



ALLIANCE FOR BUILDING COMMUNITIES

Annual Report 2005-2006

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These photos are representative of the many events held each year at our Tamaqua Hi-Rise senior living facility.



Alliance for Building Communities
830 Hamilton Street
Allentown PA 18101



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A nonprofit community development and affordable housing corporation serving Lehigh, Northampton, Berks, Carbon, Monroe and Schuylkill Counties



Detail of mural at bottom

Healing

Artists Anita Wagenvoord and Matt Halm © 2005
Hispanic American League of Artists and Alliance for Building Communities
Lehigh Valley Community Mural Project
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Doorway to Homeownership

Rehabilitation and deconversion programs in Allentown, Bethlehem and Easton

Community partners include Weed & Seed Initiatives, Old Allentown Preservation Association, Community Development Block Grants

- Individual and group home ownership counseling
- Counseling for participants in the Doorway to Homeownership program

Senior and Multi-Family Housing

- Catasauqua Tower in Catasauqua PA
- Mountainview Apartments in Slatington, PA
- Eagle Valley Senior Apartments in East Stroudsburg PA
- Tamaqua Hi-Rise, Inc. in Tamaqua PA
- Livingston Senior Manor in Bethlehem PA (Opening Early 2007)
- Rosenfeld Apartments in Allentown PA
- Scattered regional sites and four sites in Allentown and Bethlehem

Building Blocks

Communities are made up of neighborhoods and neighborhoods are made up of blocks... and ultimately individual homes. It is at this most elemental level that Alliance for Building Communities (ABC) continues to make a difference.

Thomas Hylton, the author of *Save our Land Save our Towns*, writes: "If we want our children to succeed in sizeable numbers, we must have racially and economically integrated schools and communities."



Chew Street Property Renovation
Allentown PA

There is no better way to achieve this lofty goal than by creating and sustaining mixed income neighborhoods with high rates of home ownership. ABC's Doorway to Homeownership program goes beyond just affordable housing and is part of a larger strategy that, when possible, focuses on multiple projects within a block.

Additionally, effective partnerships with neighborhood community groups and agencies allow ABC to identify and pursue opportunities to make meaningful and measurable impacts on blocks that not only provide owner occupied affordable housing, but also create stable, safe and attractive communities.

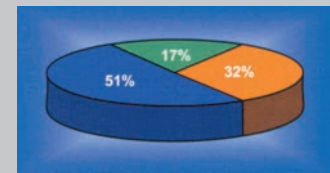
As ABC seeks different ways to carry out our core purpose and provide effective services to our clients, we thank all our partners, supporters, volunteers and staff for their donations of time, money and effort. We are most grateful, however, for the fundamental concern they share with us for the communities we serve and the individuals who reside in them.

R. Scott Unger
Chair, Board of Directors



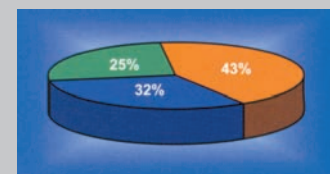
New Homeowners

On the Cover . . . Healing. Located in the 100 block of North 8th Street in Allentown, is the second in a series of three murals done by the Lehigh Valley Community Mural Project, a collaboration between Alliance for Building Communities and the Hispanic American League of Artists (HALA.) Artists Anita Wagenvoort and Matt Halm coordinated the effort and oversaw a "staff" of volunteer painters. This mural was inspired by a Revolutionary War hospital once near the site, which treated wounded soldiers. Like the previous mural, the subject matter for **Healing** was conceived through meetings with neighbors and collaboration partners. The project was made possible by generous support from Harry C. Trexler Trust, City of Allentown, Old Allentown Preservation Association, Rodale Foundation, Wachovia Bank, Metropolis Management, Action Rental, All That Hair and Nail Salon, Mr. & Mrs. Fred B. Ball and an anonymous donor. Alliance for Building Communities and the Lehigh Valley Community Mural Project wish to thank all our partners for helping to make **Healing** become a reality!



Revenues*

- ◆ Rent & Other Income
- ◆ State & Local Grants
- ◆ Donations



Expenses*

- ◆ Salary & Benefits
- ◆ Project Costs
- ◆ Operations

*For fiscal year ended June 30, 2006

Partners & Major Donors (July 1, 2005 - June 30, 2006)

- Anonymous (2)
- Bank of America
- Blueprint Communities
- Brown, Brown, Solt & Ferretti
- The Century Fund
- City of Allentown
- City of Bethlehem
- City of Easton
- The Davison Group, Inc.
- Federal Home Loan Bank of Atlanta
- Federal Home Loan Bank of Pittsburgh
- First Star Bank
- GKH Properties
- Hispanic American League of Artists (HALA)
- Housing Trust Funds of Lehigh and Northampton Counties
- Imperial Abstract, Inc.
- Just Born, Inc.
- KNBT
- Leona Gruber Charitable Trust
- Margaret Metz
- PNC Foundation
- Pennsylvania Housing Finance Agency
- James Pooley, Esq.
- Redevelopment Authorities of the Cities of Allentown, Bethlehem and Easton
- Rider Pool Foundation
- Rural Local Initiative Support Corporation (Rural LISC)
- Susquehanna Patriot Bank
- U.S. Department of Housing and Urban Development
- U.S. Department of Agriculture—Rural Housing
- Wachovia Bank

We thank all of our partners for their assistance and commitment, and all of the corporations, foundations and individuals who made contributions to Alliance for Building Communities during our 2005-2006 fiscal year. Your support, which enables us to continue, expand and improve our programs and community outreach, is deeply appreciated.

Alliance for Building Communities, Inc. is a Pennsylvania nonprofit corporation organized under Section 501(c)(3) of the U.S. Internal Revenue Service Code. Contributions are tax deductible to the fullest extent of the law. The official registration and financial information may be obtained from the PA Dept. of State by calling toll-free within Pennsylvania, 1-800-732-0999. Registration does not imply endorsement.

Our clients often express thanks to ABC for assisting them with finding and purchasing a home through our Doorway to Homeownership program for first time homebuyers.

Following is a note that one of our housing counselors received from a satisfied client:

"I have recently purchased a home from Alliance for Building Communities. And I am very happy with it.

The whole application process ran relatively smooth, thanks to ABC staff. When ever issues would arise, staff would immediately take action to resolve it.

ABC staff was always ready, willing and able to answer my many questions. It was a pleasure doing business with ABC."

"Always do right. This will gratify some people and astonish the rest."
Mark Twain

A silk mill in Hamburg...a boot and shoe factory in Tamaqua...a block of row houses in Allentown. What do they have in common? Plenty.

Each was abandoned and blighted, but through vision and collaboration, Alliance for Building Communities will work toward creating stable neighborhoods by transforming the properties into affordable housing options for people with modest income. We are proud to "do right."

- As a result of a partnership with Rural LISC and Pennsylvania's Blueprint Communities, we broke ground at the old boot and shoe factory in the fall of 2006. Renovations will transform the old brick building into 14 units of housing for individuals and families with moderate incomes.
- When the Redevelopment Authority of the City of Allentown turned over a complete block of five row houses in Center City Allentown to ABC, they were near collapse and should have been torn down. But, because of their historic significance, that was not an option and the block of houses is currently in various stages of completion. ABC will place graduates of our Doorway to Homeownership program into the properties and begin returning them to the tax rolls as single-family homes in early 2007.
- Tax credits awarded in 2006 will enable ABC to proceed on renovating an old silk mill in the Borough of Hamburg. The architect's drawings are complete and renovation to turn the structure into senior housing will commence in 2007.

We are proud of our accomplishments. Livingston Manor, our brand new 42-unit affordable senior housing facility in Bethlehem, is almost complete. It will open in early 2007, and we will not only welcome new residents, but also will add new staff members to ABC's team to provide management and maintenance.

Our partners are varied. Each one makes it possible for ABC to continue working not only to provide safe, affordable housing for people of modest income, but also to develop connections within communities. During this fiscal year we again partnered with the Hispanic American League of Artists to complete the Healing Mural, the second in a series of three murals in Center City Allentown. The mural is on the cover of this report.

ABC's dedicated board continues to support staff as we work to create affordable housing in stable neighborhoods. Our staff endeavors to become more knowledgeable to better serve our clients. Fluctuations in staff occur from time-to-time. During this year we sadly lost Debra Bundro, property manager for our Catasauqua Tower site, to sudden illness. Since Deb was a long-time, experienced member of the ABC family, we will be hard pressed to find someone with her skills and expertise.

As we renovate properties, counsel clients about affordable housing options and partner with other organizations on community projects, Alliance for Building Communities continues to "always do right." We will work hard to "gratify some people" and hope that our many accomplishments "astonish the rest."

Fred J. Bañuelos
President & Chief Executive Officer



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