

WELCOME ABOARD

Brooklyn A Announces Three New Additions to Its Team:



ERIK PAULINO has been named Brooklyn A's new **Director of Development and Communications**. Prior to coming to Brooklyn A, Erik worked at the Hispanic Federation for over five years in various positions, managing fundraising, grant writing, capacity-building programs and services, and public policy development. He also served as Brooklyn Borough President (and Honorary Brooklyn A Advisory Committee Co-Chair) Marty Markowitz's first Director of Constituent Services.

Erik volunteers his spare time managing and fundraising for the La Unidad Latina Foundation, a scholarship fund he started to benefit Latino college students, and is very involved with the University of Pennsylvania Alumni Association. After getting his bachelor's degree from Penn, Erik received a

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Two Views From The Bridge

by Cathy Herman

Long time residents of Williamsburg and Greenpoint view their neighborhood as home. While they continue to organize to eliminate its waste transfer stations, raise poor reading scores, and move out the corner drug dealers, they are sustained by family and institutional ties and its even more powerful strengths, the affordable apartment, the special school for their grandson, the religious leader who preaches the truth to them on their Sabbath.

Williamsburg-Greenpoint is a community celebrated for its ethnic diversity. It is home to immigrants from Puerto Rico, the Dominican Republic, Poland, Mexico and Central and South America, and the progeny of earlier migrants from those countries and from Italy, Ireland, Poland and Hungary who have set down deep roots here. The median household income of the two neighborhoods that comprise Community Board #1 (CB #1) is \$27,133, well below the city-wide median of \$38,293. The lowest income tracts in the heart of Williamsburg include most of the Latino and Hasidic sections. A large part of northern Greenpoint also houses some of the community's poorest residents.

Using rough numbers, a family earning the city-wide median could afford a rent of about \$957 per month. By comparison, the median Williamsburg-Greenpoint family could afford a monthly rent of about \$678. The community-based housing groups that have helped build affordable housing for more than 20,000 low and moderate-income families, recently formed the Mobilization Against Displacement (MAD) to combat the dramatic displacement of long-term, low-income residents caused by the area's gentrification. The coalition surveyed the cost of the new housing being built in the community in January, 2004. The study found, not surprisingly, that no new housing affordable to current residents was being produced by the private market.

Existing zoning has designated large swaths of the area, including its entire East River waterfront, and the blocks in close proximity to the Brooklyn-Queens Expressway, as earmarked for industry. Local beer breweries, sugar refineries, storage facilities, pharmaceutical manufacturers,

waste transfer stations, and sewing machine factories at one time employed the parents and grandparents of the current residents. The decline of many of these industries combined with the lure of converting old factories and warehouses into highly lucrative residential lofts may soon finish off even healthy businesses that can't offer the landlords the same return on investment.

The City has presented a plan to rezone the western half of Williamsburg-Greenpoint, converting waterfront sites currently zoned for heavy industry to high density residential uses. Upland blocks east of Kent Avenue (which runs parallel to and adjoining the river) would be rezoned for either medium density residential or for a mix of housing and light industry or commercial use. A Waterfront Access Plan for the land that lay between Kent Avenue and the East River would allow residential developers to build towers up to

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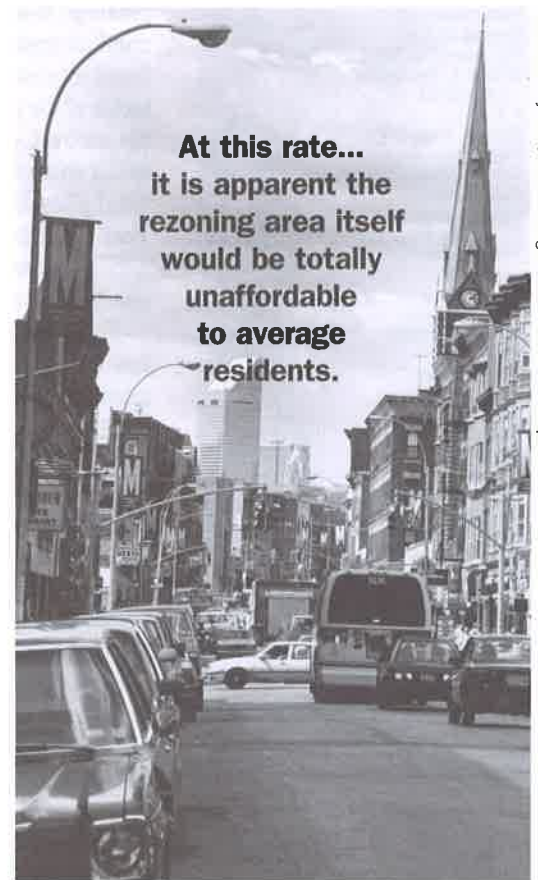


Photo courtesy of St. Nicholas Neighborhood Preservation Corp.

Brooklyn Legal Services Corporation A provides high quality neighborhood-based civil legal services to low-income individuals and groups in the communities of Williamsburg, Greenpoint, Bushwick, Oceanhill, Brownsville, East New York, Bedford-Stuyvesant, Cypress Hills, Starrett City, City Line, East Flatbush, Flatlands, and Canarsie.

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Brooklyn A News is a publication of Brooklyn Legal Services Corp. A

Legal Aid and Us: A Word from the Project Director

The bottom line is that the City's (and the State's and the US') unwillingness to adequately fund real access to justice for the poor, and legal programs aimed at addressing fundamental problems of low-income people and their communities, threatens the very existence of any kind of meaningful system of legal aid and legal services, and hence justice for large segments of our society.

The Legal Aid Society had little choice when the new City administration offered to restore its reliance upon Legal Aid as the primary provider of criminal defense for the poor, after years of the Giuliani administration's attempts to shift to newly established, largely non-union competing programs. The Bloomberg administration's proposed contract required huge, unmanageable caseloads, with woefully inadequate funding to provide staff appropriate to those numbers. Yet Legal Aid was in a bad bargaining position, desperate to re-establish its preeminent role in the criminal arena, and prevent the long-term, institutional dilution of its goal of high quality representation of the poor. They took the bad deal, signed the contract, and hoped that times and minds would change and realistic funding would be provided after the fact and/or from other sources. That just didn't happen because there is no fundamental commitment to that goal in our larger society. That must change!

Tokenism and superficial responses are not sufficient to meet constitutionally mandated requirements of due process of law, particularly competent effective representation by counsel in criminal matters. Likewise, we cannot continue with comparable or even worse levels of funding of civil legal representation to avert evictions (even of senior citizens), sustain minimum levels of nutrition and health services, protect victims of domestic violence, harassment and neglect in housing, and on and on. Yet, civil legal services providers like Brooklyn A have no choice but to accept what is offered, and then be put in a position of saying "No, we can't help you!" to large numbers of needy residents of our neighborhoods, or dilute the level of services so that we provide largely useless information, not critically needed representation.

Over the years, Brooklyn A has tried to pro-



Marty Needelman, Brooklyn A's Project Director & Chief Counsel

vide high level, impact services in areas of representation where our work would be the most meaningful: working with effective community organizations in representing tenants associations and low-income tenant coops, building and maintaining community run primary care health, child day care, and senior citizen centers, combating domestic violence and empowering the survivors to become independent of their batterers, addressing the plague of HIV/AIDS, fighting the scourges

of racial discrimination, environmental degradation, warehousing the homeless, and more.

But the reality is that our incredibly talented and devoted staff and those of our sister legal services organizations throughout the city, state and country, are desperate to do more. And so much more needs to be done. We all must commit ourselves immediately to struggle to change the collective vision that token funding of these basic functions is acceptable. It is not! The lesson as to what happened or almost happened to Legal Aid this year must not be forgotten; it must be used to promote a realization that we as a society must pay for what we aspire to create, a functional system of justice and lawyers for the poor!!

• • •

On a brighter note, we are absolutely thrilled to announce this year's honorees for our annual celebration of the Partnership for Community & Economic Development and Anniversary Event on November 17th. Evan Davis of Cleary Gottlieb, Maureen Scannell Bateman of Bank of America, and Mike Rochford of St. Nicholas Neighborhood Preservation Corporation, exemplify commitment to public service and the public good, and support for Brooklyn A's community building work. We look forward to recognizing their long-term careers and extraordinary achievements and good works!

• • •

Welcome aboard to Brooklyn A's new Director of Development and Communications, Erik Paulino. Erik will be working with our long-term development consultant, Denis Berger (my hero!), to sustain and expand support for Brooklyn A's vital legal services in Brooklyn's lowest income, but most dynamic neighborhoods.

BROOKLYN A'S PARTNERSHIP AWARDS BEN

HONOREE

MAUREEN SCANNELL BATEMAN**Senior Special Counsel, Bank of America**

Maureen Bateman, in her most recent incarnation, is senior special counsel to the Bank of America. In that capacity, she is performing an independent review of the bank's mutual fund policies and practices, as well as reviewing regulatory and compliance matters for Bank of America Capital Management and its affiliates.

This most recent achievement caps three decades of experience in the legal and financial services fields. A graduate of Fordham Law, Maureen started her career as an associate at Davis, Polk, and Wardwell, where she worked with dear Brooklyn A friend Denny Lewis, who introduced us to Maureen many years ago. She left the firm to join the legal staff at J.P. Morgan, and was later made managing director and general counsel for the United States Trust Corporation. From there, she went to State Street Corporation, in Boston, as executive vice president and general counsel.

Maureen is the daughter of New York legend Dan Scannell, who rose from police officer, through the ranks of the City's Law Department, to Vice Chairman of the MTA. When 12-year old Maureen saw her father argue a case in front of the United States Supreme Court, she decided she wanted to follow in his footsteps. Maureen is described by her friends as the kind of person you'd want to be next to you in a foxhole. "Optimistic," "enthusiastic," and "fiercely loyal" are words they use to describe this dynamo.

Maureen has been involved with Brooklyn A since her days at U.S. Trust. She was bowled over by the commitment of Marty Needelman, Paul Acinapura and the Brooklyn A staff to their clients, by their powerful sense of mission, and the loyalty and support they have won from community groups. She made it her personal priority to get U. S. Trust to support the program.



Maureen has also given generously of her time and talents to other organizations, most notably her alma mater, Fordham Law School. She is now Treasurer of the Law Alumni Association and has also been a leader on the university's board of trustees. She also serves on the boards of symphonies, bar groups and Catholic school organizations.

Maureen is a gardener and a runner. Her favorite run has always been an ambitious route from the Village, over the Brooklyn Bridge, up to Prospect Park and back again, a tour of 18-19 miles. She got her start in endurance sports keeping up with her father, who loved long swims in the Rockaways. For vacations, she has often cycled through France and Ireland with her husband, Frank Bateman. Frank is a lawyer and real estate honcho in the Boston area. Maureen now divides her time between New York and Boston, until the time son Dan finishes secondary school. Then she'll be back in New York full time. She looks forward to more frequent trips to BAM, the Botanical Gardens, and the restaurant rows sprouting up in Boerum Hill and Park Slope.

EVAN A. DAVIS**Partner, Cleary Gottlieb Steen & Hamilton**

"Supporting Brooklyn A," enthuses Evan Davis, "it's a no brainer! They are totally renowned in the area of community economic development and that's why I have encouraged Cleary Gottlieb to support them for many years. The Brooklyn A attorneys are leaders in giving people the advice they need to help themselves, promote justice, and generate prosperity."

This high praise comes from one who himself has been lauded by many bar groups and played a prominent role in state and local government. Among his many legal honors are: the Office of the Appellate Defender's Milton Gould Award for Outstanding Advocacy; the Brennan Center's William J. Brennan Jr. Award for Outstanding Contribution to Public Discourse; New York Lawyers for the Public Interest's Law and Society Award; and the Episcopal Diocese of New York's Servant of Justice Award. For the last twenty-five years, Evan has been a leading light at Cleary Gottlieb, developing a reputation for extraordinary success in litigation, international and domestic dispute resolution and in many other fields.

He has rendered extensive public service at the local, state and federal levels as well. In the mid '70s, he headed the staff of the House Judiciary Committee's Watergate task force and its inquiry into the possible impeachment of President Nixon. (Even at that early date, Evan was already an old Washington hand, having clerked for Justice Potter Stewart on the U.S. Supreme Court.) Also in the '70s, Evan led the affirmative litigation division of the City Law Department and served as general counsel to the City Budget Bureau. In the late '80s, he served as counsel to Governor Cuomo and then, in the late '90s, he was a candidate for the Democratic nomination for State Attorney General.

In addition, Evan has been a leader in several bar associations. He served as President of the Association of the Bar of the City of New

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PROFILES



York, and held leadership positions in the American and New York State Bar Associations. Other public involvements have included the vice chairmanship of Columbia University (where, as a law student, he served as editor in chief of the Law Review), and leadership roles at the New York Committee for Fair Elections, Volunteers of Legal Services, the Center for Family Representation and the Citizens Budget Committee.

Evan is really looking forward to the Brooklyn A Awards Ceremony this year and really enjoys the extraordinary diversity and vitality of the crowd in attendance. Indeed, he has a special place in his heart for Brooklyn. In days past, he was a loyal devotee of "Gaslight Tuesdays" at Brooklyn's Gage and Tollner's, and he fondly remembers as a highlight of his political campaign marching in the West Indian Day Parade (but without the feathers!).

Evan and his wife Mary Rothwell Davis have three adorable young daughters, Sara, Charlotte and Phoebe, all born in China. Mary is an attorney who works with the anti-domestic violence group, Sanctuary for Families. Evan makes it a point to cook for them all at least once a week and, as often as they can, they travel *en famille*.

MICHAEL ROCHFORD

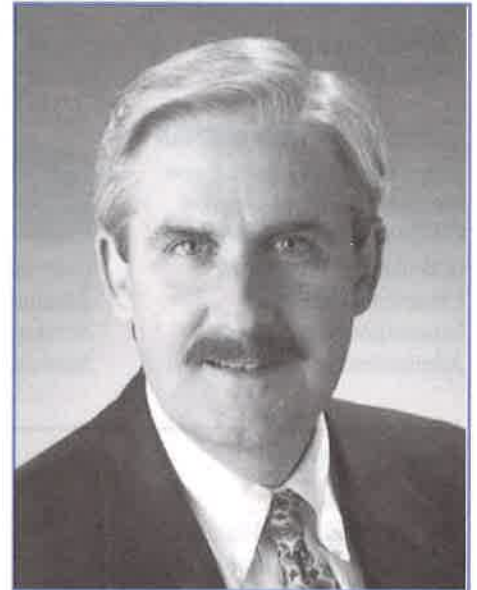
**Executive Director, St. Nicholas
Neighborhood Preservation Corporation**

For almost a quarter century, Mike Rochford has been a quiet mover and shaker throughout the metropolitan area. Based in Williamsburg's St. Nicholas Neighborhood Preservation Corporation, Mike has been a leader in affordable housing, industrial development, youth and health care and many other areas. As the long-term executive director of "St. Nick's", he wears many hats. He raises and oversees an annual budget of \$50,000,000. He supervises 1,300 people, reports on the affairs of a dozen and a half affiliated corporations, and is in charge of strategic planning for all of the organization's many operations.

Mike started at St. Nick's in the late 70's when Brooklyn A Advisory Committee member Gary Hattem, now at Deutsche Bank, was the founding Executive Director. Mike concentrated on industrial development of central and east Williamsburg; he organized and directed the East Williamsburg Valley Industrial Development Corporation, to attract and maintain industrial firms in the area. On the commercial retail front, he oversaw the development of a 14,000 square foot retail center and eight storefronts. He organized the first neighborhood business assessment district in the city. On the for-profit side, he created in-house business venture programs and facilitated new business ventures. These included real estate management, a fuel oil cooperative and other ventures.

Another mammoth undertaking has been Mike's work on the "campus" of the old Greenpoint Hospital grounds. As president of the Greenpoint Renaissance Enterprise Corporation, Mike has overseen the renovation and conversion of four out of the eight old buildings, into affordable housing units. There are plans for a health care center, and a charter high school will open this fall.

Throughout the years, Mike has worked closely with Brooklyn A. He estimates that over the years, their joint efforts have kept



over 1,000 people from being displaced or evicted. On the Greenpoint Hospital campus, Brooklyn A was instrumental in reducing the size of the massive, 1,200 men city-run shelter/warehouse into a well-run facility for 300 homeless men, with meaningful and effective support services. Brooklyn A and St. Nick's have also cooperated on major new construction of affordable housing, most recently with 50 new units on Gerry and Whipple Streets.

Mike was born and raised in Brooklyn and along the way has picked up degrees from St. Francis College (sociology); Pratt (master's in city planning); Pace (MBA in finance) and Harvard (two year program for executives in community economic development). For those seeking to follow in his footsteps, he advises, "Immerse yourself in the neighborhoods and see first hand the forces that shape them, and the tangible benefits you can create."

Mike lives in Bay Ridge with his wife, Joan Cawley-Rochford and son, Mike Jr. (age 12). He likes to ski, camp and play baseball. He confesses to a moderate and dignified jogging program. He loves Brooklyn for its zesty diversity, its amazing public transportation, and most of all, its shoreline.

Welcome Aboard *continued from page 1*

master's in public affairs from the Lyndon B. Johnson School at the University of Texas. Erik was born and raised in Brooklyn, and lives there today. Erik will work out of our Williamsburg Office!

In June, **MARTÍN DUEÑAS** joined Brooklyn A as our new **Director of Operations and Finance**. Martín is a graduate of Brooklyn College and Columbia's School of International and Public Administration. He has previ-



ously served as Director of Administration and Financial Services at the NYU School of Medicine and Acting

Administrator of its Skirball Institute of Biomolecular Medicine, and in various administrative roles at the NY Academy of Medicine, the Hospital for Special Surgery, and Memorial Sloan-Kettering Cancer Center. Martín works out of our Williamsburg office.

Also in June, **JESSICA ROSE** joined Brooklyn A's Community & Economic Development team, as a **Staff Attorney** in the East Brooklyn office. She is replacing Hillary

Exter, the unit's senior attorney, who has taken a year leave of absence to pursue a NYC teaching fellowship at the Cypress Hills Community School that, in her attorney role, she played a key role in getting started. Jessie comes to us from the Manhattan law firm of Hawkins Delafield & Wood. Jessie is a Phi Beta Kappa graduate of the State University of New York at Binghamton and a 2001 graduate of Fordham Law School, where she was a Stein Scholar.

TWO VIEWS

continued from page 1

35 stories high. The Plan also increases open space slightly and opens up some access to the water.

The City anticipates that 23,139 new housing units will be built as a result of the adoption of this rezoning plan, which would increase CB#1's current 55,777 households by over 40%.

Although the City claims that developers will voluntarily choose to use its New Marketplace Programs (80/20, NewHOP, LAMP) to create affordable housing as part of their new construction, to date, out of nearly 1,000 apartments created in Williamsburg-Greenpoint, no developer has used these programs. Recent construction in the community serves a little over 5% low-income residents, less than 2% serves moderate-income and 93% were high-end. At this rate, without even taking into account how many currently affordable housing units will be lost due to gentrification and landlords taking advantage of the rising rents all around them, it is apparent that the rezoning area itself would be totally unaffordable to average residents.

MAD, along with the Rezoning Task Force of CB#1, has articulated a plan to avoid creating a veritable gold coast. MAD's plan would require that developers make 40% of the new units affordable to low and moderate income families. Developers could avail themselves of government subsidies or internally subsidize their new projects. This mandatory inclusionary zoning plan

will also help keep a lid on ever escalating land prices, a major contributor to more costly rents and maintenance charges.

The Schaefer project at South 9th Street, on formerly city-owned land along the East River, is well under construction and the developers have already shown that even building at 40% affordable can be lucrative. The builders received State tax credits to subsidize the cost of constructing

The esplanade does the residents no good, if they won't be here to walk on it...the plan as drafted and without an affordable housing guarantee, rather than rejuvenating Williamsburg-Greenpoint actually would destroy the community as we know it.

the low-income rental units and plan to sell the market rate condos for between \$500,000 to \$2.5 million each. MAD is advocating that all projects built in the rezoned area use the huge profits resulting from a 300% percent density increase and a stratospheric increase in the value of their formerly industrial land to internally subsidize the affordable units.

Implicitly, the City Administration

acknowledges that land owners are receiving a tremendous boost in the value of their land so they've asked the developers to give something back. According to the priorities of the Administration, the developers should pay for their own infrastructure including repairs to the bulkheads and the containment of the coast line as well as creation of a waterfront esplanade.

But this approach doesn't add up for current residents because the impact of thousands of new luxury housing units on rent levels in the neighborhood was not factored in. The esplanade does the existing residents no good, if they won't be here to walk on it. Many organizations and residents have taken the position that the plan as drafted and without an affordable housing guarantee, rather than rejuvenating Williamsburg-Greenpoint actually would destroy the community as we know it.

The Mobilization Against Displacement is made up of the following groups:

Churches United for Fair Housing, Southside United HDFC (Los Sures), Neighbors Against Garbage (NAG), North Brooklyn Development Corporation, St. Nicholas Neighborhood Preservation Corporation, The People's Firehouse, S.O.S. (Save Our Southside), and U.N.O. (United Neighbors Organization). Brooklyn A's Marty Needelman serves as MAD's counsel.

Cathy Herman is Director of Housing Development at Southside United HDFC ("Los Sures"), and a member of the CB#1 Rezoning Task Force.

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For more information, please contact:

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