



Our Mission:

New Lima – Housing For The Future will provide housing opportunities for the low-and-moderate income citizens through a comprehensive program of financial assistance and education. Cooperation, communication and collaboration with community partners will further enhance New Lima's goals.

Milestones in New Lima's History:

Organization:

- Formed and Incorporated as a 501c3 charitable organization in 2000
- First certified by the City of Lima, as a Community Housing Development Organization (CHDO) in 2003
- Became a State Certified CHDO in 2006

Housing Developments:

- Has occupied several roles: *developer, general contractor, owner, sales agent, management company, lender & escrow agent*
- Since 2003, been a developer in 7 large scale (>10 units) housing developments and 4 smaller infill housing developments
- To date, developed 318 units of affordable housing statewide with 2 additional homeownership units currently in pre-development
- Been a part of more than \$61M in affordable housing development - \$41M of this has been in Lima, OH
- In 2019, received a grant of \$1M from the Federal Home Loan Bank of Cincinnati to be used towards the Spring Street Senior Lofts development

Programming:

- Partnered with the City of Lima and West Ohio Community Action Partnership (WOCAP), in 2009, to provide administrative support for the First Home Lima down payment assistance program
- Began hosting a repair and maintenance class in 2009 in conjunction with the First Home Lima program
- Supportive service provider for Spring Street Senior Lofts, Shawnee Lofts and Shirley Daley Senior Village

Our Impact

Affordable Housing Development

Year	Development Name/Location	Population Served	Development Size	Development Cost	Comments
2024-2025	Hazel Ave - Homeownership/Lima, OH	Workforce Housing	2	\$551,100.00	Currently in development, completion on or before 12/31/25 - Both homes are under purchase contracts
2022-2024	Trotwood Senior Lofts/Trotwood, OH	Seniors 55+	50	\$11,200,000	
2022-2023	207 N Rosedale Ave/Lima, OH	Workforce Housing	1	\$298,000.00	
2021-2022	S. Jameson Duplex/Lima, OH	Seniors 62+	2	\$475,000.00	
2020-2021	1201 S Central Ave/Lima, OH	Workforce Housing	1	\$218,000	
2020-2022	Shawnee Lofts/Lima, OH	Workforce Housing	54	\$11,000,000	
2018-2021	Spring St Senior Lofts/Lima, OH	Seniors 55+	88	\$14,500,000	
2017-2018	Spring St Duplex/Lima, OH	Seniors 62+	2	\$355,000	
2011-2012	Shirley Daley Senior Village/Lima, OH	Seniors 62+	24	\$3,700,000	
2007-2008	Stoney Ridge Estates/Dayton, OH	Workforce Housing	25	\$8,500,000	
2006-2014	Whittier Place/Lima, OH	Workforce Housing	11	\$1,500,000	
2003-2005	New Lima Homes/Lima, OH	Workforce Housing	60	\$9,000,000	

Mission Focused Impacts. . .

SERVED over 700 households
in the 9 affordable housing rental communities
developed throughout Ohio!

CREATED 15 first-time homeowners
with new homes developed by us!

LED 123 Lima households
to become first-time homeowners through our
partnership in the First Home Lima Program!

EDUCATED 237 households
in our Property Maintenance Training!

Ohio Statewide Totals: 320 units \$61,297,100

Lima Totals: 245 units \$41,597,100

Whittier Place

- Developed between 2006 – 2012 utilizing unspent HOME dollars and promoting affordable homeownership opportunities
- New Lima purchased and subdivided the former Whittier School site into 12 individual parcels
- New Lima Housing For The Future developed 7 affordable single-family homeownership units
- Donated 5 lots to Habitat for Humanity:
 - Developed 4 single-family homes
 - Sold their final lot to one of the neighboring homes



Whittier Place: Where It All Began . . .

Whittier Place led to the founding and formation of the New Lima – Housing For The Future organization when the City of Lima had a backlog of unspent HUD grant dollars!

Several years later, in 2014 and as result of the 2008 housing crisis, the organization pioneered a seller-financed mortgage option to sell five unsold homes. The strategy gained recognition from local officials and HUD offices in Columbus and Washington, D.C., ultimately earning federal approval!

This innovative solution enabled **five households** to achieve homeownership; each now having fully paid off their homes, creating long-term stability and generational wealth!

On **November 23, 2024**; surrounded by friends, family, and representatives from both the City of Lima & New Lima Housing For The Future - The Whittier Place homeowners, **having successfully paid off their mortgages**, came together to celebrate their achievement by burning their mortgages!!!





New Lima Homes

- Developed between 2003 – 2005 as a strategy to provide low-to-moderate income households an alternate path to homeownership
- 60 Single-Family Homes developed
- 3 of these homes were sold, to current residents, in 2020. 57 of these homes remain as affordable rentals.
- Funding sources:
 - *Low Income Housing Tax Credits (LIHTC)*
 - *HOME Investment Partnership Program*
 - *Housing Development Gap Financing*



Shirley Daley Senior Village

- Our “Flagship” community with 24-affordable rentals for seniors age 62+, with incomes at or below 50% of the area median income level
- Developed in partnership with WSOS and the City of Lima in 2012
- Funding sources included:
 - Neighborhood Stabilization Program (NSP 1 & 2) Funds
 - Local HOME Investment Partnership Program
 - State HOME funds

Fourteen years later, Shirley Daley Senior Village continues to thrive, with demand so strong that the waitlist exceeds two years! Expanding access to additional affordable senior housing remains a key goal for New Lima – Housing For The Future.

A Community Rooted in Legacy. . .

Shirley Daley Senior Village honors former Lima City Council member Shirley J. Daley, a fierce advocate for equity, inclusion, and community progress!



The Shirley Daley Community Fund purchased the vacated Lowell School site when New Lima was just beginning and lacked resources. Once able to, New Lima purchased the land back from the Shirley Daley Community Fund and went on to develop the site into the vibrant, community it is today! A lasting symbol of partnership, vision, and impact!

A roadway within the community, named **Charles Daley Way**, honors Charles Daley; New Lima’s former attorney and husband of Shirley J. Daley, for his pivotal role and dedication in the formation of New Lima – Housing For The Future and helping bring Shirley Daley Senior Village to life!



Additional Completed Developments:



Trotwood Senior Lofts: 50 Units
Trotwood, OH (Montgomery County)



Spring St Senior Lofts: 88 Units
Lima, OH (Allen County)



Shawnee Lofts: 54 Units
Lima, OH (Allen County)



Stoney Ridge Estates: 25 Units
Dayton, OH (Montgomery County)

4 Affordable Housing Communities
2 Ohio Counties Served
217 Affordable Housing Units
\$45+ Million in Affordable Housing Development

In-Fill Housing Developments:

In-Fill Single-Family Homeownership:

- Houses developed and sold:
 - ▶ S Central Ave
 - ▶ N Rosedale Ave
 - ▶ **Sold for 2025!!!**
- Hazel Ave – 2 homes in pre-development
- Provided low-to-moderate income households with homeownership opportunities
- Revitalized underutilized land



In-Fill Rental Housing:

- Two buildings located along W Spring St and S Jameson Ave
- Extension of our widely popular ***Shirley Daley Senior Village*** community, providing an additional 4 units of affordable senior rentals
- Revitalized vacant land into an attractive asset along a main entryway into Lima



Down Payment Assistance & Education

First Home Lima – Down Payment Assistance Program:

The First Home Lima program offers more than just financial support — it provides first-time low-to-moderate income homebuyers with comprehensive education to prepare them for successful homeownership!

Participants gain valuable knowledge through structured courses that focus on:

- Understanding personal credit —building, repairing & strengthening scores
- Creating & managing a household budget
- Selecting and working with lenders and real estate professionals
- The loan and closing process and what to expect
- Basic home repair, maintenance, and budgeting for the future

New Lima – Housing for the Future has been providing the administrative support for the First Home Lima program since 2009 and in that time has assisted **123 low-to-moderate income households** accomplish their dream of homeownership!

Property Maintenance Training Course:

A Required Component of the First Home Lima Down Payment Assistance Program

The Property Maintenance Training course is a vital educational requirement within the First Home Lima Down Payment Assistance Program. This informative, three-hour session is designed to prepare first-time homebuyers for the responsibilities of homeownership — with a focus on proactive maintenance, budgeting for future repairs, and protecting long-term investment in the home.

This mandatory training, alongside the broader First Home Lima educational curriculum, is aimed at building confident, informed homeowners and reducing the risk of foreclosure. Together, these efforts support lasting homeownership success and neighborhood stability!

237 low-to-moderate income households have taken part in this education!





At New Lima – Housing For The Future, our mission remains at the heart of every development and opportunity we provide:

Providing housing opportunities for low- and moderate-income citizens through comprehensive financial assistance and education

We believe that cooperation, communication, and collaboration with community partners are essential to advancing this mission and creating lasting impact.

Supporting New Lima Helps Us Further Our Mission:

•Support Our Mission

Help us expand access to affordable housing for low-to-moderate income families! Your donation of time & resources directly supports affordable rental housing & affordable homeownership opportunities!

•Make an Impact Today

Your personal or corporate contribution—helps us develop additional affordable housing, continue to provide supportive services, and further our homebuyer education program to those that we serve!

•Partner With Us

Join us in building stronger communities! Donate time, money or resources to New Lima – Housing For The Future and be part of a legacy that empowers families and transforms neighborhoods!

•Invest in Housing. Invest in Hope.

Your generosity fuels our ability to serve more families, revitalize more neighborhoods, and create long-term solutions to housing insecurities!

•Leave a Legacy

Consider making an endowment gift to ensure our work continues for generations! Together, we can provide lasting housing opportunities!

•Your Support Builds Homes and Futures

Each donation brings us closer to our goal: quality, affordable housing for every low-to-moderate income citizen we serve!