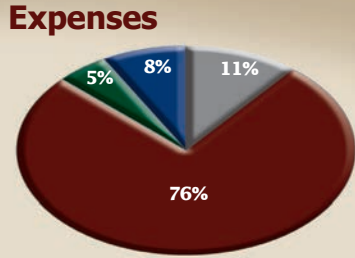
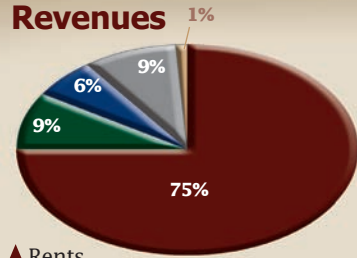




Alliance for Building Communities, Inc.

By the Numbers

Years of Service **36**
 Number of Living Units (homes & apartments)
 Owned and Managed by ABC **418**
 Number of Senior Citizens and Family Members Housed **680+**
 Estimated Annual Taxes Paid to Local Municipalities **\$366,276**
 Counties Served by ABC Properties & Management **6**
 (Lehigh, Northampton, Carbon, Berks, Schuylkill & Monroe)



- ▲ Rents
- ▲ Management Fee
- ▲ Interest
- ▲ Donations
- ▲ FTHB Counseling/Other

- ▲ Administration
- ▲ Program Costs
- ▲ FTHB
- ▲ Mortgages

Thanks to the Caring Generosity of Our Community Partners:

- | | | |
|---|---|--------------------------------------|
| A D Computer | Deiter Brothers | Lehigh Valley Health Network |
| Advanced Business Equipment | Heating, Cooling, Energy | J P Mascaro |
| Alan Hostetler Insurance | ESSA Bank & Trust | Joseph Medl |
| Karen & Gerry Alfano | Craig Evans | Metro Decorators |
| City of Allentown | Daniel R. Farrell | Michael Pany |
| Allentown Housing Authority | Renee Ferretti | Melone Architects, PC |
| Alvin H. Butz, Inc. | First Niagara Bank | National Penn Bank |
| Artefact, Inc. Architects | G C Electric Co., Inc. | Northeast Pennsylvania Abstract, LLC |
| Askot, Weiner & Cohen, LLP | Michael Garger | Paths, LLC |
| Bank of America | Gary D. Marchalk, LLC | PHFA |
| City of Bethlehem | GKH Properties | PNC Community Development Banking |
| Buckno, Lisicky & Co. | Grimm Construction | PNC Foundation |
| Biery's Port Bodyworks | Home Depot | PPL Corporation |
| Brown, Brown, Solt & Ferretti | Housing Alliance of Pennsylvania | Ralph Melone Architects |
| Burkholder's Heating & Air Conditioning | Imperial Abstract | The Rider-Pool Foundation |
| The Century Fund | John Bischo & Associates | Rural LISC |
| Mark S. Cohen, Esq. | Keenan-Nagle Advertising, Inc. | Sherwin-Williams |
| Sandra Colon | Kistler O'Brien | Sidney Sacks Agency, Inc. |
| Community Programs, Inc. | KNBT | Snyder Daitz & Co. |
| Fran Conlin | Lafayette Ambassador Bank | Sovereign Bank |
| Michael Corso | Langan Engineering & Environmental Services | Wells Fargo Housing Foundation |
| William Davidson | Lehigh Financial Group, LLC | |

Achieving Our Mission:

To create community partnerships dedicated to revitalizing neighborhoods by developing safe and affordable housing that fosters independent living and enhances the quality of life for seniors and families.

Alliance for Building Communities Board of Directors

- Joseph Medl – *Chair / Executive Committee Chair / Nominating Committee Chair*
 Sandra Colon – *Secretary*
 Joseph E. Schupp – *Treasurer / Finance Committee Chair*
 Craig Evans – *Vice Chair*
 Francis Conlin – *Project Oversight Committee Chair*
 Michael D. Solt – *Community Relations Chair*
- | | | |
|--------------------|-----------------|-----------------|
| Michael Corso | Daniel Farrell | Michael Garger |
| Leonard Lightner | Kevin E. Rogers | David Schaeffer |
| Altigracia Mercado | David Grow | |

ABC also has Affiliate Boards for eight major properties. To view each and the Board members, please visit www.housingabc.org.



Alliance for Building Communities, Inc.

801 W. Hamilton Street, Allentown, PA 18101

610-439-7007

www.housingabc.org

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.

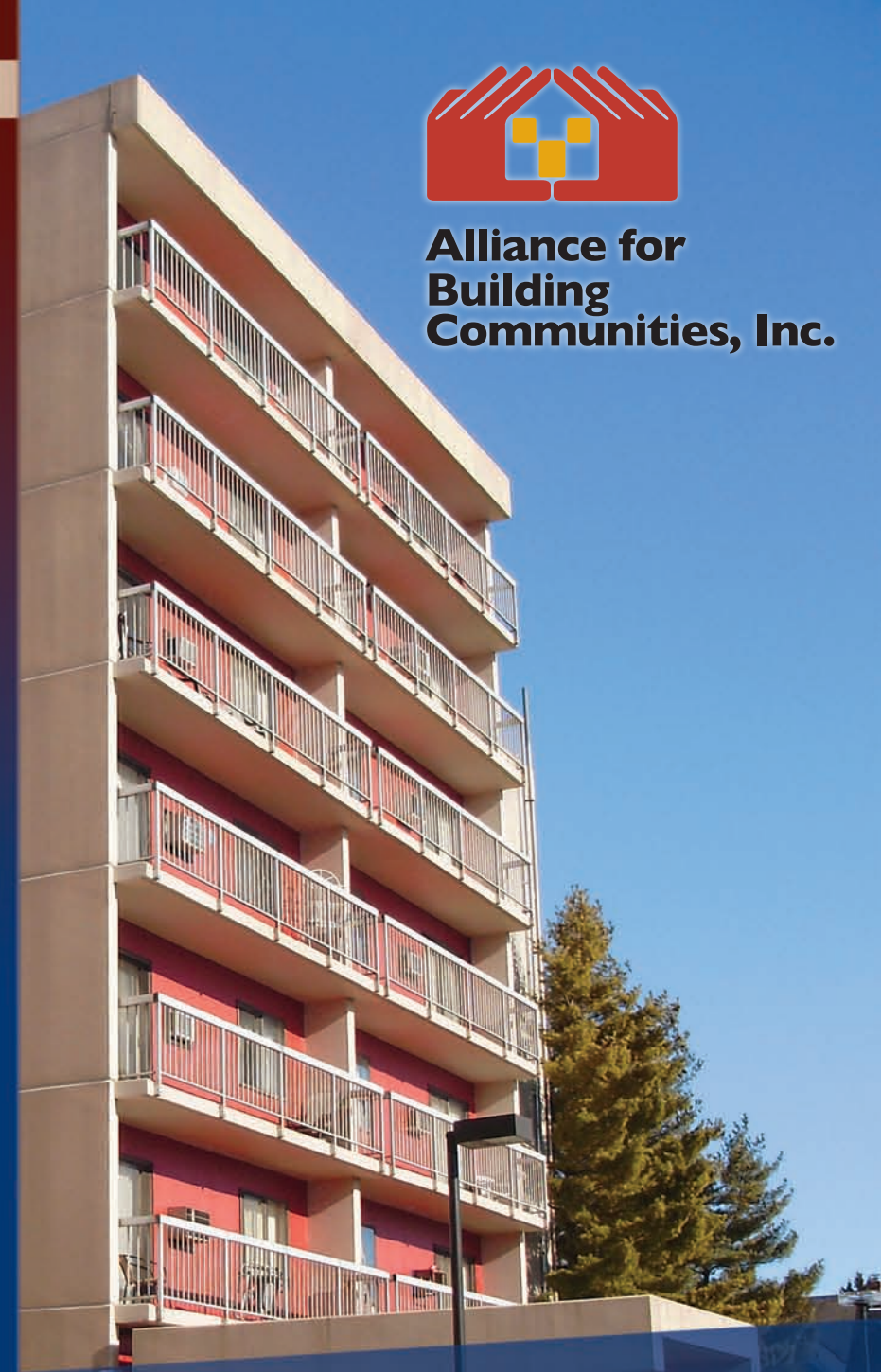
Registration does not imply endorsement.



Photos by Keenan-Nagle Advertising, Inc.



Alliance for Building Communities, Inc.



PROGRESS UPDATE: 2012-2013

Meeting Challenges with Progress

PROGRESS UPDATE: 2012-2013

Building on the advances of recent years, **Alliance for Building Communities (ABC)** continues to make significant progress in our quest to build stronger communities by providing affordable, healthy housing for Seniors and modest-income families in the communities we serve. Here are highlights of some of ABC's recent progress:

Another defunct factory in Tamaqua has been converted into attractive apartments. Liberty Place at 420 East Broad Street is now home to 12 living units offering an abundance of functional comforts, security and energy-efficiency. It adjoins ABC's successful Hazle Street Apartments (another ABC-converted abandoned factory) bringing to 26 the total number of new homes created by ABC for qualified local citizens.



Hazle Street Apartments and its new addition

The community room, numerous living units and other assets of the 117-unit Tamaqua Hi-Rise Apartment complex were recently refurbished to enhance this ABC property's comfort for its tenants.



Tamaqua Hi-Rise Apartment

In Catasauqua, extensive renovations ungraded ABC's 75-unit Catasauqua Towers complex (featured on the front cover of this Progress Update.) Refurbishments include kitchen and bathroom updates, lobby décor refreshed and refurnished, extensive paint and new landscaping treatments on the exterior.

In Allentown, final conversion stages were completed on a formerly condemned property at 7th and Walnut Streets. The new Greystone Apartment complex now features 24 welcoming living units and is fully occupied.

In Bethlehem, a decaying property at 817 East 4th Street has been repurposed by ABC. Its 19th century façade is now restored; the interior has been renovated and the property is now home to a day care center, a pharmacy and future tenant on the second floor. Located next to the restored 4th Street Commons building, this ABC property provides yet another asset for the reinvigorating 4 Blocks International neighborhood on Bethlehem's South Side (www.4BlocksInternational.org).



In a move to better align ABC's own financial assets with our mission, the Alliance for Building Communities headquarters building on Hamilton Street in Allentown was sold to neighboring Alvin H. Butz, Inc. in 2011. ABC's more affordable yet perfectly functional offices now occupy the fourth floor of Hamilton and 8th Street, just steps from our previous location, and both the Butz organization and ABC have new room to expand in the reenergized business environment of Downtown Allentown.



Home ownership is a proven way to increase neighborhood pride, quality of life and community engagement. To share the responsibilities and rewards of homeownership with more families, ABC recently enhanced our First Time Homebuyers Program with more community counseling opportunities through allied non-profit organizations. We have also increased the quality of our consumer educational experience through certifications issued by both the Pennsylvania Housing Finance Agency (PHFA) and Neighborworks America, including:

- Pre and Post-Purchase Homeownership Education
- Anti-Predatory Lending & Foreclosure Prevention
- Financial & Credit Counseling
- Financial Coaching: Helping Clients Reach Their Goals

To help Senior tenants navigate their recreational and health needs, ABC provides Social Coordinators at our larger multi-level properties. These advocates are onsite seven days a week to assist with transportation arrangements, Social Security, family visit planning and other needs.

With healthcare reform and preventive health as a high priority, ABC is in the process of forming a partnership with Sacred Heart Hospital to provide a new Family Wellness and Nutrition program. Health and lifestyle counseling and education are now available cost-free to all ABC clients.

On May 23, 2012, ABC hosted its highly successful Partners in the Community Awards Celebration in Allentown. With the support of our sponsors, staff and believers in ABC's work, both attendance and contributions set a new record. The Pennsylvania Housing Finance Agency was the 2012 Partners In The Community Award honoree. The evening's keynote speaker was the Honorable Ed Pawlowski, Mayor of the City of Allentown, who provided exciting insights into the game-changing renaissance now reshaping Pennsylvania's third-largest city.



Gerald Alfano, President & CEO of ABC (left) with Mayor Pawlowski at May 2012 event

Looking Ahead

Given current demographic trends and economic conditions, the need for affordable, decent housing is projected to grow...and ABC is planning to grow to continue meeting this most basic of human needs. A fundamental building block of our plan is to continue the discipline of financial prudence which now has ABC in a strong position to continue fulfilling our mission. Another key is to bolster our partnerships with stakeholders whose futures are also linked to the health of the communities they serve. These stakeholders are in all sectors: private, public, non-profit and individual volunteers. ABC is working daily to build and nurture mutually beneficial relationships with all entities who believe, as we do, that healthy communities are healthy business. As always, thank you for your belief in the work of Alliance for Building Communities. Hundreds of your neighbors would not have safe, decent homes without the caring support of community members like you.

Please contact

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