



Success  
Story

# ALLIANCE FOR BUILDING COMMUNITIES

## Annual Report 2005-2006

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 modest 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



Rural  
**LISC**  
Helping neighbors  
build communities

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