



ALLIANCE FOR BUILDING COMMUNITIES

Annual Report 2006-2007

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



*Love
Educates*

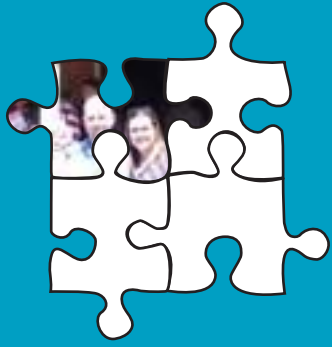
*Artists Russell Buckingham and Matt Halm ©2006
Hispanic American League of Artists
and Alliance for Building Communities
Lehigh Valley Community Mural Project
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Alliance For Building Communities

830 Hamilton Street
Allentown PA 18101

610-439-7007 (Phone) • 610-439-7888 (Fax) • www.housingabc.org



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ABC Programs:

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

Senior and Multi-Family Housing

- Catasauqua Tower
- Mountainview Apartments
- Eagle Valley Senior
Apartments
- Tamaqua Hi-Rise, Inc.
- Livingston Senior Manor
- 401 Hazle Street
- Scattered regional sites
and four sites in
Allentown and Bethlehem
- Rosenfeld Apartments

Services for Home Buyers:

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

Mission Statement:

To provide innovative leadership in the development of quality, affordable housing and to create community partnerships that stimulate and sustain healthy neighborhoods where people have the opportunity to invest their time, resources and spirit.

From the Chair of our Board of Directors...

Affordable housing is something that many people in our area take for granted. Alliance for Building Communities (ABC) continues to make a difference for many lower-income families and senior citizens who do not have the ability to secure affordable housing. Steering individuals through the Doorway of Homeownership program is the best way to develop safe and secure neighborhoods and communities.

Through various partnerships formed in recent years, ABC is able to undertake and complete projects that would not have been possible before. Still, there is much work to be done. The real estate market within the Lehigh Valley and surrounding areas has dramatically changed in recent years, making it more of a challenge for some to realize the American dream of homeownership. ABC must continue to seek out human and financial resources necessary to continue its mission. Because of the support and dedication from ABC staff, its partners, and the board of directors, no challenge should be too great.

Lee A. Merendino, CPA

Chair, Board of Directors

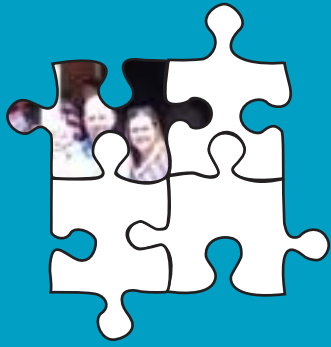


"Our joy in purchasing this new home from you, the finishing touches in this new home by your staff and quick and immediate responses to our various questions and concerns and our overall relationship cannot be overemphasized... A BIG THANK YOU, for an excellent job well done."

Sam Otub & Eirene Sam-Otub



On the Cover . . . Love Educates, depicted on the side of Vic's Market, located at the corner of 4th and Gordon Streets in the City of Allentown, is the third 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.) Artist, Russell Buckingham; First Assistant Muralist, Matt Halm; and Second Assistant Muralist, Amy Kelly coordinated the effort and oversaw a "staff" of volunteer painters. This mural was inspired by the community's desire to depict hope, love and education, images that were significant and reflected the community surrounding the mural. The project was made possible by generous support from the Harry C Trexler Trust, The Rodale Foundation, a private foundation that wishes to remain anonymous, The Wachovia Foundation, the City of Allentown's Weed & Seed initiative, the Salvation Army and Sacred Heart Hospital. Alliance for Building Communities and the Lehigh Valley Community Mural project wish to thank all our partners for helping to make Love Educates become a reality!



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Awards

ABC was nominated and presented an award by Allentown's Historical Architectural Review Board during National Historic Preservation Month on May 24th. The award was in response to our "exemplary rehabilitation of 726 through 734 Chew Street located within the Old Allentown Historic District."

On June 5th, at the Rural LISC (Local Initiatives Support Corporation) National Conference, held in Sioux Falls, South Dakota, the National Equity Fund presented ABC with an award for the agency's dedication to affordable housing.

ABC also received a Section 4 All-Star 2007 award (from Rural LISC) at the National Conference for work in securing Section 4 funding.

Vision Statement:

To be a creative, innovative leader in housing and community development.

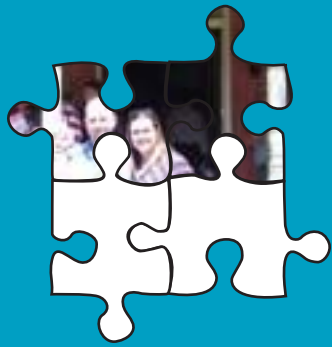
The puzzle pieces in the upper left corner of each page of this report symbolize just one small segment of the entire community revitalization puzzle. It is the affordable housing segment of the puzzle that Alliance for Building Communities does best.

During 2006-2007, ABC succeeded in completing its piece of the puzzle. A ribbon cutting was held for Livingston Manor - a new, 42-unit apartment building in East Bethlehem for independent seniors. This project was made possible using funds received from HUD. Tax credits enabled ABC to transform an additional structure that was once the Tamaqua Boot and Shoe Factory, built in the late 1800's, into 14 units of affordable rental housing for individuals and families. ABC has been able to access \$6,355,210 in low income housing tax credits from sources such as the Pennsylvania Housing Finance Agency, Pennsylvania Department of Community and Economic Development, and the Federal Home Loan Bank of Pittsburgh. Tax credits have also allowed ABC to begin work on restoring and converting the former Hamburg Knitting Mill. When completed, this historic building, built in 1902 in a residential area, will be transformed into 27 one-bedroom apartments for independent seniors.

Through our Doorway to Homeownership program for first-time homebuyers, Alliance for Building Communities counseled more than 350 clients. These individuals had various housing needs, with one goal in mind - achieving the American dream of homeownership. ABC also rehabilitated and sold 10 single family homes to participants who successfully completed the program. These homes had an average sales price of \$81,750.

During the course of the year, ABC made a huge impact in the affordable housing market by reaching out and assisting more than 1,000 clients within the communities it serves. ABC provided 385 seniors, individuals and families with affordable housing in our rental sites and through our Doorway to Homeownership program.

As ABC moves forward, be assured its staff, partners, and board of directors will continue to work diligently in efforts to provide the affordable housing piece of the community development puzzle.

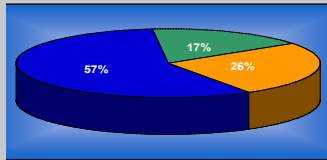
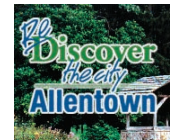


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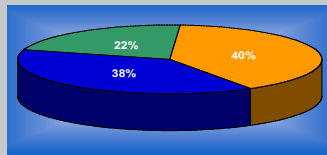
Alliance for Building Communities thanks the following Partners & Major Donors for being a piece of the puzzle:

Mr. & Mrs. Gerald F. Alfano
 Alvin H. Butz, Inc.
 Anonymous (2)
 The Bank of America Charitable Foundation, Inc.
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 Redevelopment Authorities of the Cities of Allentown, Bethlehem and Easton
 Santiago Rivera
 Rider Pool Foundation
 Kevin E. Rogers, CPA
 Rural Local Initiative Support Corporation (Rural LISC)
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 Susquehanna Patriot Bank
 The Century Fund
 The Davison Group, Inc.
 The Mervyn L. Brenner Foundation
 Duane Tolson
 Frances K. Troup
 Thomas J. VanVreede
 R. Scott Unger
 Heidi Unterberg
 U.S. Department of Housing and Urban Development
 U.S. Department of Agriculture-Rural Housing
 Wachovia Foundation
 Wells Fargo Foundation



Revenues*

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



Expenses*

- ◆ Salaries & Benefits
- ◆ Project Costs
- ◆ Operations

*For fiscal year ended
 June 30, 2007



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 2006-2007 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 Pennsylvania Department of State by calling toll-free within Pennsylvania, 1-800-732-0999. Registration does not imply endorsement.



ALLIANCE FOR BUILDING COMMUNITIES

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Gerald F. Alfano
VICE CHAIR

Joseph E. Medl
SECRETARY

Kevin E. Rogers, CPA
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Javier R. Toro

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* Board Member Emeritus

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Janis Geist, Vice President of Housing Programs
Sandra Tenney, Director of Development & Community Relations
Marylouise Hokenson, Executive Administrative Assistant

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Maria Isidor, Receptionist/Secretary

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Wilma Rincon, Accountant
Devon Miller, Accounting Clerk

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Diane Miller, Resident Services Coordinator
Sheila Rhett, Property Manager
Evelyn Rodriguez, Administrative Assistant
Maria Torres, Administrative Assistant

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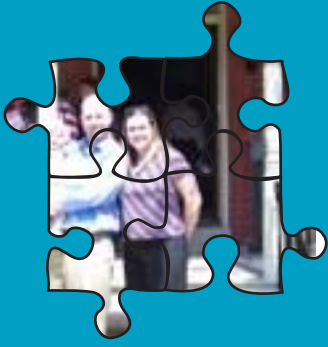


Another of ABC's First-time Homebuyers at Closing!

Janis Geist, ABC's Vice President of Housing Programs (left)
Hipilito Martinez, First-time Homeowner (center)
Mirta Rodriguez, KNBT (right)

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"Every aspect of the purchase has been great"
Mark & Susan Telesha
(pictured in front of their new home)



Playground
401 Hazle, Tamaqua



401 Hazle, Tamaqua



Livingston Manor, Bethlehem



New Homeowner



ABC Display



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830 Hamilton Street
Allentown PA 18101