

Community
and Economic
Development
Docket
2006



**Brooklyn Legal Services
Corporation A**



Brooklyn A provides legal assistance to low-income individuals and groups in the North and East Brooklyn communities of:

Williamsburg
Greenpoint
Bushwick
Oceanhill-Brownsville
East New York
Bedford-Stuyvesant
Cypress Hills
Starrett City
City Line
East Flatbush
Flatlands
Canarsie

MISSION STATEMENT

Brooklyn Legal Services Corporation A's purpose and goal is to provide high-quality legal assistance to low-income individuals and groups in the North and East Brooklyn communities of Williamsburg, Greenpoint, Bushwick, Oceanhill-Brownsville, East New York, Bedford-Stuyvesant, Cypress Hills, Starrett City, City Line, East Flatbush, Flatlands, and Canarsie.

The Corporation views legal assistance not only as traditional representation but also as a wide range of permissible activities including, but not limited to, group representation and community education. The Board of Directors, management and staff are dedicated to maximizing the Corporation's effectiveness in serving the community via close and mutually supportive relationships with effective local grass roots organizations that have a demonstrated commitment to our common goal of social and economic justice.

Cover photo: Members of Brooklyn A's Board of Directors and Advisory Committee posing in the playground of the Cypress Hills Child Care Center, a project made possible through the Partnership for Community & Economic Development. From left to right: Jessica Rose, Attorney, Brooklyn A; Nick Moore, VP, Citibank; Ken Mahon, Executive VP & CFO, Dime Savings Bank; Mike Flanigan, VP, Citibank; Marty Needelman, Project Director, Brooklyn A; Tom Early, Executive Director, Health Plus; Patricia Strong, Community Development Officer, Dime Savings Bank; Paul Acinapura, General Counsel, Brooklyn A; Denis Berger, Consultant, Brooklyn A; Maria Collier, Director, Cypress Hills Child Care Corp.; Moronke Oshin-Martin, Board member, Brooklyn A; Joe Lipofsky, Board member, Brooklyn A; April Dubison, Community Affairs Director, Keyspan; Patricia Ricketts, VP, JP Morgan Chase.

Graphic Design: Judith Rew

Letter from the Program Directors

A key element of Brooklyn A's mission, since its inception, has been to provide legal support to community-based organizations and their initiatives to build and reinforce the infrastructure of the neighborhoods of North and East Brooklyn. Brooklyn A's Board and staff are extremely proud of our success in continuing to fulfill that original vital mission, which indeed was part of our dear friend Sargent Shriver's vision of the national legal services program that he created as part of President Lyndon B. Johnson's War on Poverty.



Martin S. Needelman



Paul J. Acinapura

This year's updated "Community & Economic Development Docket," which follows, details and gives a description of the wonderful work of our CED team. This extraordinary unit includes Ralph Martinez, Jessie Rose, and Director of Litigation Rick Wagner, who have now been joined by Max Weinstein, our first ever Skadden Fellow, and Mike Haber, an Equal Justice Works Fellow. No summary gives a true description of the huge and continuing impact of their efforts, providing day-to-day counsel to an incredible array of community partners, many of whom we have been associated with from their inception and our own beginning. Indeed, a national evaluation team that visited our program declared our CED work to be the best of its kind in the country!

Congratulations to the entire "Partnership for Community & Economic Development", namely our CED team, our community partners, those law firms providing pro bono assistance to our team, and you, who provide the moral, political and economic support, without which none of this great work would have been possible.

Thank you and read on!

A handwritten signature in cursive that reads "Marty Needelman".

Marty S. Needelman
Project Director &
Chief Counsel

A handwritten signature in cursive that reads "Paul J. Acinapura".

Paul J. Acinapura
General Counsel &
Director of CED Unit

**The printing of this Docket is made possible by a generous in-kind contribution
from the law firm of Davis Polk & Wardwell**

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Brooklyn Legal Services Corporation A

Since its inception in 1968, Brooklyn Legal Services Corporation A (Brooklyn A) has been committed to providing high-quality, neighborhood-based civil legal services to low-income individuals and families throughout North and East Brooklyn, and to the nonprofit organizations that serve those communities. Brooklyn A's offices in Williamsburg, Bushwick, and East Brooklyn serve over 6,000 individuals throughout the neighborhoods of Williamsburg, Greenpoint, Bushwick, Bedford-Stuyvesant, Oceanhill-Brownsville, East New York, Canarsie, Cypress Hills, Flatlands, and East Flatbush. The staff offer representation and advocacy: (1) regarding housing issues to individuals, organized tenant associations and low-income tenant cooperatives; (2) concerning family issues including family preservation and domestic violence; (3) to persons living with HIV/AIDS, the elderly, and persons with disabilities; and (4) to counter predatory lending practices that affect Brooklyn residents. In essence, our work prevents homelessness, helps people-in-need receive the benefits they are entitled to, and assures that families remain whole. Along with these essential civil legal services that we provide in order to better the lives of individuals and families, Brooklyn A has also made community economic development a major program priority since 1976. This work, and our success with it, makes Brooklyn A unique and exceptional in its ability to improve the quality of life and promote empowerment within the myriad and diverse communities we serve.

COMMUNITY & ECONOMIC DEVELOPMENT UNIT

Brooklyn A is one of the only not-for-profit, neighborhood-based, public interest legal services offices in the country to develop a sustained, substantial practice representing community-based organizations (CBOs) and community development corporations (CDCs) in low-income communities. Brooklyn A has carved out a role as the legal catalyst fueling community-initiated projects critical to improving the quality of life in its neighborhoods. This work results in the creation of new and rehabilitated housing, the empowerment of tenants, the expansion of health and dental care, childcare services, the development of community centers and nursing homes, and the creation of minority- and community-owned businesses and jobs. A primary tenet of this work has been community ownership of the process and assets once they are created.

Brooklyn A's community and economic development work is done through its Community & Economic Development (CED) Unit which serves both as house counsel and special project counsel to not-for-profit CBOs engaged in housing, health care, day care, education and other community development endeavors. Its legal work involves, but is not limited to:

PARTNERSHIP FOR COMMUNITY & ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

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- Real estate, including pre-development coordination and title and loan closings
- The drafting and negotiation of contracts
- Financing (public and private)
- Regulatory representation and negotiations with governmental authorities
- Corporate and tax advice
- Litigation
- Employee relations

Our CED attorneys offer nonprofit clients ongoing, long-term representation which encompasses the full range of services that private sector corporations routinely receive from their corporate counsel — they review, draft and negotiate contracts; and represent clients in tax matters, real estate transactions, administrative, licensing and regulatory proceedings, and, if necessary, litigation.

CED attorneys act as counselors, negotiators, tacticians, strategists and troubleshooters. Our attorneys are essential partners and mentors to local leaders as they fulfill ambitious and strategic development plans for

neighborhood revitalization; we are at their side, whether navigating the governmental and regulatory universe or financial and insurance requirements. We are meeting our historic task of building self-sufficiency within our communities.

To achieve its community and economic development mission and goals, and enhance the legal counsel services that foster community and economic development, Brooklyn A created a dynamic, public/private Partnership for Community & Economic Development which brings the resources, skills, expertise, and strategic advice of key individuals in banks, corporations, foundations, universities, government agencies and other organizations that support our ongoing efforts to better Brooklyn's neighborhoods.

Our Partnership for Community & Economic Development collaborates with Brooklyn A to provide the legal counsel necessary to meet our community and economic development program goals. The members of the Partnership play a key role in generating major economic, pro bono, and in-kind support from law firms, corporations, and foundations who believe in Brooklyn A's community and economic development programs.

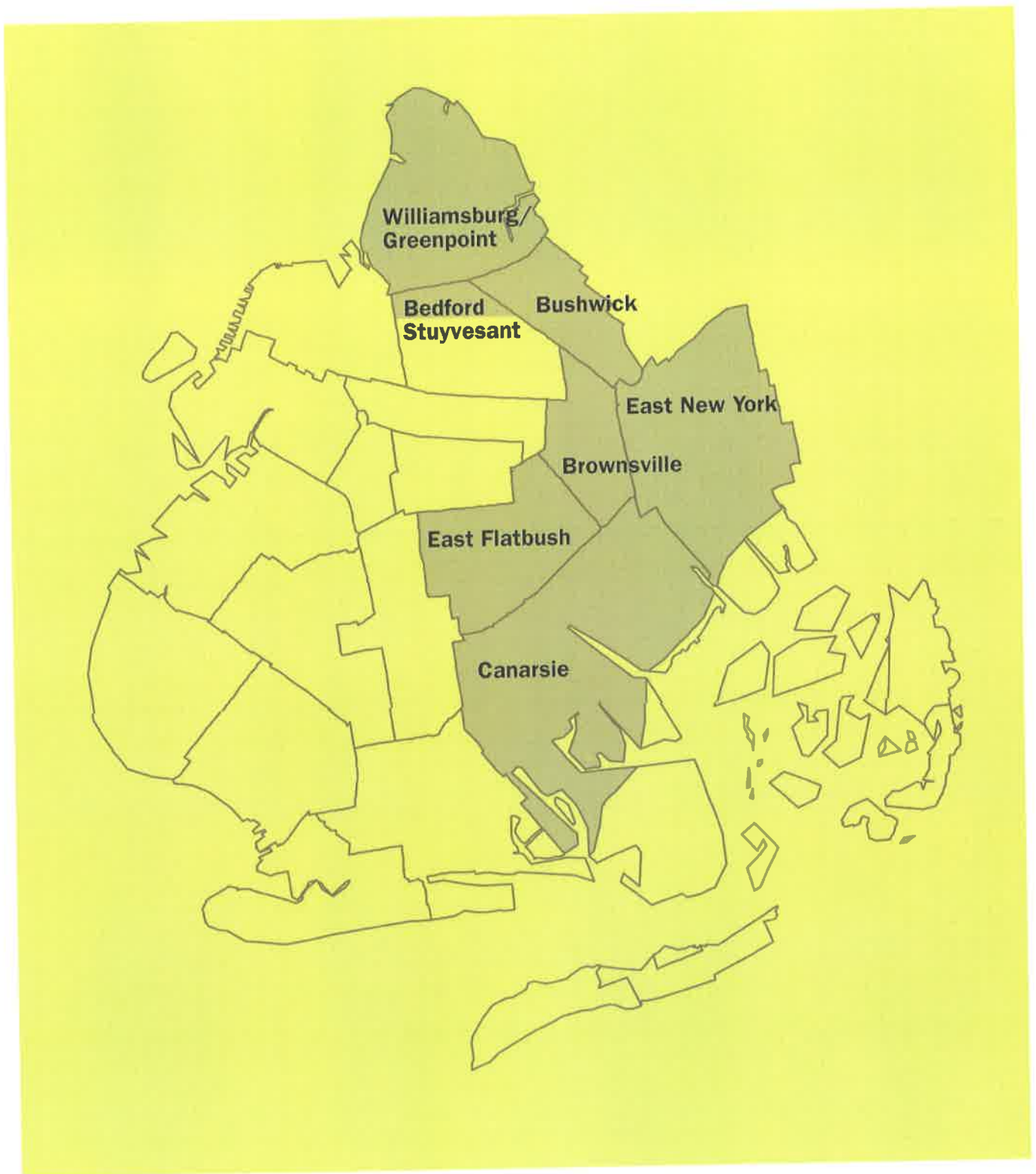
Stephen L. Gordon, Cravath Swaine & Moore
 Gary S. Hattem, Deutsche Bank
 Michael Hickey, Deutsche Bank
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 Kenneth J. Mahon, The Dime Savings Bank
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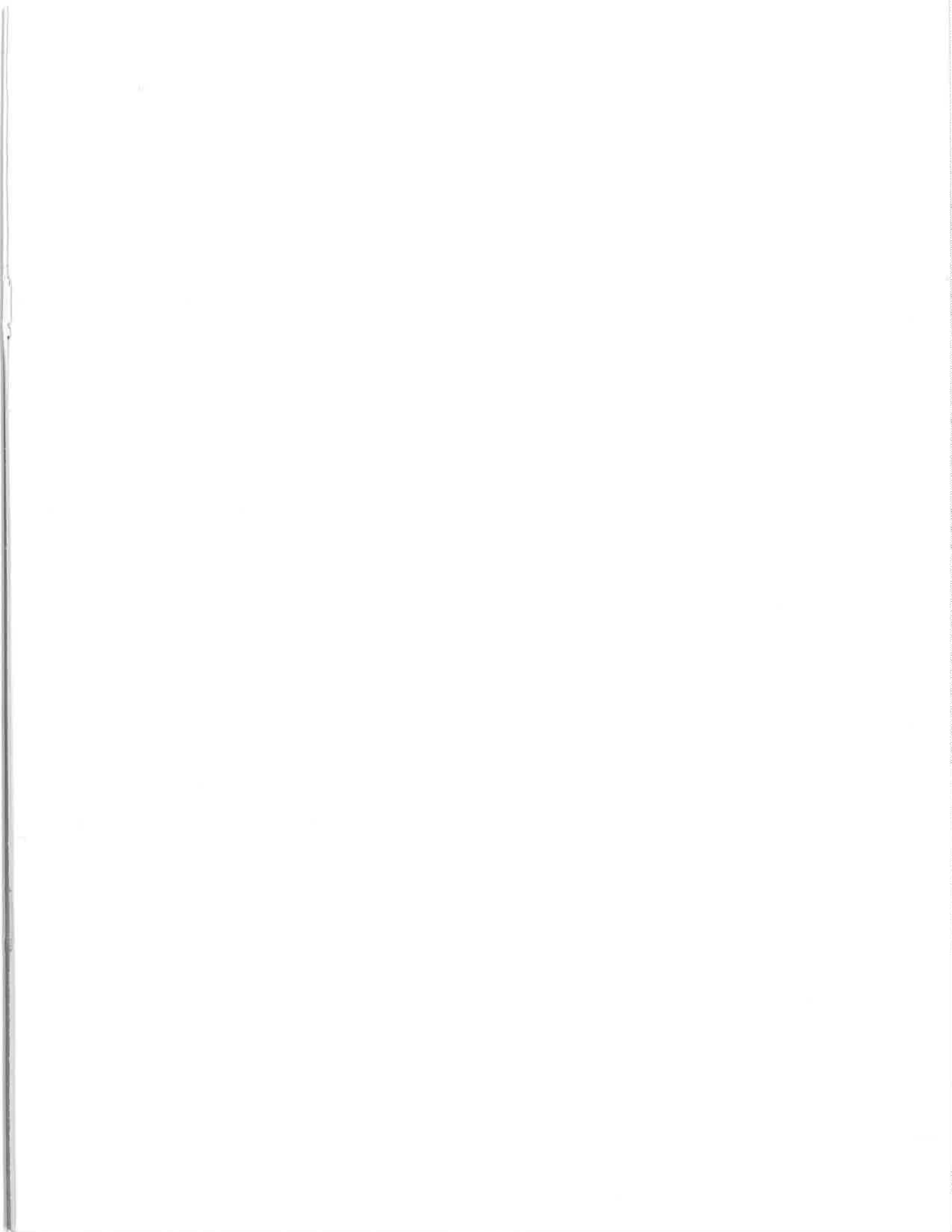
The work of the CED Unit is made possible through private support from individuals, community-based organizations, foundations, small businesses, large corporations, and financial institutions that believe in the positive impact that our work has in improving Brooklyn's communities and the quality of life of its residents. The following donors support our work by way of our annual CED campaign, the Annual Gala, and individual contributions.

Anonymous	James Faulkner	Martin Needelman
Astoria Federal Savings	John Feerick	New York Life Insurance Co.
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Bamonte's Restaurant	Arlen Fox	Sara Norris
Bank Leumi	Barry Garfinkel	North Fork Bank
Bank of New York	Joseph Geoghan	Northeast Brooklyn Housing Development Corporation
Clifford Barnes	Brian Glick	Nuestros Niños Child Development School
Bed-Stuy Family Health Center	Peter Gogolak	Oceanhill-Brownsville Tenants Association
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For information about community development projects, please call Paul J. Acinapura at 718-487-1300