as well as Low Income Housing Tax Credits.

Projects Overview:

OWNED PROJECTS:

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
Cody Senior Housing	24 Units	Completed 2023
Caliente Renaissance Apts	30 Units	Completed 2023

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

1. Cabinet Affordable Housing - Libby, MT
 - New Construction, Family, 24 units
 - Awarded 9% Credits 2022
 - Awarded \$745,000 National Housing Trust Funds
2. Bigfork Senior Housing - Bigfork, MT
 - Acquisition/Rehab, Senior, 24 units, USDA 515
 - Awarded 4% Credits 2022
 - Awarded \$650,000 National Housing Trust Funds



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Projects Under Development

We have twelve new projects in various stages of development:

1. Seneca Mill Lofts - Seneca, SC

- Adaptive Reuse, Family, 120 units
- Awarded 4% Credits 2022

2. Sutro Senior Sanctuary - Reno, NV

- New Construction, Senior, 170 units
- Awarded 4% Credits 2024
- Awarded \$5,000,000 Nevada Housing Division GAHP Funds
- Awarded Department of Energy Solar Credit Enhancement 2024
- Awarded HUD-VASH RFP for 65 Project-based VASH Vouchers
- Awarded \$1,350,000 Washoe Co HOME Funds
- Awarded \$1,000,000 Washoe Co National Housing Trust Funds
- Awarded \$1,200,000 Nevada Housing Division HOME Funds

3. Fallon Housing - Fallon, NV

- Acquisition/Rehabilitation, Senior, 85 Units, USDA 515
- Awarded 4% Credits 2024
- Awarded \$1,250,000 Affordable Housing Program (AHP) Funds
- Closing Scheduled for December 2025

4. Northern Family Housing - Fallon, NV

- Acquisition/Rehabilitation, Family, 93 Units, USDA 515
- Awarded 4% Credits 2024
- Awarded \$1,250,000 Affordable Housing Program (AHP) Funds
- Closing Scheduled for December 2025

5. Sunwood Housing - Lovelock, NV

- Acquisition/Rehabilitation, Family, 24 Units, USDA 515
- Awarded 4% Credits 2024
- Awarded \$800,000 Affordable Housing Program (AHP) Funds
- Awarded \$1,100,000 Nevada Housing Division HOME Funds
- Awarded \$300,000 Nevada Housing Division National Housing Trust Funds
- Closing Scheduled for December 2025

6. We Host Alliance - Oklahoma City, OK

- New Construction, Homeless, 38 units
- Awarded 4% Credits 2024
- Closing Schedule for February 2026

Projects Under Development

8. Pioneer Housing - Pawhuska, OK
 - New Construction, Family, 46 Units
 - Awarded 9% Credits May 2025
 - Awarded \$1,032,000 HOME Funds
9. Wild Rose Senior Housing - Minot, ND
 - Acquisition/Rehabilitation, 48 units
 - Awarded - 4% Credits
 - Awarded - \$2,125,000 North Dakota Housing HIF Funds
 - Closing scheduled for December 2025
10. Golden Lion Manor - Troy, MT
 - Acquisition/Rehabilitation, 20 units
 - 9% LIHTC Application due August 2025
 - Awards announced October 2025
11. Clark View Estates - Springfield, OH
 - New Construction - Scattered Site, 200 units
 - 4% LIHTC and State Credit Application
 - Awards announced October 2025
12. Oakwood Grove - Oklahoma City, OK
 - 9/4 Twinned Application
 - 178 units New Construction
 - 59 units Acquisition Rehab
 - LIHTC Application due January 2026
13. Cottages at Waco - Waco, TX
 - New Construction, 146 Units
 - Tax Exempt Bonds
 - Closing anticipated January 2026

Multi-Family Projects Owned:



Crestview Senior AKA Bigfork 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. Project re-syndicated and renamed Bigfork Senior Housing in 2024

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.



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Multi-Family Projects Owned:

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.

Caliente Renaissance Apartments

Location Caliente, Nevada

Use Multi-Family

Financing LIHTC/ HUD / USDA RD / HOME

Units 30

Year Completed 2023

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





Cody Senior Housing

Location	Cody, Wyoming
Use	Multi-Family Senior
Financing	LIHTC/ NHTF/ USDA RD
Units	24
Year Completed	2023

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



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